

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation



Minor Variance

COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 2

Site Address: 4140 Kelly Farm Drive

Legal Description: Block 147 Registered Plan 4M-1273

File No.: D08-02-23/A-00046

Date: March 31, 2023

Hearing Date: April 5, 2023

Planner: Siobhan Kelly

Official Plan Designation: Suburban Transect, Neighbourhood

Zoning: I1E H(15)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns** with the application. Staff note that the public notice should be revised as the property is zoned Minor Institutional Subzone E with a maximum height of 15 metres (i.e., I1E H(15)).

DISCUSSION AND RATIONALE

The subject property municipally known as 4140 Kelly Farm Drive is located at the northwest corner of Kelly Farm Drive and Bradwell Way. If granted, the minor variance for a reduced front yard setback will finalize of the site plan control application (File No. D07-12-22-0146) for a proposed 1-storey elementary school.

The Official Plan designates the property Neighbourhood within the Suburban Transect. Schools are permitted in all urban designations and the Official Plan provides direction that school design shall make efficient use of land by minimizing setbacks, where possible. The property is also subject to the Leirrim Community Design Plan, which provides similar design guidance outlining that schools should be close to the street right-of-way to reinforce the street edge and create a visually dominant feature in the community. As proposed, the reduced front yard setback of 3.6 metres conforms with the built form direction for schools in the Official Plan and Leirrim Community Design Plan.

The property is zoned Minor Institutional Subzone E with a maximum height of 15 metres (I1E H(15)). The zone prescribes a minimum front yard setback of 6 metres, whereas the applicant proposes a reduced front yard setback of 3.6 metres. The intent of the minimum front yard setback provision is to establish a consistent built form along the street, accommodate front yard soft landscaping, and ensure that there is appropriate separation from the street. As proposed, only a portion of the school will be setback 3.6 metres from the front lot line (i.e., 23% of the front façade) and the remainder exceeds the required 6.0 metre setback. The school building's location and massing frames the edges of the public



realm along Kelly Farm Drive and Bradwell Way, which maintains the intent of the Zoning By-law. The minor variance is desirable as the reduced front yard setback realizes a built form for school buildings contemplated in the Official Plan. As the reduced setback is only for a portion of the front façade and the front yard accommodates tree planting, staff is satisfied that the variance is minor and will not result in undue adverse impacts.

Based on the foregoing, Staff is satisfied that the requested variance meets the four tests outlined in Section 45(1) of the Planning Act, R.S.O., 1990 Chap. P. 13, as amended.

ADDITIONAL COMMENTS

Forestry

All tree related comments were addressed with the site plan control application process. The City approved the Tree Conservation Report in March 2023.

Right-of-Way Management:

The Right-of-Way Management Department has no concerns, as the property is subject to Site Plan Control. Therefore, any driveway/private approach issues will be address as part of that approval process.

Siobhan Kelly
Planner I
Development Review, South Branch
Planning, Real Estate and Economic
Development Department

Stream Shen, MCIP, RPP
Planner III
Development Review, South Branch
Planning, Real Estate and Economic
Development Department