

2023/July/04

Committee of Adjustment
Application for Minor Variance
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le
2023-07-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Committee Members,

Reference: Application for Minor Variance
289 Joffre-Belanger Way, Vanier, ON K1L 5K7
Our File No.: O-23-GEN-25

Bing Professional Engineering has been retained to file application for minor variance on behalf of the owners of the subject land, Joseph El Samra and Basel Saif, for a new low-rise apartment development with ten (10) affordable dwelling units at 289 Joffre-Belanger Way, Vanier. One (1) minor variance is included in this application as follows:

1. Besides 8 dwelling units maximumly permitted by zoning bylaw, add two (2) additional dwelling units. Thus, 10 units in total.

The subject property is municipally located at 289 Joffre-Belanger Way. between Bradley Ave. and Ste-Anne Ave., and is legally described as Lot 458 and part of Lot 459 on registered Plan 246, in the neighborhood of Vanier South, Ward 12, the City of Ottawa.

The subject property has a total lot area of 454m², a depth of 28.94m, and a frontage of 15.68m along Joffre-Belanger Way. It is zoned as R4UA (Residential Fourth Density Zone, Subzone UA), an urban residential lot in Area A on Schedule 342, and Infill II Development. Currently, a detached 2-storey house with two dwelling units presents on site.



Project Description

The property owners propose to demolish existing building on site and construct a new low-rise apartment building to provide ten (10) affordable dwelling units at three storeys above ground and one floor basement, which is composed of six (6) one-bedroom units and four (4) two-bedroom units

As the zoning bylaw Section 162, Table 162A, a low-rise apartment building is permitted to have maximum eight (8) dwelling units. This application is to apply for additional two (2) dwelling units.

Four Tests Screening

1) The variance is minor

All other zoning bylaw provisions are respected in the proposed development. Two (2) additional dwelling units will not impose a great load increase on existing municipal infrastructure such as sewers, portable water, garbage, traffic, schools, public amenity, etc. Therefore, the variance is considered minor.

2) The variance is desirable for the appropriated development or use of the property

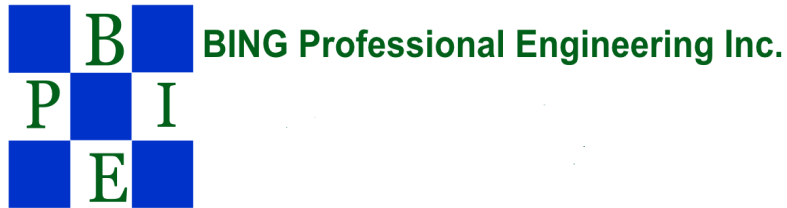
The two (2) additional dwelling units are to serve the same use of the property, i.e. a new low-rise apartment building. Thus, it is considerable for the appropriated development.

3) The general intent and purpose of the zoning By-law is maintained.

Both existing and new uses of the subject property are residential. A low-rise apartment is permitted in subzone R4UA under the zoning By-law.

4) The general intent and purpose of the official plan is maintained

The subject property is designated as Inner Urban Area on Schedule 1 and Infill II Development. The City's new Official Plan dated November 4, 2022 promotes and executes a policy of Intensification and Diversifying Housing Options within existing



neighbourhoods, which is “the development of a property, site or area at a higher density than currently exists though the creation of new units, uses or lots on land previously developed land in existing community”. The two (2) additional dwelling units is to provide more affordable dwelling units within the inner city without a significant negative impact on existing city infrastructure.

In Summary, the subject Minor Variance Application satisfies the Four Tests under the Planning Act.

In Support of the Minor Variance Application, please find the following enclosed:

- A completed Application Form (1copy)
- A cheque in the amount of \$2,868 for Minor Variance Application Fee (will be sent by owner).
- Cover Letter (1 copy)
- An up-to-date Survey Plan of the entire subject property (1 full-sized copy and 1 letter sized copy)
- Site Plan (1 full-sized copy and 1 letter sized copy)
- Elevation Drawings (1 full-sized copy and 1 letter sized copy)
- A completed Authorization, signed by registered owner.
- Tree information Report (1 copy)

Warm Regards

A handwritten signature in black ink, appearing to be "Changhong Sun", written in a cursive style.

Changhong Sun

2023-07-04

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