

2023-08-31



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 140 Lusk Street
Legal Description: Block 3, 4M-1634; Geographic Township of Nepean
File No.: D08-02-22/A-00283
Report Date: August 31, 2023
Hearing Date: September 5, 2023
Planner: Justin Grift
Official Plan Designation: Suburban Transect, Mixed Industrial Designation and is subject to Area Specific Policies, in particular Area 5: Barrhaven - Portion of Highway 416 Mixed Industrial and Industrial and Logistics Land
Zoning: IP[2265]H(12)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application to allow the applicant to include two additional variances identified during the Site Plan Control application. These additional variances pertain to reduced drive aisle width and number of parking spaces.

BACKGROUND

The Committee of Adjustment adjourned the variance application at the January 11 hearing to provide the applicant time to revise the proposed height, in order to comply with the Area Specific Policies in the Official Plan.

Since January, the applicant has submitted a formal Site Plan Control application and it has undergone its first circulation.

DISCUSSION AND RATIONALE

The Official Plan designates the property Mixed Industrial in the Suburban Transect. The Official Plan provides policy direction to ensure Mixed Industrial Areas are preserved for low-impact industrial uses and employment uses. The property is also

subject to area-specific policies i.e., Area 5, where hotels are a permitted use. Policy 5.2 of the Area 5 area-specific policies outlines maximum building heights for a portion of the Highway 416 lands designated Mixed Industrial. The maximum building height for the subject property is 12 metres.

The property is zoned *Business Park Industrial Zone, Exception 2265 with a Maximum Height of 12 metres (IP[2265] H(12))*. The purpose of the IP zone is to accommodate mixed office, light industrial, and complementary uses in business park settings and ensure compatibility between uses and adjacent non-industrial areas. The Zoning By-law prescribes 2 loading spaces for the proposed size of the hotel.

Staff has no concerns with the subject minor variance to permit a reduction in loading spaces on site. As indicated in the application materials, deliveries for the proposed hotel use will be made via a small delivery vehicle and the main entrance of the hotel. The reduction in loading spaces will accommodate additional soft landscaping. Staff also recognize the site is already constraint in size to accommodate the number of required parking on site.

Notwithstanding, Staff recommends the Committee of Adjustment adjourn the application to allow the applicant to resubmit the proposal with two additional variances that were identified during the Site Plan review.

ADDITIONAL COMMENTS

Forestry

The requested variances do not impact trees on or adjacent to this property. A full review of the Tree Conservation Report and Landscape Plan will be completed through the Site Plan Application process.

Right-of-Way

The Right-of-Way Management Department has **no concerns**, as the application is subject to Site Plan Approval, which will address any private approach/driveway issues.

Transportation Engineering Services

TES has provided comment through the TIA Strategy process during the Site Plan Control application.

A handwritten signature in black ink that reads "Justin Grift".

Justin Grift
Planner I, Development Review, South
Planning, Real Estate and Economic
Development Department

A handwritten signature in blue ink that reads "Mélanie Gervais".

Mélanie Gervais, MCIP, RPP
Planner III, Development Review, South
Planning, Real Estate and Economic
Development Department