

2023-09-14



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 289 Joffre-Belanger Way
Legal Description: Lot 458 and Part of Lot 459, Registered Plan 246
File No.: D08-02-23/A-00174
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)

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 Inner Urban Transect and Designated Neighbourhood in Schedules A and B2 in the Official Plan. Areas within the Neighbourhood designation in this Policy Area focus on supporting a wide variety of housing types with a focus on missing-middle housing to help meet residential intensification targets, which are 60 to 80 dwellings per net hectare in the Inner Urban Transect. Missing middle housing generally refers to low-rise, multiple unit residential development of between three and sixteen units. The Zoning By-law shall allow a diverse range of flexible and context-sensitive housing options by primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology (4.2.1(1)(a)).

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 15.68 metres and 454 square metres respectfully. The

dwelling meets all other provisions of the Zoning By-law 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. Infrastructure is sufficient for the additional dwelling units. As noted above, the subject site greatly 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.

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. Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
7. Existing Catch Basin is not to be located within the driveway.
8. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

Planning Forestry

Planning Forestry does not have concerns with the request to increase number of dwelling units within the proposed apartment. A letter issued by a consulting forester was provided to confirm there are not protected trees on or adjacent to the subject property. Planning Forestry does not have concerns with the minor variance sought.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. There is no request for a new private approach. 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

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1. Remove existing driveway depressed curb and reinstate with full height curb to City standards.
2. Please confirm existing city sidewalk as noted on the site plan.

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