

Committee of Adjustment
Received | Reçu le

2023-05-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Minor Variance

**COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 2**

Site Address: 1486 Baseline Road

Legal Description: Lot 556, Registered Plan M-29

File No.: D08-02-23/A-00045

Date: May 1, 2023

Hearing Date: May 3, 2023

Planner: Samantha Gatchene

Official Plan Designation: Outer Urban Transect, Mainstreet Corridor

Zoning: R2F

SYNOPSIS OF APPLICATION

At its hearing on April 3, 2023, the Committee granted an adjournment of the application so that the agent could provide Forestry and Planning staff with an updated Tree Information Report (TIR) and/or make revisions to the application to address staff concerns regarding the requested variance to reduce vehicle parking and comply with the oversized dwelling unit provisions.

The subject property comprises four full lots on a Plan of Subdivision (Lots 2624 to 2627 on Registered Plan 375). The Owner wants to construct a new two-storey semi-detached dwelling on Lots 2624 and 2625 (shown as Unit #1 and Unit #1 on the Draft 4R Plan filed with the applications). The existing dwelling is to be demolished.

The Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced lot width of 7.63 metres for Unit 1, whereas the By-law requires a minimum lot width of 9 metres.
- ~~b) To permit 0 parking spaces for Unit 1, whereas the By-law requires a minimum of one parking space per semi-detached dwelling unit.~~
- ~~c) To permit 0 parking spaces for Unit 2, whereas the By-law requires a minimum of one parking space per semi-detached dwelling unit.~~

DEPARTMENT COMMENTS

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



DISCUSSION AND RATIONALE

The Official Plan designates the property Neighbourhood within the Outer Urban Transect. The property is also within the Evolving Neighbourhoods Overlay. The Official Plan provides policy direction that development along Mainstreet Corridors in the Outer Urban Transect shall permit a mix of uses, including residential, and shall provide suitable transition to abutting low-rise areas. Where a lot is too small to provide such a transition, only low-rise development is permitted. Section 4.6.6 further outlines that low-rise buildings shall include areas for soft landscaping, main entrances at-grade, and front porches, where appropriate. As proposed the semi-detached dwelling features front yards with soft landscaping and entrances with front porches.

The property is zoned Residential Second Density Zone Subzone F (R2F), which permits a range of residential uses, including semi-detached dwellings. The purpose of this zone is to limit development to detached and two principal unit buildings, provide additional housing choices, and regulate development in a manner that is compatible with existing land use patterns. The R2F zone prescribes a minimum lot width of 9 metres and lot area of 270 square metres for a semi-detached dwelling.

The lot width for Unit 1 is proposed to be reduced from 9 m to 7.63 m. The lot width for Unit 2 will comply with the Zoning By-law. Staff have no concerns with the proposed variance to permit a reduced lot width. The minor variance application is consistent with the intent of the R2F zone, which are, among others, to “restrict the building form to detached and two principal unit buildings” and “regulate development in a manner that is compatible with existing land use patterns so that the detached and two principal dwelling, residential character of a neighbourhood is maintained or enhanced”. A variance to permit reduced lot width for Unit 1 is indeed minor in nature. The current lot fabric of the street is comprised of a range of housing types including semi-detached, detached, townhouse and apartment dwellings. The reduction in lot width for Unit 1 would enable a development that is compatible with the surrounding land uses and is appropriate for the subject lands.

ADDITIONAL COMMENTS

Planning:

- Compliance with the Zoning By-law provisions prohibiting oversized dwellings within semi-detached dwellings have been addressed by revised floor plans submitted by the Applicant.

The number of bedrooms proposed in the principle dwelling units and Secondary Dwelling Unit (SDU) within each semi-detached dwelling have been reduced from five bedrooms to four bedrooms. Therefore, oversized dwelling units are no longer proposed.

- The requested minor variances to permit a reduction in the number of provided vehicle parking spaces for each semi-detached unit are no longer required. The Applicant has submitted a revised site plan which proposes to provide 1 parking



space per semi-detached unit, therefore complying with the minimum parking requirements of the Zoning By-law.

Right of Way:

- The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application. However, the Applicant shall be made aware that a private approach permit is required to remove the existing approach/driveway from the property.

Please contact the ROW Department for any additional information at rowadmin@ottawa.ca

Forestry:

- The TIR appears to have been written based on a different development proposal and therefore does not accurately represent the site plan provided. The trees on the northeast side of the lot are not in proximity of the proposed construction of Units 1 and 2 as described in the TIR.

Trees "E" and "I" are the only protected trees on the property. Neither of these trees are impacted by the development proposed and are to be retained. The TIR must be updated before submitting the building permit application to show retention of Trees "E" and "I". Please also note removal of a jointly or neighbor owned tree (for example, Tree "I") would require their written consent from the neighboring landowner.

The removal of the dead ash (Tree "B") and the buckthorn (Tree "C") do not require issuance of a permit from Forestry Services. Trees under 30 cm in diameter within the urban area are not protected under the Tree Protection By-law but removal of a jointly or neighbor owned tree without their permission would be a civil issue. The City encourages homeowners to maintain healthy trees and replant suitable species in the right locations to maintain the urban forest canopy after removal of a tree under the protected diameter occurs.

Servicing:

- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.



Samantha Gatchene

Samantha Gatchene, MCIP, RPP
Planner I
Development Review, West Branch
Planning Real Estate and Economic
Development Department

Lisa Stern

Lisa Stern, MCIP, RPP
Planner III
Development Review, West Branch
Planning Real Estate and Economic
Development Department