



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

**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 400 Inlet Private  
Legal Description: Part of Lots 28 and 29, Concession 1 (Old Survey),  
Geographic Township of Cumberland  
File No.: D08-02-24/A-00023  
Report Date: March 14, 2024  
Hearing Date: March 19, 2024  
Planner: Samantha Gatchene  
Official Plan Designation: Suburban Transect, Neighbourhood Designation  
Zoning: R5A [2605] S405

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The Official Plan designates the property Neighbourhood within the Suburban Transect. The Official Plan provides policy direction that Neighbourhoods located in the Suburban Transect shall accommodate residential growth to meet the City's Growth Management Framework.

The property is zoned Residential Fifth Density, Subzone A, Urban Exception 2605, Schedule 405 (R5A [2605] S405). Exception 2605 is related to the parking garage configuration while Schedule 405 contains a maximum building height schedule for the larger development, which contains multiple high-rise buildings ranging between 15 and 18 storeys. The subject of the minor variance application is the fourth tower on the site, municipally known as 400 Inlet Private, which is currently under construction.

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 relief is required due to an internal reconfiguration of the building that increased the number of dwelling units from 242 units to 261 units, for a total increase of 19 units. Planning staff do not have concerns with the requested variance to reduce the minimum resident parking rate for Tower 4 from 1.2 resident parking spaces per dwelling unit (313

spaces) to 1.1 resident parking spaces per dwelling unit (287 spaces) for a total reduction of 26 parking spaces. Negative impacts related to parking demand are not foreseen as a result of the variance. Residents will have access to car-sharing spaces, are located within walking distance of public transit and are within 800 metres of the planned LRT station at Highway 174 and Trim Road. Residents in Tower 4 will also have access to parking spaces within the abutting building's parking garage, which is connected to the Tower 4 garage. Overall, the requested variance is appropriate for the proposed development and staff consider it minor in nature.

## **ADDITIONAL COMMENTS**

### **Planning Forestry**

The site is subject to Site Plan Control and tree impacts have been addressed through that process; there are no further tree impacts related to this minor variance application.

### **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.



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