



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 240 Blackburn Avenue
Legal Description: Lot 43, Registered Plan 33878
File No.: D08-02-23/A-00205
Report Date: September 14, 2023
Hearing Date: September 20, 2023
Planner: Margot Linker
Official Plan Designation: Downtown Core, Neighbourhood, Evolving Neighbourhood Overlay
Zoning: R4UA[480] (Residential Fourth Density, Subzone UA, Urban Exception 480)

Committee of Adjustment
Received | Reçu le
2023-09-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

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 Downtown Core Transect in Schedule A and designated Neighbourhood within the Evolving Neighbourhood Overlay on Schedule B1 in the Official Plan. The Downtown Core’s established and intended built form is urban, including providing active entrances facing the street and a range of lot sizes that might include higher lot coverage and floor area ratios (Table 6). Neighbourhoods within the Downtown Core will contribute to meeting the residential growth targets by allowing and supporting a wide variety of housing types with a focus on missing-middle housing. Form-based regulation in Neighbourhoods should have regard for local context and character of existing development as well as appropriate interfaces between residential buildings.

The subject site is also located within the Central and East Downtown Core Secondary Plan and designated Local Neighbourhood within the Sandy Hill Character Area. This area is generally planned to preserve and enhance a stock of good housing in a variety of building forms.

The subject site is zoned R4UA[480] (Residential Fourth Density, Subzone UA, Urban Exception 480), which allows a wide mix of residential building forms ranging from detached to low-rise apartment dwellings.

Staff have no concerns with the reduced rear yard setback or the reduced interior side yard setbacks. Staff recognize that the requested minor variances are regularizing existing conditions and understand that only internal construction is proposed (except for elements such as the egress stairs). Waste management and bicycle parking will be stored at the front of the building with adequate access to the street rather than where it is typically stored at the rear, but set back an appropriate distance as to not negatively impact the streetscape.

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. Existing grading and drainage patterns must not be altered.

Planning Forestry

There are no tree impacts associated with this application. The dwelling that the variances apply to are existing. Tree protection fencing must be installed and maintained around the city owned trees. Impact to these City owned trees would be a by-law infraction. The City of Ottawa's Tree Protection Specification can be found here: [Tree Protection Specification](#).

The applicant aims to improve the urban forest canopy by planting a tree within the city right of way. This aligns with the Official Plans policies to enhance and protect the urban forest canopy through growth and intensification (Section 4.8.2)

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required to remove the redundant approach and reinstate to soft landscaping.

Transportation Engineering

1. Remove existing driveway depressed curb and reinstate with full height curb and sidewalk to City standards.

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