

2024-04-11



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

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

Site Address: 370 Athlone Avenue  
Legal Description: Lot 75, Registered Plan 263  
File No.: D08-02-24/A-00027  
Report Date: April 14, 2024  
Hearing Date: April 17, 2024  
Planner: Margot Linker  
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Neighbourhood  
Zoning: R4UB (Residential Fourth Density, Subzone UB)

**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **has some concerns with** the applications.

**DISCUSSION AND RATIONALE**

This proposal is subject to the Bill 109 phased pre-consultation process, which must be completed prior to submitting a formal Site Plan Control application. The proposal must be zoning compliant in order for the applicant to submit their material for the last phase of this pre-consultation process.

Staff previously requested an adjournment to allow time for the applicant to respond to and address the pre-consultation comments. Staff have received this information and have had sufficient discussions with the applicant.

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 located within the Inner Urban Transect and designated Neighbourhood within the Evolving Neighbourhood Overlay in Schedules 1 and B2 in the Official Plan. This area is generally planned for mid- to high-density development where walking, cycling and transit are prioritized, especially when located close to frequent street and/or rapid transit. The subject site is zoned R4UB (Residential Fourth Density, Subzone UB), which permits a wide mix of dwelling types, ranging from single detached dwellings to low-rise apartments.

Staff have no concerns with development providing zero parking, whereas two parking spaces are required. The site is located less than 60 metres from Richmond Road, which is a Transit Priority Corridor, and less than 300 metres away from the future Westboro O-Train Station. The proposed development also proposes 16 bicycle parking spaces. The site has the highest score for service and amenity access (15-Minute Neighbourhoods study), and is in close proximity to a mix of uses along Richmond Road and Scott Street.

Staff have no concerns with the proposed reduced setback for the accessory structures. The existing structures pose similar impacts on abutting properties. Through discussions with the applicant, the accessory structure will directly abut the new fence and will be built with materials that will reduce required maintenance, and strategies are in place for repairing from the interior. The details can be confirmed through the Site Plan process.

Staff appreciate that there is strong policy support for intensification on the subject site and that this area is expected to absorb urban growth as long as a site can function adequately. However, Staff have concerns with the proposal of an exterior ramp on a new development, as well as the proximity of some of the balconies to the waste storage area. While none of the requested variances relate directly to these elements in terms of setbacks, the inability to internalize these elements is arguably tied to the proposed number of units.

## **ADDITIONAL COMMENTS**

### **Transportation Engineering Services**

1. 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.
2. The integrated renewal of Athlone Avenue between Scott Street and Byron Avenue, which is planned to start construction in 2025. A new sidewalk is planned on the east side of Athlone between Scott Street and Richmond Road. 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 Athlone 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 Daniel Brazeau ([daniel.brazeau@ottawa.ca](mailto:daniel.brazeau@ottawa.ca)) for additional project information and coordination.

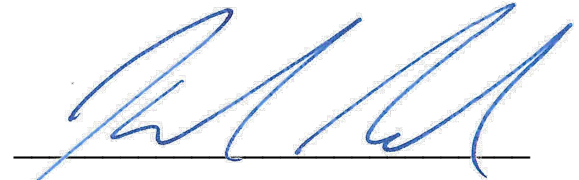
### **Planning Forestry**

1. This site is the subject of a current Site Plan Control application. All tree protection and planting opportunities will be determined through the development review process. It is strongly recommended to prioritize planting of trees within the front and rear yard landscaped areas to improve the streetscape and enhance the canopy cover toward the official plan target of 40%.

*Margot Linker*

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