

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2023-04-14

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



Minor Variance  
**COMMENTS TO THE COMMITTEE OF ADJUSTMENT**  
Panel 1

Site Address: 560 Rideau Street

Legal Description: Lots 43, 44, 45, 46, 47 (South Rideau Street) and Lot 44 (North Besserer Street), Registered Plan 6

File No.: D08-02-23/A-00061

Date: April 14, 2023

Hearing Date: April 19, 2023

Planner: Margot Linker

New Official Plan Designation: Downtown Core Transect, Mainstreet Corridor, Evolving Neighbourhood Overlay

Zoning: TM6[2273] F(4.25) S347-h (Traditional Mainstreet, Subzone 6, Urban Exception 2273, Floor Space Index 4.25, Schedule 347, Subject to a Holding Symbol)

Mature Neighbourhood Bylaw: N/A

### DEPARTMENT COMMENTS

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

### DISCUSSION AND RATIONALE

The subject property is located within the Downtown Core Policy Area on Schedule A and is designated Mainstreet Corridor within the Evolving Neighbourhood Overlay on Schedule B2 in the Official Plan. The Downtown Core Transect is a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation orientation are to be maintained and enhanced. Policies 2 and 3 in Section 5.1.2 in the Official Plan provides direction for reducing requirements for resident motor vehicle parking in new development as well as prioritizing walking, cycling and transit over motor vehicle access and movement in the Downtown Core. Section 6.2.1 encourages locating the maximum permitted building heights and highest densities as well as mixed-use buildings close to the Corridor.

The subject site is located within the Uptown Rideau character area on Schedule A in the Central and East Downtown Core Secondary Plan. Some core principles and key directions in this area include establishing a vibrant, successful mainstreet that is one of the entryways to the downtown area and to locate new and taller buildings strategically.



Staff note that the TM6[2273] F(4.25) S347-h (Traditional Mainstreet, Subzone 6, Urban Exception 2273, Floor Space Index 4.25, Schedule 347, Holding Symbol) zone accommodates a broad range of uses including retail, service commercial, office, residential and institutional uses, including mixed-use buildings but excluding auto-related uses. This zone fosters and promotes compact, mixed-use, pedestrian-oriented development that provides for access by foot, cycle, transit and automobile.

Staff have no concerns with the requested minor variances to permit the reduced parking space widths of **2.50 metres and 2.52 metres** abutting a wall of parking space 19 P2 level and parking space 19 P3 level, **respectfully**, whereas a minimum width of 2.6 metres is required, or to permit the two aisles to have a width of 5.95 metres whereas a minimum width of 6 metres is required. Staff appreciate that the reduced parking space size for two parking spaces will be labeled and transparent to the condominium unit owners. Staff do not anticipate functional or safety issues resulting from the reduced aisle width.

**Forestry Comments:**

1. There are no tree concerns to address with this application as construction is near completion.

**Additional Comments:**

1. No comments.

---

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

---

Jean-Charles Renaud, MCIP RPP  
Planner III  
Development Review, Central Branch  
Planning, Real Estate and Economic  
Development Department