

1) Introduction

The application is a request for consent for a lot line adjustment and then to sever 1 property into 2 properties. Included in the request is a variance for the two newly created lots to permit a shared drive to each proposed semidetached dwelling.

2) Proposal

The 2 properties currently have 2 single family dwellings, one on each property. These dwellings will be demolished. The proposed development consists of 2 semidetached buildings with 2 dwellings in each semidetached building. These will face Olmstead Street. A lot for a single-family home will also be created facing Levis Ave. The existing 2 single family dwellings will be demolished to make room for the 5 new dwellings.

The neighbourhood consists of a mix of low rise apartments, semidetached dwellings, triplexes and single family homes. The zoning is R4UA and R4UA-c and is Urban residential in the current Official Plan. The lot sizes fully conform with the zoning bylaw. A variance is required due to the proposed semidetached building form. The City of Ottawa has interpreted Table 139(3) Driveway Regulations as "if the zone that a lot is located in has a permitted lot width for the dwelling type proposed" is 6m or less than no driveway is permitted". This interpretation is even if the property has an actual lot width of more than 6m. In this case the lot widths not including the corner sight triangle are a minimum of 6.8m in lot width. City of Ottawa staff have indicated that this anomaly was to have been corrected, but our understanding is that they have not been corrected.

3) Rational

a) Under the current zoning bylaw and official plan the variances and consent requested are minor for the following reasons:

- They are minor and desirable.
 - The buildings and lots fully conform to the zoning bylaw and the lot width is greater than the 6m that would restrict the lot from having a driveway
- The general intent and purpose of the Zoning By-law is maintained
 - the intent of the bylaw is to permit the single-family detached and semi-detached dwellings.
 - The intent of the bylaw that the additions respect the existing character of the neighbourhood.
- The general intent and purpose of the Official Plan is maintained;
 - The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.
- The Ontario Planning Act supports intensification in residential urban areas

b) the consent to sever complies with the City of Ottawa Official Plan and Zoning Bylaw. As noted above it fully conforms with the zoning bylaw. This permits vertically attached building to be severed into individual properties without variances as long as they comply with the current zoning bylaw

c) The Consent to Sever with a plan of subdivision complies with the Planning Act in that it represents orderly development

- 1) Adequate services, sewer, hydro, water and transportation are available
- 2) No new public infrastructure is created
- 3) No changes in land use are being made

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