



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 258 Montfort Street
Legal Description: Part of Lot 227, Registered Plan 246
File No.: D08-02-23_A-00321
Report Date: February 1, 2024
Hearing Date: February 07, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Neighbourhood Overlay
Zoning: R4-UA (Residential Fourth Density, Subzone UA)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application.

DISCUSSION AND RATIONALE

Regarding the Adjournment Request:

Upon review of the application, it was identified that there was another zoning deficiency with respect to the lot area. The subzone provisions for a low-rise apartment requires that the minimum lot area be $360m^2$, whereas the applicant is proposing a lot area of $358.9m^2$.

Through conversations with the applicant, the applicant intends to add this as a minor variance to the application.

Regarding the Requested Minor Variance:

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 in the Inner Urban Transect, designated as a Neighbourhood within the Evolving Neighbourhood Overlay, as per Schedule B2 of the Official Plan. Neighbourhoods within this transect intend to allow and support a variety of low-rise housing types (5.2.4). The overlay signals an evolution in character, to support intensification and to evolve towards an urban built form (5.6.1). As per section

11.5(9)(a) of the Official Plan, where minor variances are requested to reduce the minimum required lot size, they are considered only when waste storage and management, bicycle parking, and intensive soft landscaping are adequately provided.

The subject site is located within the R4UA (Residential Fourth Density, Subzone UA) zone, which allows for a wide mix of residential building forms, from detached to low-rise dwellings (s.161(1)). This zone requires a minimum lot width of 12m for low-rise apartment dwellings (Table 162A).

Staff have no concerns regarding the requested reduced lot width. The proposed development is still able to meet the minimum requirements for lot area and setbacks, as well as suitably provide for soft landscaping, waste management, and bike parking. Despite the reduced lot width, the site is still able to adequately accommodate all elements associated with introducing the proposed low-rise apartment dwelling.

ADDITIONAL COMMENTS

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.

Planning Forestry

The TIR notes that both existing trees on site must be removed due to their poor conditions. Permits and compensation will be required prior to the removal of these trees. A planting plan must be provided to show that sufficient soil volume will be provided to plant compensation trees to improve the streetscape on both Montfort and Ethel, and to contribute to canopy cover.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. However, the Owner shall be made aware that private approach permit is required to remove and reinstate the redundant existing entrance on the Montfort Street frontage. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca

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