

2023-09-14



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 770 Broadview Avenue
Legal Description: Part of Lot 29, Concession 1 (Ottawa Front)
Geographic Township of Nepean
File No.: D08-01-23/B-00200
Report Date: September 14, 2023
Hearing Date: September 19, 2023
Planner: Samantha Gatchene
Official Plan Designation: Inner Urban Transect, Mainstreet Corridor
Zoning: AM10[2196]

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 Mainstreet Corridor within the Inner Urban Transect. The Official Plan provides policy direction that development along Mainstreet Corridors in the Inner Urban Transect permit a mix of uses which support residential uses and the evolution of a neighbourhood towards 15-minute neighbourhoods.

The property is zoned Arterial Mainstreet, Subzone 10, Urban Exception 2196 (AM10) [2196]. The purpose of this zone is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use and standalone buildings. Urban Exception 2196 prohibits certain additional uses such as bar and cinema.

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. There are no minimum lot area or width requirements for the AM10 subzone and no changes are proposed to the existing three-storey building on the

retained parcel. Parts 1 and 3 will be dedicated to the City for the future widening of Carling Avenue.

ADDITIONAL COMMENTS

Planning Forestry

This site will be the subject of a future site plan. Tree protection and planting requirements will be managed through the site plan process.

Right of Way Management

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

Transportation Engineering

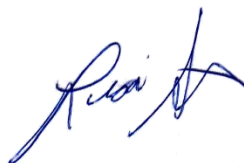
CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following conditions 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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