

2023-08-31



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

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

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Site Address:	376 Madison Avenue
Legal Description:	Part of lot 16, Registered Plan 179
File No.:	D08-02-23_A-00179
Report Date:	August 31, 2023
Hearing Date:	September 6, 2023
Planner:	Margot Linker
Official Plan Designation:	Inner Urban Transect, Neighborhood, Evolving Neighborhood Overlay
Zoning:	TM[1675] H(24) (Traditional Mainstreet, Exception 1675, Height Limit 24 meters)

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**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The subject site is located within the Inner Urban Transect Policy Area on Schedule A and is designated Neighborhood and within the Evolving Neighborhood Overlay on Schedule B2 in the Official Plan. The Inner Urban Transect within Neighborhoods intends to focus on low-rise built form up to 4 storeys, and range of housing options. Policy 2 in Section 6.3.2 directs form-based regulation to have regard for local context and character of existing development and in-close proximity of Hubs and Corridors.

Staff note that the TM[1675] H(24) (Traditional Mainstreet, Exception 1675, Height Limit 24 meters) permits a range of residential and non-residential developments, and comprises of development standards so that building forms are compatible and complement the surrounding land uses.

The intent of offices and research and development centres being restricted being at least 6 metres behind the front wall is because these uses generally have less interaction with the public realm compared to other uses permitted in the TM zone. Other uses generally engage more with, and activate the public realm compared to the above-noted uses, which aligns with the goals in the Urban Design Guidelines for Traditional Mainstreets and the Official Plan.

Staff have no concerns with the requested minor variance. When considering the site context, the subject site fronts onto Madison Avenue – a local road parallel to a Mainstreet Corridor, Richmond Road. As per policy 1 in Section 6.2.2., Mainstreet Corridors are intended to have active commercial and/or service uses on the ground floor to support cultural development, activating the public realm and to maintain activate frontages along a Mainstreet. Given that the subject site is bounded by other properties zoned TM within the block which all front onto Richmond Street, staff believe that the intent of this site being zoned TM might have been to see the area redeveloped on lot assemblies comprised of multiple smaller lots including the subject site to front onto Richmond Street. However, the subject site fronts a local street, and is designated as neighborhood. The properties on the other side of Madison Avenue, which the subject site faces, are within the Residential Third Density zone. Therefore, staff have no concerns with the requested variance as the site context does not require the site to activate its frontage and target for public congregation and animation.

### **ADDITIONAL COMMENTS**

#### **Planning Forestry**

There are no tree-related concerns with the proposed addition or change in use. It is strongly recommended to depave a portion of the frontage to plant a tree to improve the streetscape.

#### **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.



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