



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

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

Site Address: 9 Ladouceur Avenue  
Legal Description: East Half of Lot 64, Registered Plan 57  
File No.: D08-02-23/A-00118  
Report Date: June 23, 2023  
Hearing Date: July 5, 2023  
Planner: Basma Alkhatib  
Official Plan Designation: Inner Urban Transect, Evolving Neighbourhood Overlay  
Zoning: R4UB (Residential Fourth density, subzone UB)

**Committee of Adjustment**  
Received | Reçu le  
**2023-06-29**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the application.

**DISCUSSION AND RATIONALE**

The Official Plan designates the property as an Evolving Neighbourhood within the Inner Urban Transect. Urban areas are described as a range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios. Policy 2.2.1 of the Official Plan includes direction for Intensification and Diversifying Housing Options, including providing housing options for larger households, within a short walking distance to Hubs and Corridors. Smaller dwelling units in the form of one- and two-bedroom apartments will continue to be located adjacent to transit stations, within commercial clusters, along corridors with transit stops and commercial services and within Neighbourhoods.

Staff have reviewed the survey dated 2016, but it did not show the subject parking for a minor variance. Staff noted that the subject property was turned to a triplex on 2015 and was granted minor variances for the interior side yard reduction, driveway width reduction, lot width reduction and lot area reduction on September 16, 2015.

Staff have requested additional information to show the rear yard condition, and that softscaping, waste storage, and access can be reasonably accommodated with the requested minor variances. As such, staff are requesting an adjournment until such information can be provided.

## ADDITIONAL COMMENTS

### Infrastructure Engineering

This property does not have frontage on a storm sewer.

### Planning Forestry

Through pre-consultation it was determined that the requested variance relates to an existing parking space, and that no additional construction is proposed. There are no tree-related concerns with the minor variance.

### Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application. However, failure to obtain variance b) would require the applicant to remove the driveway/private approach from the property. In light of this, the Owner shall be made aware that a permit is required prior to the removal of the approach.

### 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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#### **Basma Alkhatib**

Planner I, Development Review, Central Planning, Real Estate and Economic Development Department



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#### **Erin O'Connell, RPP, MCIP**

Planner III, Development Review, Central Planning, Real Estate and Economic Development Department