

2024-08-15



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 681 Mikinak Road  
Legal Description: Block 19, Registered Plan 4M-1581  
File No.: D08-02-24/A-00198  
Report Date: August 15, 2024  
Hearing Date: August 21, 2024  
Planner: Margot Linker  
Official Plan Designation: Inner Urban Transect, Minor Corridor  
Secondary Plan: Wateridge Village Secondary Plan  
Zoning: GM31 H(30) (General Mixed Used Zone, Subzone 31, Maximum Building Height 30 Metres)

**DEPARTMENT COMMENTS**

The Planning, Development and Building Services 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. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

The subject site is located within the Inner Urban Transect on Schedule A and designated as a Minor Corridor on Schedule B2 of the Official Plan and is zoned GM31 H(30) zone. The site is also located within the Wateridge Village Secondary Plan where it is designated Low-Rise to Mid-Rise Mixed-Use. In addition, the site is subject to the Former Canadian Forces Base (CFB) Rockcliffe Community Design Plan, where it is recognized as a Core neighbourhood. This area is planned for pedestrian-oriented, mixed-use development to support the growth of 15-minute neighbourhoods.

Staff have no concerns regarding widening the driveway to 6.7m, as this width supports loading, emergency services, waste management, resident and visitor parking to four mixed-use buildings within this block. Sharing one private approach for this block is encouraged in the Official Plan to maintain space for on-street parking and yard space

for trees and intensive landscaping, and minimizes impact on the public realm.

Staff have no concerns regarding the proposed increase in the gross floor area on the seventh storey from 750 m<sup>2</sup> to 1,291 m<sup>2</sup> for building B and 1,196 m<sup>2</sup> for building C. The Zoning on the site contemplated a building up to nine storeys where the intention was to ensure higher storeys had a smaller footprint than those below. The increased footprint for one additional storey will have minimal impact. The policies encourage articulating building facades to break up the massing, with a podium that helps reflect a human-scale amidst the compact, mid-rise development. Through review of the elevations, staff believe that the proposed development still has a strong, proportionate podium, consistent with intent of the Zoning By-law.



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