

2024-02-16



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 145 Waverley Street
Legal Description: Part Lot 52, North Side of Waverley Street, Registered Plan 15558
File No.: D08-02-24/A-00003
Report Date: February 15, 2024
Hearing Date: February 21, 2024
Planner: Margot Linker
Official Plan Designation: Downtown Core, Neighbourhood, Evolving Overlay
Central and East Downtown Core Secondary Plan
Centretown Community Design Plan
Zoning: R4UC[478]

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

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 Downtown Core Transect and Designated Neighbourhood within the Evolving Overlay on Schedules A and B1 in the Official Plan. The Downtown Core is planned for higher-density, urban development forms, with characteristics that include smaller lots, higher lot coverage with smaller setbacks, and emphasis on the built-form relationship with the public realm. This area is intended to support a wide variety of housing types with a focus on missing-middle housing. The Official Plan encourages regulating based on building form rather than building typology, such as through having regard for local context and character, and appropriate interfaces between buildings and the public realm (s.4.2.1, s.6.3.2).

The site is also located within the Central and East Downtown Core Secondary Plan where it is designated Local Neighbourhood, as well as in the Centretown Community Design Plan. This area is intended to accommodate planned residential growth while ensuring that new development is compatible with the existing neighbourhood.

The subject site is zoned R4UC[478] (Residential Fourth Density, Subzone UC, Urban Exception 478), which allows a wide mix of residential building forms ranging from detached to low-rise apartment dwellings.

Staff have no concerns with the requested variances to permit reduced interior side yard setbacks. The existing dwelling as well as the existing pattern on the street appears to be more narrow interior side yard setbacks, so it appears that the proposed massing will not be out of character from the existing context in this regard. The ground level provides a 1.2m side yard setback, which is sufficient width for waste and bicycle movement to the street. Through discussions with the applicant, it appears that the building can be designed in a way that would all units to have sufficient access to sunlight and fresh air.

When reviewing reductions in lot size, staff consider if all elements associated with introducing a low-rise apartment dwelling can be adequately accommodated on site. Staff have no concerns with the reduced lot size to permit the proposed low-rise apartment dwelling as the development meets the minimum soft landscaping requirements, provides sufficient bicycle parking, and has adequate space for waste management.

ADDITIONAL COMMENTS

Infrastructure 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.

Planning Forestry

There are no tree-related impacts associated with the requested minor variances.

There appears to be adequate space to plant trees in the rear and front yards, following construction; the owner should consider planting trees in the rear yard on private property and a new tree in the adjacent right-of-way, 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 (S.4.8.2).

Margot Linker

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



Jean-Charles Renaud
Planner III, Development Review, Central
Planning, Real Estate and Economic
Development Department