

2024-02-29



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 315 Savard Avenue
Legal Description: Part of Lot 41, Registered Plan 39
File No.: D08-02-23/A-00285
Report Date: February 29, 2024
Hearing Date: March 6, 2024
Planner: Justin Grift
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation, Evolving Neighbourhood Overlay
Zoning: R5D H(25)

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the variance request to permit a reduced lot width and lot area for a low-rise apartment.

DISCUSSION AND RATIONALE

The Official Plan designates the property Neighbourhood in the Inner Urban Transect. The policies pertaining to this designation support a wide variety of housing types with a focus on missing-middle housing that can remain within a low-rise built form. They also provide direction for an allowable built height of up-to 4 storeys for higher-density low-rise residential development, when appropriate. The property also falls within the Evolving Neighbourhood Overlay, which is an area used to signal a gradual intensification over time and allow new built forms and diverse functions of land near established corridors.

The property is zoned Residential Fifth Density, Subzone D, with a height maximum of 25 metres (R5D H(25)). The purpose of this zone is to allow a wide mix of residential building forms ranging from detached to mid-rise apartment dwellings while regulating development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced. The Zoning By-law permits low-rise apartments in this zone and prescribes a minimum lot width of 15

metres and area of 450 square metres. The intent of these minimum lot size requirements is to ensure adequate amount of space to accommodate and service a low-rise apartment building.

Staff have no concerns with the relief sought to reduce the minimum lot width to 9.77 metres and lot area to 284.95 square metres. The proposed development meets the required setbacks, amenity space, waste management and soft landscaping requirements in the zone. Staff note that with provincial Bill 23, a detached dwelling with two additional dwelling units is already permitted on the property. Therefore, staff are of the opinion that the subject variances are minor in nature and that the existing lot can accommodate a low-rise apartment of 4 units. Staff are satisfied that the requested variance meets the “four tests” outlined in Section 45 (1) of the Planning Act, R.S.O. 1990 c. P.13, as amended.

ADDITIONAL COMMENTS

Planning Forestry


There are no tree-related impacts associated with the requested minor variances. However, there appears to be adequate space to plant trees in the front and rear yards following construction; the owner should consider planting trees in the rear yard and frontage to enhance the property and contribute towards the City's 40% canopy goal, as per the Official Plan's policies to enhance and protect the urban forest canopy through growth and intensification (policies in Section 4.8.2).

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. Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.



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