

2023-07-28



Minor Variance  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
Panel 2

---

Site Address:	2663 Innes Road
Legal Description:	Part of Lot 13 Concession 2 (Ottawa Front) Geographic Township of Gloucester
File No.:	D08-02-23/A-00166
Date: July 27, 2023	Hearing Date: August 1, 2023
Planner:	Evode Rwagasore
Official Plan Designation:	Greenbelt
Zoning:	AM11

---

#### DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concern** with the application.

The proposed development is subject to Site Plan Control approval

([D07-12-22-0182](#)). The Department requests that any approval be worded to allow for minor modifications during the Site Plan Control process.

#### DISCUSSION AND RATIONALE

##### Active Frontage Provision

The requirement to have 50 percent of the building wall at the front yard setback is a zoning standard meant to create 'active frontage' streets and support a high quality streetscape edge along Innes Road. Due to the presence of hydro infrastructure the building is setback five metres. Staff have no concerns with this minor variance as other 'active frontage' provisions are being adhered to, such as the height of the first storey and glazing requirements.

##### Landscape Buffer

The reduction in the landscape buffer applies to a small portion of the property and does not drastically impact tree planting or protection on the site. Further, additional landscaping is planned within the building's four-metres limiting distance buffer. Anytime a building is positioned less than 1.2 metres from a lot line, no windows are permitted per the Ontario Building Code. However, a limiting distance agreement allows the limiting distance for exposing building faces to be measured to a point referred to in the agreement. In this



case to permit the glazed openings on the east façade the limiting distance is four metres from the east lot line.

### **Parking in the front yard**

There is a parking space located between the building and the street in the front yard, which is not permitted. Front yard parking has a visual impact on the street streetscape, impacts the ability to provide soft landscaping in the front yard and to plant/maintain street trees. The Owner is screening the parking area with a decorative fence and also meeting the three-metres landscape buffer requirement. An additional small street tree could be planted in the right-of-way to further screen the parking space from the street.

### **Aisle Width**

In their cover letter (page 4), page four, the Owner has provided a parking clearance diagram to show that a typical motor vehicle can adequately reverse out of parking spaces into a 5.8-metres wide drive aisle. Further diagrams should be provided to confirm parking spaces 21 and 22 are functional.

### **Concluding Remarks**

From a review of the application Staff is satisfied that the subject minor variance application meets the Four Tests as provided for under the *Planning Act*.

### **ADDITIONAL COMMENTS**

The property is subject to Site Plan Control Approval (File Number: [D07-12-22-0182](#)), and private approach issues will be addressed as part of this process.

Staff note that the City received the second submission of the Site Plan Control Application on July 10, 2023, and plans were further revised on July 19, 2023. Per the revised Site Plan dated July 17, 2023 only 28 parking spaces are required and not 29; therefore, one of the parking spaces can be removed.

---

Evode Rwagasore, RPP, MCIP  
Planner I, Development Review, East  
Planning, Real Estate and Economic  
Development

---

Michael J. Boughton, RPP, MCIP  
Planner III, Development Review, East  
Planning, Real Estate and Economic  
Department