

2023-08-31



CONSENT APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 2

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 2504 White Street
Legal Description: Part of Lots 2 & 3, Concession 4 (Ottawa Front),
File No.: D08-01-23/B-00191
Report Date: August 29, 2023
Hearing Date: September 5, 2023
Planner: Cass Schlauzero
Official Plan Designation: Suburban (East) Transect, Neighbourhood
Zoning: R1E[2873] & R3Z[2874]-h

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c .P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

ADDITIONAL COMMENTS

The property was the subject of a recent Zoning By-law Amendment (D02-02-22-0042). On May 24, 2023, City Council approved the application to rezone the subject lands from Development Reserve (DR) Zone to R1E[2873] and R3Z[2874]-h. The new zone boundaries align with the proposed lot configuration and the new zoning reflects the existing detached dwelling on the retained parcel and a proposed development on the severed parcel.

The proposed severance will permit future residential development on the severed parcel, though the severed parcel is subject to a holding zone whereby the site-specific provisions outlined in Urban Exception 2874 must be satisfied prior to any future development of the site. The exception provisions include but are not limited to the requirement that municipal wastewater infrastructure be extended along Renaud Road

for the purposes of servicing the severed parcel. No new development is proposed for the retained parcel.

Cash-in-lieu of parkland dedication is being requested as a condition of this consent application in the event that development of the severed parcel does not commence, is not feasible and/or not subject to site plan control approval.

Infrastructure Engineering

If a new dwelling is proposed for the retained lot, the Owner(s) must provide a combined Grading and Drainage Plan and Site Servicing Plan to the satisfaction of the Development Review Manager of the East Branch within the Planning, Real Estate and Economic Development Department, or his/her designate as part of the building permit application. A subsequent easement agreement for drainage over the severed parcel may be required.

Planning Forestry

The proposed severance will have no direct impact on existing trees. The allowable footprint of development on the future parcel will impact several trees as the site is heavily treed. Future development on the site will have to consider tree impacts and account for tree replacement on the site. The Tree Information Report highlights areas of retention to focus, on which should be incorporated into future building design.

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following condition(s) on the application:

1. That the Owner(s) provide evidence that payment has been made to the City of Ottawa for cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2022-280, as amended. Information regarding the appraisal process can be obtained by contacting the Planner.



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