

2023-09-01

City of Ottawa | Ville d'Ottawa

Comité de dérogation

MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

---

Site Address:	817 Roseview Avenue
Legal Description:	Part of Lot 1, Plan 523
File No.:	D08-02-23/A-00153
Report Date:	August 31, 2023
Hearing Date:	September 05, 2023
Planner:	Solé Soyak
Official Plan Designation:	Outer Urban, Neighbourhood, Evolving Neighbourhood Overlay
Zoning:	AM[2828]

---

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The Official Plan designates the site as Neighbourhood within the Outer Urban Transect and within the Evolving Neighbourhood Overlay. Development in the Outer Urban Transect will be characterized by low-rise within the Neighbourhood designation as well as permitting multi-unit dwellings near frequent street transit routes; furthermore, the Neighbourhood designation intends to permit a mix of building forms and densities and to encourage more diverse housing forms that will be compatible with the existing built form context of the neighbourhood.

The intent of the Arterial Mainstreet zone is to permit a broad range of uses, including retail, commercial services, offices, and residential and institutional uses in mixed-use buildings, and to promote intensification while ensuring they are compatible with the surrounding uses.

A Zoning By-law amendment was approved on November 9, 2022, to rezone the lands from AM[2181]H(11) to AM[2828]. The zoning exception required a minimum of 14 residential parking spaces and one visitor parking space. During the Site Plan review process, it was determined that the transformer needed to be relocated. Due to the existing easement on the south side of the property, the most suitable location for the transformer was at the rear of the property, resulting in the removal of one residential parking space.

The Department has no concerns with the requested variance given that the proposed apartment dwelling maintains the general intent of the Official Plan policies; furthermore, Staff is of the opinion that the reduction of one parking space will not have an undue adverse impact on the overall enjoyment of the property given that the site is located within walking distance of amenities and is located near frequent and local transit routes.

## **ADDITIONAL COMMENTS**

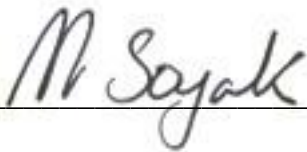
The proposal is subject to a Site Plan Control application, Staff will move forward with the approval of Site Plan Control once the minor variance has been granted.

### **Planning Forestry**

This is an active site plan application. The reduction in number of parking spaces provided has no impact on trees.

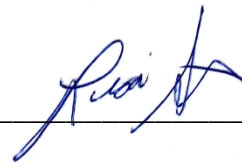
### **Right of Way Management**

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application. However, the Applicant shall be made aware that a private approach permit is required to relocate the driveway/private approach.



---

Solé Soyak  
Planner I, Development Review, West  
Planning, Real Estate and Economic  
Development Department



---

Lisa Stern  
Planner III, Development Review, West  
Planning, Real Estate and Economic  
Development Department