

2024-02-02



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 469 Wilbrod Street
Legal Description: Part of Lot 44 (North Wilbrod Street) and Part of Lot 44 (South Stewart Street) Registered Plan 6
File No.: D08-02-21/A-00345
Report Date: February 1, 2024
Hearing Date: February 7, 2024
Planner: Justin Grift
Official Plan Designation: Downtown Core Transect, Neighbourhood Designation
Zoning: R4UD [481]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the subject applications to allow the applicant the opportunity to also seek relief from Section 161(16) for vehicle parking on a lot that is less than 450 square metres.

DISCUSSION AND RATIONALE

The Official Plan designates the property Neighbourhood in the Downtown Core Transect. The policies pertaining to this designation support a wide variety of housing types with a focus on missing-middle housing and a minimum built height of 2 storeys and up to 4 storeys where appropriate. The property also falls within the Central and East Downtown Core Secondary Plan where it has a Local Neighbourhood Designation within the Sandy Hill Character Area. Schedule C in the Secondary Plan points to a maximum building height of 4 storeys for the property. Staff note, 469 Wilbrod is also designated under Part V of the Ontario Heritage Act and falls within the Wilbrod/Laurier Heritage Conservation District.

The property is zoned Residential Fourth Density, Subzone UD with Urban Exception 481 (R4UD [481]). The exception pertains to an office use being permitted if it occupies the existing dwelling on the property. The purpose of this zone is to allow a mix of residential building forms ranging from detached to low-rise apartment dwellings while

regulating development in a manner that is compatible with existing land use patterns so that the residential character of the neighbourhood is maintained or enhanced.

As seen in the submitted materials, the applicant is proposing to convert the existing 3-unit into a 4-unit dwelling. However, upon evaluation the application, staff noticed an additional zoning deficiency with the existing parking on the property. According to Section 161(16) in the Zoning By-law, on-site vehicle parking is not permitted on lots with less than 450 square metres in area. Staff propose an adjournment on the subject application to allow the applicant to include the additional variance.

ADDITIONAL COMMENTS

Planning

Planning staff have notified the applicant that they would be supportive of the additional variance if it can be demonstrated that the soft landscaping requirements, garbage storage area and bicycle parking can be met and satisfy the relevant sections of the Zoning By-law.

Infrastructure Engineering

1. 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. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.

Heritage Planning Branch

469 Wilbrod is designated under Part V of the Ontario Heritage Act and is a Category 4 building in the Wilbrod/Laurier Heritage Conservation District. Heritage Planning staff reviewed the proposal and do not have any concerns with the proposed reduced setbacks.

Planning Forestry

Through pre-consultation it was confirmed that there will be no changes to the exterior of the building, and therefore no tree impacts associated with the requested variances. Tree protection fencing must be installed as shown on the site plan and maintained for the full duration of construction.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application as there are no requested changes to the private approach/driveway.



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