

2024-04-11



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 72 Armstrong Street
Legal Description: Plan 57, Part of lot 23
File No.: D08-02-24/A-00016
Report Date: April 11, 2024
Hearing Date: April 17, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Neighbourhood Overlay
Zoning: R4-UD (Residential Fourth Density Zone, Subzone UD)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The subject site is located in the Inner Urban Transect and is designated as a Neighbourhood within the Evolving Neighbourhood Overlay, as per Schedules A and B2 of the Official Plan. It is also located within the Scott Street Secondary Plan and is designated as a Low-Rise Neighbourhood, as per Annex 6 of the Official Plan and Schedule A of the secondary plan. Official Plan policies recognize that this area will be subject to intensification and prioritize development that supports walking, cycling, and public transit. In the transect and overlay, development is intended to contribute to an urban built form by contributing compatible intensification in this area.

The subject site is located in the R4-UD (Residential Fourth Density, Subzone D) zone, which allows for a wide mix of residential building forms, including low-rise apartments, and seeks to regulate development in a manner that is compatible with existing land use patterns.

Staff have no concerns with the increased height, reduced fenestration on the front façade, reduced rear yard setback and reduced interior side yard setbacks as these are existing conditions and do not create new impacts on the abutting properties. Onsite soft landscaping is sufficiently met, and there is sufficient space in the side yard to move waste and bicycles.

Staff have no concerns with the proposed parking space. Parking is typically prohibited on undersized lots as it is often difficult to accommodate all of the functions of an apartment as well as a driveway and parking space on a small site. Staff believe that the site and building design can support one parking space without compromising the ability to have sufficient bicycle parking, waste management, and soft landscaping.

Forestry

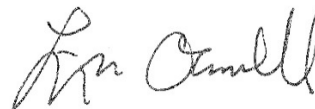
It is strongly recommended to plant trees on site, particularly the frontage, the largest species appropriate for the space and site conditions, to improve the canopy cover and streetscape.

Infrastructure Engineering

1. The 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. A private approach permit is required for any access off of the City street.
5. Existing grading and drainage patterns must not be altered.
6. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
7. In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.
8. Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Transportation Engineering

The site is located within 300 m of the OLRT rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.



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