



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 432 Blake Boulevard
Legal Description: Part of Lot 10, Registered Plan 504
File No.: D08-02-23/A-00175
Report Date: September 14, 2023
Hearing Date: September 20, 2023
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R4UA (Residential Fourth Density, Subzone UA)

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 within the R4UA (Residential Fourth Density, subzone UA) zone, which allows a wide mix of residential building forms ranging from detached to low-rise apartment dwellings. The zone requires a minimum lot width of 12 metres and a minimum lot area of 360 square metres for low-rise apartments with a maximum of 8 units. The existing lot proposed for development with 10 units meets and exceeds these requirements, by providing 20.06 metres and 618 square metres respectfully. The dwelling meets all other provisions of the Zoning By-law, except for tandem parking, while adequately providing soft landscaping space and physical buffering from adjacent properties.

Staff have no concerns with the request to permit 10 units in a low-rise apartment dwelling on the subject site. As noted above, the subject site exceeds the minimum lot size and meets all other zoning requirements allowing the additional units within the building to be adequately serviced by amenities, soft landscaping, bike parking, and waste management on the property. In addition, policy 1(a) in Section 4.2.1 of the Official Plan encourages providing a diverse range of flexible and context-sensitive housing

options through moving toward a “form based” regulation rather than by building typology in the Zoning By-law.

Staff have no concerns with the request to have tandem parking on a site where tandem parking is only permitted where two parking spaces are required. The subject site is within Area X on Schedule 1A, meaning that no parking is required for the first 12 units. However, the site is considerably over 450 square metres in size, so parking is not prohibited for this use in this zone. Staff recognize that the proposal does not utilize the full extent of the permitted building envelope, and it appears that this was intended to allow the retention of the existing trees on west side of the property and also allows for a greater amount of on-site soft landscaping to be provided. Staff do not anticipate any adverse impacts on the site and abutting properties associated with the proposed tandem parking, and note that the logistics regarding organizing the movement of the vehicles in the parking spaces seems reasonable for the limited number of parking spaces..

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.
5. Existing services are to be blanked at the owner’s expense.
6. Existing Catch Basin is not to be located within the driveway.
7. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

Planning Forestry

Planning Forestry does not have any concerns with requested minor variances for an increased number of dwelling units and tandem parking.

There are 3 protected trees identified in the Tree Information Report. Tree #1, a Norway maple in good condition, conflicts with the front entrance, walkway and associated building excavation. An infill tree removal permit application will need to be submitted through the City of Ottawa website for this tree. A condition of the tree removal permit would be compensation tree planting at a ratio of 2:1.

Tree #s 2 and 3 are adjacently owned outside of the extent of excavation. They are protected by a fence along the property boundary. Assuming the fence is remaining intact, it will provide the necessary tree protection. If the fence is being removed, protection fencing must be installed to meet the City of Ottawa’s [Tree Protection](#)

[Specification.](#)

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 establish the new driveway to parking space and also to remove the redundant approach and reinstated to soft landscaping.



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