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# Committee of Adjustment Received | Recu le

2023-04-14

City of Ottawa | Ville d'Ottawa

Comité de dérogation



## Consent COMMENTS TO THE COMMITTEE OF ADJUSTMENT

Panel 1

Site Address: 62 Columbus Avenue

Legal Description: Part of Lots 27 and 28, Registered Plan 291

File Nos.: D08-01-23/B-00074 & D08-01-23/B-00075

Date: April 11, 2023 Hearing Date: April 19, 2023

Planner: Basma Alkhatib

Official Plan Designation: Inner Urban Transect, Neighbourhood

Zoning: R3M (Residential third density Zone, subzone M)

#### **DEPARTMENT COMMENTS**

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

#### **DISCUSSION AND RATIONALE**

The subject site is within the Inner Urban Transect Policy Area on Schedule A and Neighbourhood designated on Schedule B2 in the Official Plan. The aimed pattern of development in the Inner Urban Transect is urban, exhibiting the characteristics outlined in Table 6 of the Official Plan. This pattern includes a minimum of two functional storeys, attached buildings and small areas of formal landscape and a range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios. Also, Neighbourhoods are anticipated to maintain their low-rise nature unless otherwise stated in the Zoning Bylaws or applicable Secondary Plans.

With respect to the criteria for the subdivision of land listed in Section 51(24) of the Planning Act, R.S.O. 1990, c.P.13, Staff have no concerns with the requested severance. The severance will facilitate the establishment of separate ownership of each principal unit in the semi-detached dwelling, a permitted use in the R3M zone. The proposed consent application aligns with the existing multi-family dwelling, adhering to the Official Plan policies for those lands designated as Inner Urban Neighbourhood. The size and shape of the proposed lots are suitable for the use of the land and the lots will front onto an established municipal road with municipal services.

The proposed development is complying with the Zoning By-law standards for the lot width and area.

The Department has **no concerns** with the applicant's request to for Consent for the proposed two lots.

The Planning, Real Estate and Economic Development Department further requests that the following conditions be imposed on the consent if approved:

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- 1. That the Owner(s) provide a servicing plan or other evidence, to the satisfaction of- the Development Review Manager of the Central Branch within Planning, Real Estate and Economic Development Department, or his/her designate, to be confirmed in writing from the Department to the Committee, that each existing building and/or unit on the severed and retained parcels has its own independent water, sanitary and sewer connection, as appropriate, that are directly connected to City infrastructure and do not cross the proposed severance line.
- 2. That the Owner enter into an Agreement with the City, at the expense of the Owner, which is to be registered on Title to deal with the covenants/notices that shall run with the land and bind future owners on subsequent transfers;
  - "The property is located next to lands that have an existing source of environmental noise (arterial road, highway, airport, etc) and may therefore be subject to noise and other activities associated with that use"
- 3. The Agreement shall be to the satisfaction of the Manager of the Central Branch within Planning, Real Estate and Economic Development Department, or his/her designate. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.
- 4. That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that the party wall meets the Ontario Building Code, O Reg. 332/12 as amended, which requires a 1-hour fire separation from the basement through to the underside of the roof. Verification from the Building Inspector is required. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.
- 5. That the Owner(s) shall prepare and submit a tree planting plan, prepared to the satisfaction of the Development Review Manager of the relevant Branch within the Planning, Real Estate and Economic Development Department, or his/her designate, showing the location of one new 50mm tree to be planted on each lot following construction, to enhance the urban tree canopy.

### **Forestry Services Comments:**

1. There is a newly constructed semi-detached dwelling on this property. There are no tree concerns associated with the severance of this property. The Official Plan has a tree canopy cover target of 40%. As a condition of the severance, a planting plan must be provided showing the location of one new tree on each of the severed properties for improvement of the streetscape and urban canopy cover. The planting plan must include the location of existing trees to ensure there are no conflicts.

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#### **Additional Comments:**



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1. The Right-of-Way Management Department has no concerns with the proposed Consent application.

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Basma Alkhatib

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Jean-Charles Renaud, RPP, MCIP Planner III

Development Review, Central Branch Planning, Real Estate and Economic **Development Department**