

2023-04-28



Minor variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 1

Site Address: 630 & 632 Churchill Avenue North

Legal Description: Lot 41, Registered Plan 204

File Nos.: D08-02-23/A-00063

Date: April 25, 2023

Hearing Date: May 3, 2023

Planner: Basma Alkhatib

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

Zoning: R4UD [268]-C (Residential fourth density zone, subzone UD, exception 268,
Residential Neighbourhood Commercial suffix)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The Subject site is designated as Corridor on Schedule B2 in the Official Plan. Policy 2.2.1 of the Official Plan speaks to intensification and diversifying Housing Options, this policy intent to direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods. This plan directs the intensification towards Hubs, Corridors and surrounding Neighbourhoods where daily and weekly needs can be accessed within a short walk. This direction will support an evolution of these areas towards becoming 15-minute neighbourhoods. Another policy intent is to provide housing options for larger households by providing more choices for housing with various sizes, including, smaller dwelling units in the form of one- and two-bedroom apartments to be continued to be located adjacent to transit stations, within commercial clusters, along Corridors with transit stops and commercial services and within Neighbourhoods.

Mainstreet Corridors areas define the image of the city at the local level. Characterized by neighbourhood commercial streets and village Mainstreets, these areas provide a high-quality pedestrian environment, also represent emerging areas that may contribute to defining Ottawa's local image in the future.



The proposed development responds to context, transect area and overlay policies by providing an appropriate setback within the street context, with clearly visible main entrance from public sidewalks. Also, the design provides accessible place ensuring that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.

Staff noted that the services have been internalized into the design of the building, which improve the attractiveness of the public realm, and accommodates significant space for trees and softscaping..

According to Section 101 of the Zoning By-law, the subject site is shown as Area X, where a Mid-rise building requires 0.5 parking space per dwelling unit in excess of 12 units. In Table 102 the minimum number of visitor parking spaces required is 0.1 per dwelling unit. Staff have no concerns with the proposed reduction in one parking space, particularly seeing as the addition of one parking space to the site would reduce the softscape. Also, the elimination of the existing private approaches will have a positive impact on the Mainstreet by reducing traffic conflict with pedestrians. Moreover, this reduction supports prioritizing walking and cycling.

Staff note that the proposed development was subject to Site Plan Control, and was approved December 8, 2022.

The Department has **no concerns** with the applicant's request as the proposed development is emphasising the Official Plan direction for intensification and respects the Mainstreet designated areas policies.

Forestry Services Comments:

1. There is an approved site plan in place for this application including a Tree Conservation Report and Landscape Plan. There are no tree-related concerns with the proposed reduction in parking.

Additional Comments:

1. The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application. However, the Applicant shall be made aware that a private approach permit is required to close off the now redundant private.



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