

2024-04-11



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

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

Site Address: 398, 402, and 406 Roosevelt Avenue  
Legal Description: Lots 5, 6 and 8, Registered Plan 114  
File No.: D08-02-24/A-00038  
Report Date: April 11, 2024  
Hearing Date: April 17, 2024  
Planner: Margot Linker  
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Overlay  
Zoning: R5B[2472] H(21)

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The proposed development is subject to the department's phased pre-consultation process for a Site Plan Control application and must be zoning compliant prior to formal application.

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 zoned R5B[2472] H(21) (Residential Fifth Density, Subzone B, Urban Exception 2472, Maximum Building Height 21 Metres) and is designated Neighbourhood within the Evolving Overlay in the Inner Urban transect in the Official Plan. This area is intended for mid- to high-density development where walking, cycling and transit are prioritized.

The site is located within 250 metres of the future Kitchi Sibi O-Train Station and next to the Richmond Road Transit Priority Corridor. Richmond Road is also a Mainstreet Corridor which zoning and policies permit a wide range of uses. The subject site is scored very high for access to services and amenities in the City's 15-Minute Neighbourhood study.

Staff have no concerns with the reduction in resident parking. The proposed development provides 78 bicycle parking spaces for 62 units, and provides the minimum

required number of visitor vehicle parking. Staff believe that the subject site and proposed development supports a variety of mobility choices.

### Transportation Engineering Services

- The integrated renewal of Roosevelt Avenue between Richmond Road and northern dead-end is tentatively planned to start construction in 2026 at the earliest, pending budget approval. The existing sidewalk on the east side will be maintained. A new sidewalk is planned on the west side, if feasible. Traffic calming measures (road narrowings, chicanes, speed humps, etc.) are also planned to achieve a 30 km/h operating speed. A reduction in private approaches on Roosevelt Avenue as part of redevelopment may provide additional opportunities of traffic calming and public realm enhancements. Contact Vanessa Black ([Vanessa.black@ottawa.ca](mailto:Vanessa.black@ottawa.ca)) and (City PM, once assigned) for additional project information and coordination.



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