

To: City of Ottawa Committee of Adjustment
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Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

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Report for the Committee of Adjustment to Accompany the Application for a Minor Variance

This report is prepared to accompany the Application for a Minor Variance by the Ideal Village Co-op. The Co-op is asking for a variance from Zoning By-Law 2008 – 250 Consolidation Section 110(3). This By-Law requires buildings to be at least 9.0 metres from a lot line abutting a public street. The Co-op requires the variance in order to build a garbage enclosure in an existing parking lot.

The minor variance pertains to the subject property at 1100 Orleans Blvd. Not IVC office address of 1176 Orleans Blvd.

Background

Ideal Village Co-op is a non-profit housing provider constructed in the 1980s. The Co-op consists of 70 townhouses located beside Orleans Blvd, between Jeanne d'Arc Blvd. and Fortune Drive. The Co-op has been working with Waste Management and By-Law to construct 2 enclosures for bin collection.

In August 2021, the Co-op was contacted by Waste Management Multi-Residential Services to initiate the process of upgrading the Co-op's garbage collection to bin waste collection. The Co-op would be responsible for the construction of enclosures that meet all By-Law requirements.

By coincidence, at the same time a complaint went to By-Law about garbage collection in the Co-op. An order was issued on August 23 2021 that the Co-op was in violation of Property Standards By-Law 2013-416.

During the fall of 2021, the Co-op searched for contractors willing to undertake the construction of two garbage enclosures, one at each end of the Co-op in existing parking lots. A consulting firm was hired to coordinate the project. The Co-op was trying to incorporate the enclosures with minimal loss of parking spaces.

The full garbage enclosure project requires 2 locations in the Co-op. The

southern enclosure is approximately 11.5 metres from the frontage along Orleans Blvd. No Minor Variance is required for this enclosure. This location is not part of this Application.

In July 2022 it was clarified that the location at the north end of the Co-op does not satisfy Zoning By-Law 2008 – 250 Consolidation Section 110(3). This By-Law requires a 9.0 metre setback from the frontage along Orleans Blvd. Staff from the City's Environment Department and City of Ottawa waste collection trucking firm WCC participated in considering all alternate locations for this enclosure. The Co-op was concerned with the number of parking spaces lost, access for City trucks and snow removal issues. No ideal alternate location was identified. Subsequently, the Co-op moved forward in preparing an Application for a Minor Variance through the Committee of Adjustment to approve the chosen location.

The Location

The proposed enclosure will be in the style of the one shown below. The proposed enclosure will not be as wide, since it will contain two bins rather than three.



The proposed location is in an existing parking lot. The adjacent wooden fence separates the parking lot from an existing outdoor pool. On the other side of the fence, there is a concrete decking area and landscaped greenspace.



The space between the proposed enclosure and the property line along Orleans Blvd. contains: an existing chain link fence, a narrow grassy area, a wheelchair accessible paved walkway and a concrete curb. **The rear corner of the enclosure would be about 3.335 metres from the property line. The front corner of the enclosure would be about 4.889 metres from the property line.**



The proposed enclosure has no nearby neighbours. The closest neighbours are on the other side of Orleans Blvd., a four-lane major arterial road.



Conclusion

The Co-op has completed all the requirements of the Application for a Minor Variance. The Co-op believes that the proposed enclosure meets the four tests of the Planning Act:

- The variance is minor;
- The variance is desirable for the appropriate development or use of the property;
- The general intent and purpose of the Zoning By-law is maintained;
- The general intent and purpose of the Official Plan is maintained.

The Co-op thanks the Committee of Adjustment for its consideration of this Minor Variance. A positive decision for the proposed enclosure will enable the Co-op to move forward in upgrading its garbage collection to Multi-Residential services.