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Committee of Adjustment
Application for a Minor Variance
City of Ottawa
101 Centerpointe Dr
Ottawa, On K2G 5K7

October 4, 2023

Committee of Adjustment

Received | Reçu le

2023-10-04

City of Ottawa | Ville d'Ottawa

Comité de dérogation

Cover Letter

To: Committee Members,

**Reference: Application for a Minor Variance
395 Slater St, Ottawa, On K1R 5B8**

This is an application filed by Jason Leblanc, who is an authorized agent for this application for 13083764 Canada INC, who was authorized by Marc Varadi, who has the signing authority for 13083764 Canada INC. This is to address a minimum tower separation distance between two residential towers. The subject property is known municipally as 395 Slater St and is legally describe as part of lot 14, parts of lots 12, 13, 14. The property is located at the corner of Bay St & Slater St on the north side of Slater St.

The subject property has a total lot area of 1874.10m², a frontage of 59.695m along Slater St, and a property depth of 30.11m. The official plan designation is HUB and the zoning is RQ5(242) S 89-h. The City of Ottawa zoning By-Law No. is 2008-250. There are currently no existing dwellings on the subject property.

Project Description

A Building Permit Application (A23-003620) has been submitted to the City of Ottawa for the construction of a 35-level mixed use Residential high-rise building with 4 levels of underground parking. The proposed residential tower will be situated beside two new residential towers that are currently under construction at 400 Albert St. By-Law requirement for the tower separations between our two properties is 15m. It is currently at 13.6m therefore it is considered non-compliant.

It has been recommended that we apply for a Minor Variance by the planning department of the City of Ottawa as that will be required for us to proceed with the proposed development.

Minor Variance Application

The purpose of this application is to seek relief from the provisions of Zoning By-Law No. 2008-250, as it relates to the proposed residential tower being non-compliant with building separation distances.

Zoning By-Law No. 2008-250 By-law Requirement: Minimum tower separation between area A and area B/C of 15 metres. Part 15, urban Exemption 242.

The Minor Variance Requested: A minimum of 13.6 metres for the tower separation distance between tower C and Tower A.

The subject property is designated as a HUB by the City of Ottawa's Official Plan and this Project fits into the designation as proposed.

As part of this application, an analysis of the four tests of Minor Variance was completed.

1. This Variance is minor as it does not have a substantial deviation from the existing zoning by-laws.
2. The Variance desirable for this proposed development. The proposed variance for this development is essential to maintain the City of Ottawa's Official plan target of high-density housing near transit stations, high walkability scores, and of course to limit the need for personal automobiles while providing residents an opportunity to live close to where they work or live close to transit that will move them to and from work.
3. The general intent of the zoning by-law is maintained despite the Minor Variance requested as it does not undermine the basic principles of the zoning by-law and it will not lead to any negative impact on the surrounding area and neighbourhood.
4. The general intent and purpose of the Official Plan of the City of Ottawa is and will be maintained as the proposed variance is within the intent of the Official Plan. It will not impact any future proposed developments and will not impact on the growth of the area and has no impact on the long terms plans for this area and neighbourhood.

The proposed development with the minimum separation distance of 13.6m is minor in nature in my opinion and of the opinion of the planning department. I hope to satisfy the Committee of Adjustment and to obtain the Minor Variance that is requested.

Enclosed are the supporting documents as listed below.

- A completed Application Form
- Cover Letter
- Site Plan – One full size copy and one letter size copy
- Latest Survey Plan – One full size copy and one letter size copy
- Elevation Plans – One full size copy and one letter size copy
- Confirmation email releasing TIR requirements
- A cheque in the amount of \$2,973 for the Minor Variance Application fee

Thank you for your time on this application,


Jason Leblanc
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