

Committee of Adjustment
Received | Reçu le

2023-04-14

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Consent
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 1

Site Address: 1756 Scott Street

Legal Description: Part of Lot 10, Registered Plan 145

File No.: D08-01-23/B-00067

Date: April 14, 2023

Hearing Date: April 19, 2023

Planner: Margot Linker

New Official Plan Designation: Inner Urban Transect, Mainstreet Corridor, Evolving Neighbourhood Overlay

Zoning: R1MM (Residential First Density, Subzone MM)

Mature Neighbourhood Bylaw: N/A

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment** for the above-noted application.

DISCUSSION AND RATIONALE

The subject property is located within the Inner Urban Transect Policy Area on Schedule A and is designated Mainstreet Corridor in the Evolving Neighbourhood Overlay on Schedule B2 in the Official Plan. Policy 5 in Section 5.5.1 generally discourages increasing private approaches and encourages reducing the number and width of private approaches. Table 6 notes that a general characteristic of urban built form is either no automobile parking, or limited parking that is concealed from the street and not forming an integral part of a building.

Staff note that the R1MM (Residential First Density, Subzone MM) zone restricts building forms to detached dwellings. The subject site is within Area X on Schedule 1A in the Zoning By-law, which doesn't require any parking for the subject site, and is less than 500 metres from Tunney's Pasture O-Train Station.

Upon review of the application, Planning and the Right-of-Way Management Department staff have requested additional information from the applicant to confirm if there are existing legal non-complying rights to an undersized front yard parking space or if revisions or associated minor variances will be required to accommodate the proposed parking. An adjournment is requested to allow the applicant time to respond to staff's questions and concerns with revisions or sufficient documentation or apply for the applicable Minor Variances.



Forestry Comments:

1. There are no tree related concerns associated with this application to establish a Right-of-Way for parking over a portion of the property.

The Department further requests that the following conditions be imposed on the minor variance and consent application if approved:

1. No conditions.

Additional Comments:

1. No comments.

A handwritten signature in cursive script that reads "Margot Linker".

Margot Linker
Planner I
Development Review, Central Branch
Planning, Real Estate and Economic
Development Department

A handwritten signature in cursive script that reads "Erin O'Connell".

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