

2023-11-09



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 101 Vedette Way
Legal Description: Part of Lot 24 Concession 1 (Ottawa Front), and Part of Reserve Blocks 116 & 117, Registered Plan 4M-1559
File No.: D08-02-23/A-00253
Report Date: November 06, 2023
Hearing Date: November 15, 2023
Planner: Basma Alkhatib
Official Plan Designation: Inner Urban Transect, Neighbourhood Overlay, Wateridge Village Secondary Plan
Zoning: R5Y [2312] (Residential fifth density, subzone Y, exception 2312)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Staff are satisfied that the requested minor variances meet 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 Inner Urban Transect Policy Area on Schedule A and is designated Neighbourhood on Schedule B2 in the Official Plan. The property is located within the Wateridge Village Secondary Plan and is designated “Low-Rise to Mid-Rise Neighbourhood” on Schedule A. The Low-Rise to Mid-Rise Neighbourhood designation in this Secondary Plan is intended to permit a limited area of lower-density neighbourhood development and a larger area of medium-density neighbourhood development. The designation also acts as a transition between existing adjacent low-density neighbourhoods and the future higher-density neighbourhoods.

The subject site is zoned Residential Fifth Density Zone R5Y [2312]. This zoning was established through a Zoning By-law amendment. The subject site comprises the entirety of Block 1 on the plan of subdivision 4M-1700, referred to as 101 Vedette Way. The proposed development is Phase 3A of Wateridge Village. The site plan application was approved by the City of Ottawa on October 4, 2022.

The Zoning Bylaw requires a minimum setback of 1.5 meters from any exterior wall in order to maintain the privacy of the surrounding properties and minimize overlooking into abutting yards. The proposed reduction in rooftop terrace setbacks is appropriate because the proposed terraces do not face rear yards or infringe on the privacy of surrounding homes. The terraces are oriented towards the public realm. Moreover, terraces and rooftops are a common approach to private amenity area for stacked dwellings in general and are common within Wateridge Village. They are considered as positive elements which contribute to the street look of the neighbourhood.

Staff therefore have **no concerns** with the proposed reduction of the rooftop terrace setback as it will have minimal impact on its surroundings, and it will add a private amenity space for the upper units. These features align with the intent of the Official Plan in encouraging the development of healthy and resilient designs which advance population health in matters beyond land use.

ADDITIONAL COMMENTS

Planning Forestry

This minor variance application does not have tree impacts. Through the site plan application process, a tree removal permit was issued for Phase 3 of the Wateridge Village development in June 2022. Tree planting requirements would have been established through an approved landscape plan.

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Development project and Minor Variance Application. No concerns with the private approaches as they are captured under the Site Plan Control application (D07-12-21-0231).

Transportation Engineering

TES has reviewed this file as part of the Transportation Impact Assessment (TIA) review and submitted comments directly to the Transportation Project Manager.



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