

2023-08-11



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 9 Ladouceur Avenue
Legal Description: East Half of Lot 64, Registered Plan 57
File No.: D08-02-23/A-00118
Report Date: August 9, 2023
Hearing Date: August 16, 2023
Planner: Basma Alkhatib
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation
Evolving Neighbourhood Overlay, Scott Street Secondary
Plan
Zoning: R4UB (Residential Fourth density, subzone UB)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Staff are satisfied that the requested minor variances meet the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

Due to missing information, on July 5, 2023, this application was adjourned by the Committee of Adjustment.

The subject site is within the Inner Urban Transect Policy Area on Schedule A and is designated Neighbourhood with an Evolving Neighbourhood Overlay on Schedule B2 in the Official Plan. The intended pattern of development in the Inner Urban Transect is urban, exhibiting the characteristics outlined in Table 6 of the Official Plan. The Neighbourhood designation allows low-rise development in an efficient form that is compatible with existing development patterns and provides site design elements such as soft landscaped areas.

The subject site is within the Scott Street Secondary Plan. The purpose of this secondary plan is to direct greater intensification to certain areas while keeping the low-rise character in other areas. The goals and principles of this secondary plan are to reinforce and respect the character of existing neighbourhoods, by establishing a clear neighbourhood boundary; and maintaining the core of each established neighbourhood, while

encouraging low-scale infill and intensification,; and ensuring the character of local streetscapes, including front yards, is maintained. The subject site is designated as Low-Rise Neighbourhood in schedule A of the Scott Street Secondary Plan, where the intensification is allowed to a maximum of three storeys.

Staff noted that the subject property was constructed as a triplex and was **granted** minor variances for the interior side yard reduction, driveway width reduction, lot width reduction and lot area reduction on September 16, 2015. By the addition of one more unit to the existing three units, the use will change to a low-rise apartment.

Staff noted that the addition will not result in changing the building envelope nor will cause any alteration to the existing structure. The Zoning By-law does not allow parking for lots less than 450 metres square, but in this case, it is an existing situation that is not exacerbated by the change in use, will not change existing setbacks, access to bicycle parking or to the rear entrance, or require a new road cut. Similarly, the variance for reduced interior side yard setback is reflective of the existing condition and access is not being restricted further through the request. As a result, Staff have **no concerns** with the proposed minor variances.

ADDITIONAL COMMENTS

Infrastructure Engineering

This property does not have frontage on a storm sewer.

Planning Forestry

Through pre-consultation it was determined that the requested variance relates to an existing parking space, and that no additional construction is proposed. There are no tree-related concerns with the minor variance.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application. However, failure to obtain variance b) would require the applicant to remove the driveway/private approach from the property. In light of this, the Owner shall be made aware that a permit is required prior to the removal of the approach.

Transportation Engineering

The site is located within 300 m of the OLRT rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.



Basma Alkhatib

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