



BING Professional Engineering Inc.

2023/July/05

Committee of Adjustment
Application for Minor Variance
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le

2023-07-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Committee Members,

Reference: Application for Minor Variance
432 Blake Blvd., Vanier, ON K1K 1B1
Our File No.: O-23-GEN-25

Bing Professional Engineering has been retained to file application for minor variance on behalf of our clients, Joseph El Samra and Adel Mahfouz, who act on behalf of the owner of subject land, "Topaz Valley Development Inc.", the property owner, for a new low-rise apartment development with ten (10) affordable dwelling units at 432 Blake Blvd., Vanier. Two (2) minor variances are included in this application as follow:

1. Besides 8 dwelling units maximumly permitted by zoning bylaw, add two (2) additional dwelling units. Thus, 10 units in total.
2. Provide two (2) parking spaces with one (1) for tandem parking

The subject property is municipally located at 432 Blake Blvd. between Jean-Talon St. and de l'Eglise St., and is legally described as part of Lot 10 on registered Plan 504, in the neighborhood of Vanier South, Ward 12, the City of Ottawa.

The subject property has a total lot area of 618m², a depth of 30.57m, and a frontage of 20.06m along Blake Blvd. It is zoned as R4UA (Residential Fourth Density Zone, Subzone UA), an urban residential lot in Area A on Schedule 342, and Infill II Development. Currently, a detached single-storey house with two accessory buildings presents on site.

Project Description

The property owners propose to demolish existing buildings on site and construct a new low-rise apartment building to provide ten (10) affordable dwelling units at three storeys above ground and one floor basement, which is composed of six (6) one-bedroom units and four (4) two-bedroom units

As the zoning bylaw Section 162, Table 162A, a low-rise apartment building is permitted to have maximum eight (8) dwelling units. This application is to apply for additional two (2) dwelling units.

The subject property is within Area X on Schedule 1A. As per zoning bylaw Section 101.(3), parking provision is not required for the proposed development, as the apartment building has ten (10) units less than 12. However, parking provision is not prohibited under this By-law. Moreover, the subject property is also within Area A on Schedule 321. As per Section 105.(d), a tandem parking is permitted on a driveway where two parking spaces are required for a low-rise apartment building. As the proposed two (2) parking spaces are not required but provided, the 2nd minor variance is to apply for two (2) parking spaces provision with one (1) tandem parking for the new low-rise apartment.

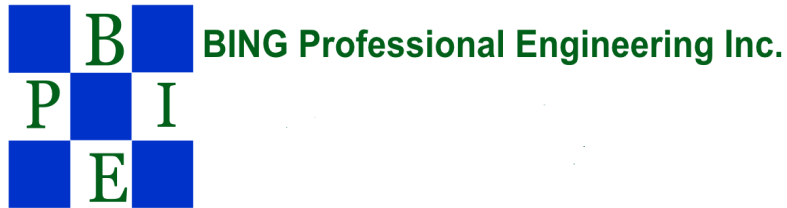
Four Tests Screening

1) The variance is minor

All other zoning bylaw provisions are respected in the proposed development. Two (2) additional dwelling units will not impose a great load increase on existing municipal infrastructure such as sewers, portable water, garbage, traffic, schools, public amenity, etc. Currently, parking spaces exist at side yard of the subject property. Parking provision is also a dominant character of this neighbourhood either at front yards, side yards or rear yards. Therefore, the two variances are considered minor.

2) The variance is desirable for the appropriated development or use of the property

The two (2) additional dwelling units and parking provision are to serve the proposed low-rise apartment building, and would be considered desirable for the same use of the property.



3) The general intent and purpose of the zoning By-law is maintained.

Both existing and new uses of the subject property are residential. A low-rise apartment is permitted in subzone R4UA under the zoning By-law. Parking provision is not required but not prohibited for this property.

4) The general intent and purpose of the official plan is maintained

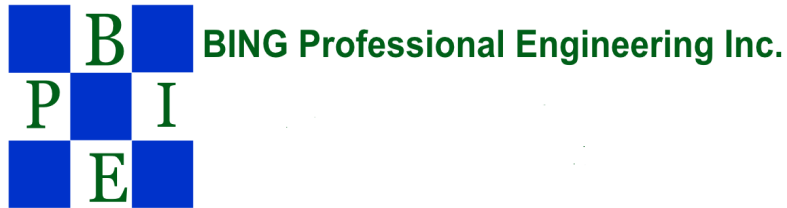
The subject property is designated as Inner Urban Area on Schedule 1, and Infill II Development. The City's new Official Plan dated November 4, 2022 promotes and executes a policy of Intensification and Diversifying Housing Options within existing neighbourhoods, which is "the development of a property, site or area at a higher density than currently exists though the creation of new units, uses or lots on land previously developed land in existing community". The two (2) additional dwelling units is to provide more affordable dwelling units within the inner city without a significant negative impact on existing city infrastructure.

The Official Plan, Section 4.6.3.3) promotes non-street vehicular parking in Urban Design. Section 5.2.1.5.c). permits to relocate existing private approach in Inner Urban Transect. Currently, parking spaces exist at side yard of the property. Two (2) parking spaces with one (1) tandem parking as the 2nd variance will help to reduce street parking for residents of the new apartment building. The existing private approach is to be demolished and relocated to the other side of the property as new asphalt paving. Therefore, the proposed parking provision, tandem parking and driveway are in compliance with the Office Plan.

In Summary, the subject Minor Variance Application satisfies the Four Tests under the Planning Act.

In Support of the Minor Variance Application, please find the following enclosed:

- A completed Application Form (1copy)
- A cheque in the amount of \$2,868 for Minor Variance Application Fee (will be sent by owner).
- Cover Letter (1 copy)



- An up-to-date Survey Plan of the entire subject property (1 full-sized copy and 1 letter sized copy)
- Site Plan (1 full-sized copy and 1 letter sized copy)
- Elevation Drawings (1 full-sized copy and 1 letter sized copy)
- A completed Authorization, signed by registered owner.
- Tree information Report (1 copy)

Warm Regards

A handwritten signature in black ink, appearing to be 'Changhong Sun', written in a cursive style.

2023-07-05

Changhong Sun

Architect
Bing Professional Engineering Inc.
Unit 5, 6 Antares Dr., Nepean, ON K2E 8A9
Chang.sun@bingpro.ca
613 252 8808