



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: 1001 Noella Leclair Street
Legal Description: ~~Part Lot 1, Concession 11 Plan 4M-1732~~ **Block 3, Plan 4M-1732**
File No.: D08-02-2024/A-00021
Report Date: February 29, 2024
Hearing Date: March 5, 2024
Planner: Cass Sclauzero
Official Plan Designation: Suburban (East) Transect, Neighbourhood
Zoning: ~~AM[2413] H(21)~~ **AM[2414] H(40)**

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

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. Staff are satisfied that the requested minor variance meets the “four tests”.

The property is subject to active Site Plan Control Approval application D07-12-23-0095, which proposes to develop the site with two six-storey residential buildings containing 157 rental units. The minor variance seeks to reduce the required parking rate from 1.2 parking spaces per unit, or 188 parking spaces, to 1.04 parking spaces per unit, or 162 parking spaces. The location of the proposed development south of Innes Road, and within a future mixed-use subdivision, is conducive to a reduction in parking spaces to support Official Plan policies that encourage a shift away from automobile-centred development and an increase in soft landscaped areas and tree canopy.

ADDITIONAL COMMENTS

Planning staff confirmed the legal description of the property as being Block 3 on Plan 4M-1732 and that the zoning is AM[2414] H(40). The property is located southeast of the future intersection of Noella Leclair Street and Lady Pellatt Street.

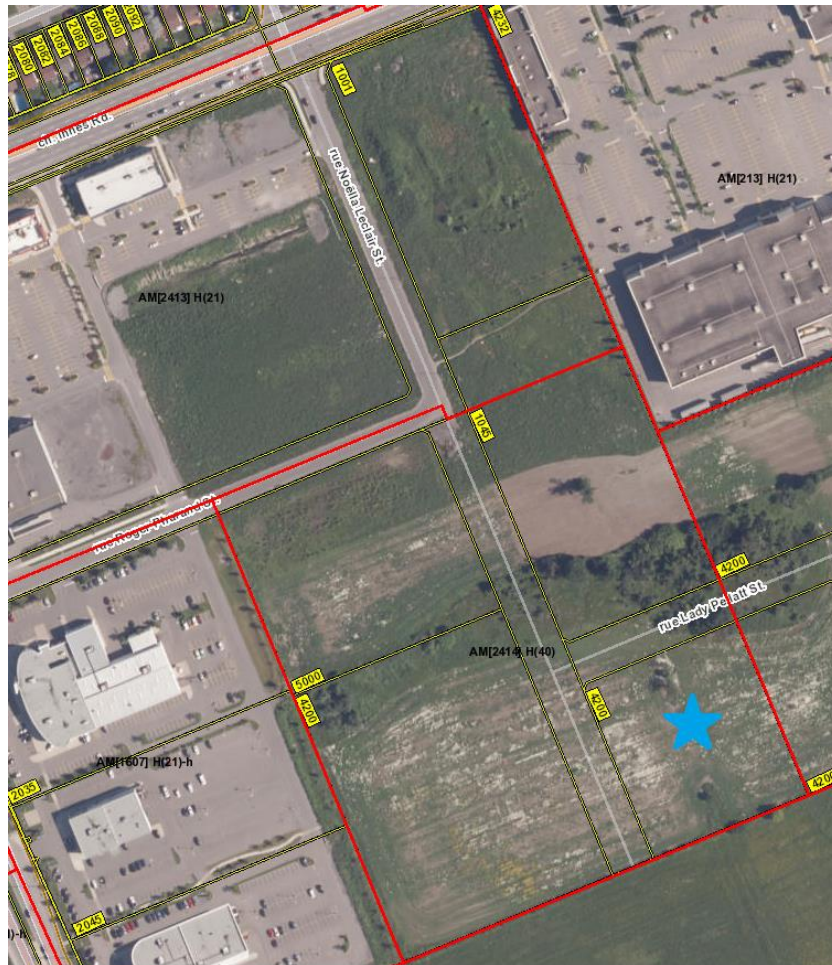


Figure 1: Location of the subject property

Planning Forestry

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

Right of Way Management

Right of Way Management has no concerns with the proposed minor variance application as there are no requested changes to the private approach/driveway. The entrance will be approved via Site Plan Control Approval application D07-12-23-0095.

Transportation Engineering

Comments have been provided through review of the Transportation Impact Assessment associated with Site Plan Control Approval application D07-12-23-0095.



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Planning, Real Estate and Economic
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Planner III, Development Review, East
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