

**Subject: Motion - Committee of Adjustment Application for 411 and 415
Ravenhill Avenue**

File Number: ACS2022-OCC-PLC-0005

**Report to Planning Committee on 26 May 2022
and Council 8 June 2022**

Submitted on May 16, 2022 by Kelly Crozier, Committee Coordinator

Contact Person: Councillor J. Leiper

613-580-2485, Jeff.Leiper@ottawa.ca

Ward: Kitchissippi (15)

**Objet : Motion – Demande au Comité de dérogation pour les 411 et 415,
avenue Ravenhill**

Dossier : ACS2022-OCC-PLC-0005

Rapport au Comité de l'urbanisme

le 26 mai 2022

et au Conseil le 8 juin 2022

Soumis le 2 mai 2022 par Kelly Crozier, Coordonnatrice du comité

Personne ressource : Councillor J. Leiper

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Quartier : Kitchissippi (15)

REPORT RECOMMENDATIONS

That the Planning Committee recommend Council approve, pursuant to Section 45 of the *Planning Act*, that an application to the Committee of Adjustment be permitted in respect to the properties at 411 and 415 Ravenhill Avenue for minor variances associated with reduced setbacks for an accessory structure, reduced

length of two parking spaces, and an easement for the benefit of residents at 411 Ravenhill Avenue.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil d'approuver, en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*, la présentation d'une demande au Comité de dérogation concernant les propriétés des 411 et 415, avenue Ravenhill pour dérogations mineures associées à la réduction des marges de recul pour une structure accessoire, à la réduction de la longueur de deux places de stationnement et à l'aménagement d'une servitude au bénéfice des résidents du 411, avenue Ravenhill.

BACKGROUND

At the Planning Committee meeting on May 12, 2022, Councillor J. Leiper introduced a Notice of Motion for consideration at the subsequent meeting. The motion is now before Planning Committee for consideration.

DISCUSSION

At the April 28, 2022 meeting of the Planning Committee, Chair Moffatt introduced the following Notice of Motion, for the Committee's consideration at its meeting of May 12, 2022.

WHEREAS on February 11, 2021, Planning Committee approved report ACS2021-PIE-PS-0005, a Zoning By-law Amendment for 574, 576 Byron Avenue and 411, 415, 419, 423, 425 and 427 Ravenhill Avenue. The report outlined the zoning amendment required to permit the conversion of the existing triplex buildings to 4-unit low-rise apartment buildings. Council approved the report on February 24, 2021 and the implementing Zoning By-law amendment on February 24, 2021; and

WHEREAS a request has been received to proceed with a Minor Variance application to permit an easement over 415 Ravenhill Avenue for the benefit of 411 Ravenhill to permit use of the existing accessory waste structure, to permit a minor reduction in pathway width and setbacks as it pertains to the waste structure, and to reduce two existing parking spaces from 5.2 metres to 4.6 metres in length; and

WHEREAS the proposed changes do not alter the use of the existing building or existing waste structure in any way; and

WHEREAS Subsection 45 (1.3) of the Planning Act does not permit an application for minor variance before the second anniversary of the initial zoning amendment which in this case would be February 24, 2023. To wait until the February 24, 2023 deadline will delay the issuance of a building permit; and

WHEREAS Subsection 45 (1.4) of the Planning Act permits Council to declare by resolution that such an application would be permitted;

THEREFORE IT BE IT RESOLVED THAT the Planning Committee recommend Council approve, pursuant to Section 45 of the Planning Act, that an application to the Committee of Adjustment be permitted in respect to the properties at 411 and 415 Ravenhill Avenue for minor variances associated with reduced setbacks for an accessory structure, reduced length of two parking spaces, and an easement for the benefit of residents at 411 Ravenhill Avenue.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

LEGAL IMPLICATIONS

There are no legal impediments to the adoption of the recommendation in this report.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Leiper raised this issue, by way of Notice at the May 12 Planning Committee meeting.

ADVISORY COMMITTEE(S) COMMENTS

Not applicable

CONSULTATION

No specific consultation was conducted in respect of this report. The public was notified of this report in such that the Notice of Motion was raised at the public meeting of the Planning Committee on May 12, 2022, and was listed on the associated meeting Disposition, which was posted to Ottawa.ca. Subsequently, the meeting was advertised in community newspapers and on Ottawa.ca, and the agenda was published on Monday, May 16, 2022.

Public delegations may be received by the Committee.

ACCESSIBILITY IMPACTS

This report was drafted to transmit the above Motion, approved at Committee, to Council for consideration its meeting of June 8, 2022. No specific accessibility impacts have been identified.

RISK MANAGEMENT IMPLICATIONS

There are no known risk management implications associated with this report.

RURAL IMPLICATIONS

There are no rural implications associated with the report recommendation.

TERM OF COUNCIL PRIORITIES

This report has no direct impacts on the City's strategic priorities or directions identified for the current term of Council.

DISPOSITION

Staff will take direction from Committee and Council and proceed accordingly.

Pursuant to the Delegation of Authority By-law (By-law No. 2022-29), Schedule "C", Section 7, the City Clerk has authorized the correction of a minor error in this report prior to Council consideration. The correction is to the final recital of the original Motion, which should reference Subsection 45 (1.4) of the *Planning Act*. This correction has also been made to the final motion, as referenced in the Extract of Draft Minutes appended to the report to Council.