

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 1

Site Address: 436 George Street West
Legal Description: Part of Lot 9 (South George Street), Registered Plan 46 and
Part of Block E, Registered Plan 73
File No.: D08-02-22/A-00012
Date: April 14, 2023 Hearing Date: April 19, 2023
Planner: Basma Alkhatib
Official Plan Designation: Downtown Core Transect, Hub Designation,
Evolving Neighbourhood Overlay
Zoning: R4UD (Residential fourth density Zone, subzone UD)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns** with the above-noted application.

The subject site is within the Inner Urban Transect Policy Area on Schedule A and is designated Evolving Neighbourhood on Schedule B2 in the Official Plan. The intended pattern of development in the Inner Urban Transect is urban, exhibiting the characteristics outlined in Table 6 of the Official Plan, which include a minimum of two functional storeys, attached buildings, small areas of formal landscape. The Inner Urban Transect shall continue to develop as a mixed-use environment, where Hubs and a network of Main streets and Minor Corridors provide residents with a full range of services within a walking distance from home, to support the growth of 15-minute neighbourhoods. The Traditional Mainstreet Zone's purpose as mentioned in the bylaw Part 10(2) is to foster and promote compact, mixed-use, pedestrian-oriented development that provide for access by foot, cycle, transit, and automobile.

Staff noted that this application was adjourned according to the applicant's request on March 2, 2022. The Minor Variance requested in that application was to permit a reduced westerly side yard setback of 0.3 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres for a low-rise apartment in an R4UD zone. Staff had concerns about the reduction of the west side interior setback reduction because there were anticipated impacts on the Trillium Pathway corridor owned by the National Capital Commission (NCC). The staff opinion on this reduction of 0.3 metres was that the applicant should increase the provided setback to a minimum of 0.6 metres to decrease proximity to the abutting Greenspace and



NCC-owned lands.

Staff have noted the applicant's effort to accommodate the earlier planning staff concern by updating the reduced westerly interior yard to 0.5 metres instead of 0.3 metres. Also, the applicant has attached a letter from the NCC that they are not opposing anymore.

Furthermore, Staff recognized that the applicant has considered the staff comments on the Site Plan Control application and raised the bicycle parking spaces to 8 stacked bicycle parking with canopy. The staff comment was as follows "While staff appreciates the provision of bicycle parking at a rate above the Zoning By-law's minimum requirement, it is recommended that the applicant look at striving to provide bike parking at a ratio of 1:1. This is common practice in urban developments, particularly those which do not offer on-side parking spaces. Staff do appreciate the provision of a canopy protecting the bike spaces."

The Official Plan intents for Hubs within the Downtown Core Transect is to allow and support a wide variety of housing types with a focus on missing-middle housing and allow for higher-density low-rise residential development. The planned function of Hubs is to concentrate on a diversity of functions, a higher density of development, a greater degree of mixed uses and a higher level of public transit connectivity. Therefore, the proposed development is favorable to the Official Plan directions.

The Department has **no concerns** with the applicant's request for reducing the westly interior side yard nor on the reduction of the eastly interior side yard as it's minor and will not impact the surrounding context.

Forestry Services Comments:

1. There is a 71 cm city owned oak tree at the front of this property. The forestry inspector has confirmed that the extent of the construction will require this tree to be removed. The applicant will have to apply for a tree removal permit in advance of removal. Compensation in the form of a monetary payment for the value of the tree and planting a replacement tree will be required. There are no protected tree concerns to raise with the minor variance to the interior side yard setback.
2. The young sugar maple in the NCC corridor of the recreational pathway beside this property has died. To account for the canopy cover that will be lost because of the removal of the large mature oak tree, the city recommends exploring the option of planting another large canopy tree in the NCC corridor where the young sugar maple has tied. This should be considered because the replacement tree at 436 George will be restricted in size due of the overhead wires that are present, limiting its overall canopy cover contribution.



Additional Comments:

1. The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application. However, the applicant has noted that there will be no onsite parking provided as part of the redevelopment of the properties. In light of this, the Applicant is required to remove the now redundant private approach.
2. **Please contact the ROW Department for any additional information at rowadmin@ottawa.ca**

A handwritten signature in blue ink that reads "Basma Alkhatib".

Basma Alkhatib
Planner I
Development Review, Central Branch
Planning, Real Estate and Economic
Development Department

A handwritten signature in black ink that reads "Erin O'Connell".

Erin O'Connell , RPP, MCIP
Planner III
Development Review, Central Branch
Planning, Real Estate and Economic
Development Department