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chmielarchitects

July 19th, 2024

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-10-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

City of Ottawa

Planning, Development and Building Services Department (PDBS)

Attention: Development Information Officer (doinquiry@ottawa.ca)

Panel2_planners@ottawa.ca

cofa@ottawa.ca

Reference: Minor Variance / Permission Application

Committee of Adjustment Restaurant Renovation – 101 Kanata Ave, Ottawa

Our Project No. 23-2091

Dear Sir/Madam:

We would like to submit a minor variance to reduce setbacks from a corner side yard lot line to a parking space at the above noted address. The current bylaw requirement is for a minimum corner side yard 10 meter setback in the MC 10 subzone. The current parking spaces at this side yard on the property are generally setback from the lot line 6 meters. There are currently 154 parking spaces on the site and it is the intention to maintain the parking count, but however relocate two of the parking spaces. We are also requesting a reduction in the landscape buffer requirement of 3 meters at the location of the 2 relocated parking spaces to 2.3 meters.

We are looking to construct a patio for a newly renovated restaurant on the ground floor of the building and to accommodate this patio it is necessary to relocate two parking spaces located adjacent to the building as highlighted on the site plan. We would like to relocate these parking spaces along the corner side yard, and to accommodate the setback from the corner lot line in this location the setback must be reduced from 10 meters per zoning to 2.3 meters as per the site plan attached for these two spaces, and similarly reduce the landscape buffer from 3 to 3 to 2.3 meters..

We have found other possible locations to relocate the two parking spaces which would not affect the side yard setback; however this would require the removal of 3-4 large coniferous trees located on the property. Please refer to the attached site plan drawing, SP-001 dated June 18th, 2024.

We held a pre consultation with planning staff on July 18th, of 2024 and their comments are also appended to this application.

With respect to addressing the four tests of the planning act we believe the variance is minor. We are not asking to remove or delete parking spaces, but to relocate 2 spaces adjacent to an existing row of existing parking spaces. These two spaces are currently located adjacent to an exit from the building, and the desire is to create an outdoor pedestrian patio at this location. We do not believe the current 10 Meter side yard setback is appropriate to the existing site conditions and as such this large setback for parking is not appropriate based on existing as built conditions. All existing parking is generally set back only 6 meters from the property line. Also, the side yard is approximately 127 meters long and has an angled section. Our relocated spaces are in this angled section. It is also necessary to reduce the landscape buffer from 3 meters to 2.3 meters for a distance of 5,2 meters along this side yard in the angled area. In light of the minor nature of the variance applied for we believe the general intent and purpose of the Official Plan is being maintained. This change or variance is desirable for the development / use of the land, and building. We

are creating new outdoor amenity space for the existing hotel; we are not impacting the use of the lands as all parking spaces are being maintained and the impact to the landscape buffer is limited minimal. The 2 relocated parking spaces do not negatively impact the use of the parking lot or impact adjacent landowners.

We would be available to address any items of concern or any questions at your convenience.

Yours truly,

CHMIEL ARCHITECTS INC.

A handwritten signature in black ink, appearing to read 'Richard Chmiel', with a horizontal line underneath.

Richard Chmiel, OAA, MRAIC, AIA.