

2023-08-10



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

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 435 Echo Drive  
Legal Description: Part of Lot 10, Block 'K' Registered Plan 102  
File No.: D08-02-23/A-00158  
Report Date: July 27, 2023  
Hearing Date: August 2, 2023  
Planner: Margot Linker  
Official Plan Designation: Inner Urban Transect, Rideau Canal Special District  
Zoning: R4UD (Residential Fourth Density, Subzone UD)

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

A Minor Variance application was previously heard for the subject address on March 15, 2023 requesting minor variances for (a) reduced rear yard setback, (b) increased balcony projections, and (c) increased total rooftop access area. The department had no concerns regarding the requested Minor Variances. The Decision dated March 24, 2023 revealed that Minor Variances (b) and (c) were authorized, whereas minor variance (a) was not authorized. The applicant appealed this decision to the Ontario Land Tribunal and it is staff's understanding from the agent that the appeal has not been scheduled for a hearing date yet.

Staff have reviewed the Geotechnical report excerpt provided Novatech on August 2, 2023 and believe, based on the information provided, that it would be possible to construct the basement level as originally planned if additional mitigation measures were taken to reduce impacts to the groundwater. However, staff have no concerns with raising the building so that these additional measures are not necessary. Staff reviewed the Minor Variance for increased building height independent of the results from the Geotechnical report.

Staff have reviewed the subject minor variance application against the "four tests" as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

The subject site is located within the Inner Urban Transect Policy Area and designated Rideau Canal Special District. The intent of this District is to conserve the canal's cultural heritage landscape, and the first row of properties should respect and reinforce the existing physical character. Policy 4 in Section 6.6.2.2 of the Official Plan says that development within the first row of properties along the Rideau Canal should respect the existing patterns of building footprints, height, massing, scale, setback and landscape character within the associated streetscape.

The subject site is within the R4UD (Residential Fourth Density, Subzone UD) zone, which allows a wide mix of residential building forms ranging from detached to low-rise apartment dwellings. This zone extends along Echo Drive consistently for approximately 450 metres, and is bounded by an R1TT zone to the south (maximum building height of 8.5 metres) and by an I1A H(15) zone to the north (maximum building height of 15 metres). The R4UD zone restricts building heights for detached dwellings and other low-density dwelling types to 10 metres; however, higher-density dwelling types such as three-unit dwellings and stacked dwellings are permitted building heights of 11 metres and low-rise apartments with nine or more units are permitted maximum building heights of 14.5 metres in this zone. Therefore, taller building heights are contemplated along this section of the Rideau Canal on larger sites.

This section of the Rideau Canal is currently characterized by a variety of low-rise building heights, ranging largely from two to three storeys, with a couple of three and a half to four storey buildings within close vicinity to the subject site.

Staff have no concerns with the requested increased building height and do not anticipate that this will impact that existing patterns of height along the streetscape, which contribute to respecting the existing physical character of the Rideau Canal's cultural heritage.

## **ADDITIONAL COMMENTS**

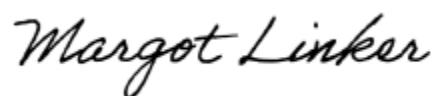
### **Infrastructure Engineering**

1. The **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.
2. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
3. The surface storm water runoff including the roof water must be self-contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Real Estate and Economic Development Department**.
4. A private approach permit is required for any access off of the City street.
5. Existing grading and drainage patterns must not be altered.
6. Existing services are to be blanked at the owner's expense.
7. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

### **Planning Forestry**

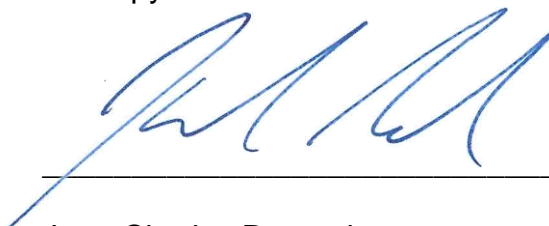
The Tree Information Report confirms that the proposed design will not impact the

existing private tree in the rear yard, provided that full tree protection fencing is installed and maintained throughout construction. It is recommended to plant one new tree in the frontage for improvement of the streetscape and canopy cover.



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