

2023-06-16



Minor Variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 1

Site Address: 1345, 1375 Hemlock Road and 375 Codd's Road
Legal Description: Blocks 11, 12, 13 Registered Plan 4M-1651
File No.: D08-02-23/A-000106, D08-02-23/A-000107, D08-02-23/A-000108
Date: June 15, 2023 Hearing Date: June 21, 2023
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Minor Corridor, Evolving
Neighbourhood Overlay
Zoning: GM31 H(30) (General Mixed Use Zone, Subzone 31, Maximum Building
Height 30 metres)
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 sites are located within the Inner Urban Transect and are designated Minor Corridor within the Evolving Neighbourhood Overlay. Minor Corridors in the Inner Urban Transect Policy Area are generally planned for mid- to high-density, mixed-use development with active entrances and step backs facing the minor corridor. The subject sites went through extensive master planning and was included within the Wateridge Village Secondary Plan, specifically designated as Low-Rise to Mid-Rise Mixed-Use with a maximum building height of 30 metres, as well as included in the Former CFB Rockcliffe Community Design Plan (CDP), specifically designated as Core. In these Plans, this area is intended to offer the opportunity for a variety of uses in a mid-rise mixed-use neighbourhood.

The GM31 H(30) (General Mixed Use Zone, Subzone 31, Maximum Building Height 30 metres) zone allows for mixed use development and imposes development standards that will ensure that uses are compatible and complement surrounding land uses.

Staff note that the sites are subject to Site Plan Control applications (D07-12-22-0122 & D07-12-22-0127). The files will be reviewed by the Urban Design Review Panel and therefore, the site plan and elevations are subject to change.

Staff have no concerns with the request to permit a four-storey base and for the fifth storey to be stepped back. When considering the site context, there are many examples of four-storey bases emerging. For example, the site across the street (681 Mikinak Road) was authorized a minor variance to permit an additional two metre setback at the fifth storey, whereas a two-metre setback is required to occur at the fourth storey (D08-02-21/A-00120).



Figure 1: 681 Mikinak Road - four-storey base example

In addition to contributing to the continuity of scale in the Core of Wateridge, the maximum height of the fourth storey across all three buildings appears to be 14.125 metres fronting onto right-of-ways that are approximately 20 metres (Codd’s Road, Bareille-Snow Street, Michael Stoqua Street) and 24 metres (Hemlock Road) wide. Therefore, it appears that there is sufficient enclosure provided for the street without overwhelming the street. The four-storey base will contribute to achieving a low-rise pedestrian experience on the street while still developing as a compact mixed-use community.

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