

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: 556 Riverdale Avenue

Legal Description: Part of Lot M, Concession C (Rideau Front) Geographic
Township of Nepean

File No.: D08-02-23/A-00035

Date: April 14, 2023

Hearing Date: April 19, 2023

Planner: Margot Linker

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

Zoning: R4UD (Residential Fourth Density, Subzone UD)

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 Neighbourhood in the Evolving Neighbourhood Overlay on Schedule B2 in the Official Plan. The Inner Urban Transect is generally planned for mid- to high-density development and allows and supports a wide variety of housing types with a focus on missing-middle housing.

Staff note that the R4UD (Residential Fourth Density, Subzone UD) zone allows a mix of residential building forms ranging from detached to low-rise apartment dwellings. This zone regulates development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of the neighbourhood is maintained or enhanced.

Upon review of the application, staff identified a zoning deficiency for interior side yard setback. Staff have also requested confirmation from the applicant for the following:

- What is the lot depth? (Lot depth is the horizontal distance measured between the midpoint of the front lot line and the midpoint of the rear lot line). Please confirm compliance with the rear yard setback using the lot depth.



- Please confirm how much soft landscaping is being provided in the rear yard? S.161(15)(b) requires at least 35sqm in the rear yard and at least one aggregated rectangular area of at least 25sqm and whose longer dimension is not more than twice its shorter dimension (these two requirements may overlap).
- Please confirm the percentage of window coverage on the front façade.
- Please confirm compliance with Section 161(15)(h) and (j), which requires 20% of the area of the front façade to be recessed an additional 0.6 metres from the front setback line, unless one balcony or porch for each storey at or above the first storey is provided?
- Please confirm the number of parking spaces provided and proposed.

An adjournment will allow the applicant to resubmit the minor variance application to include any outstanding required minor variances and permit staff to review with relevant information.

Forestry Comments:

1. There are no tree related concerns associated with the conversion of the two amenity areas to one-bedroom apartments. Please acknowledge material storage and equipment access should stay out of the critical root zone of retained trees. To understand what should not occur within the critical root zone of a tree, here is the city's tree protection specification for reference:
https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf

Additional Comments:

1. Please ensure driveway design does not encourage front yard parking and allows for a 0.3m buffer between the driveway and the adjacent property line.
2. **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.
3. At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
4. Existing grading and drainage patterns must not be altered.

Margot Linker

Ken O'Neill



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