

2023-11-10



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 2691 Violet Street
Legal Description: Lot 8 North Side of Violet Street Registered Plan 227
File No.: D08-01-23/B-00260 & D08-01-23/B-00261
Report Date: November 09, 2023
Hearing Date: November 14, 2023
Planner: Shahira Jalal
Official Plan Designation: Inner Urban Transect, Neighborhood Designation
Zoning: R2F

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 is designated Neighborhood within the Inner Urban Transect of the Official Plan (OP). Section 5.2.1 (3) of the OP states that the Inner Urban Transect is generally planned for mid- to high-density development, while Section 6.3 of the OP still encourages low-rise buildings and a full range of low-rise housing options within this designation. The proposed consent will split the current lot size, slightly increasing density, while also serving as a low-rise, ground-oriented housing option as encouraged by the OP.

The property is zoned Residential Second Density, Subzone F. The requested consent is consistent with the intent of the R2F zone, which are, among others, to “allow a number of other residential uses to provide additional housing choices within the second density residential areas” 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 neighborhood is maintained or enhanced”. The proposed consent aligns with the overall

intent of the R2F zone. It is noted that this consent application is a subsequent application to minor variance application (D08-02-21/A-00059), which was granted on April 16th, 2021 which granted reduced lot widths of 7.62 meters and a reduced lot areas of 232 square meters for both 2691 and 2693 Violet Street.

The existing building on the site is a two-storey semi-detached dwelling. The applicant is not proposing any changes or construction on the site at the current time. The purpose of this application is to sever the site to create separate parcels that each contain a portion of the building.

Building Codes Services

Building Code services has no comments.

Planning Forestry

This site has already been approved through building permit and constructed, including a tree removal permit for one City-owned tree. There are no tree-related concerns with the severance. A tree planting plan and proof of planting are required showing a minimum of one new 50mm tree in the ROW of each lot to improve the streetscape and canopy cover.

Right-of-Way

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

Transportation Engineering

The Transportation Engineering department has no comments with the proposed Consent Application but have provided conditions below.

CONDITIONS

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

Cash-in-lieu:

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.

Forestry:

2. The Owner/Applicant(s) shall prepare and implement 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 the

property frontage or right-of-way of each lot following construction, to enhance the urban tree canopy and streetscape.

Transportation Engineering:

3. That the Owner(s) provide proof to the satisfaction of **the Development Review Manager of the West Branch within Planning, Infrastructure and Economic Development Department, or his/her designate**, to be confirmed in writing from the Department to the Committee, that each existing parcel has its own independent storm, sanitary and water services connected to City infrastructure and that these services do not cross the proposed severance line. If they do cross or are not independent, the Owner(s) will be required to relocate the existing services or construct new services from the City sewers/watermain, at his/her own cost.
4. That the Owner(s) enter into a Joint Use, Maintenance and Common Elements, at the expense of the Owner(s), setting forth the obligations between the Owner(s) and the proposed future owners.

The Joint Use, Maintenance and Common Elements Agreement shall set forth the joint use and maintenance of all common elements including, but not limited to, the common party walls, common structural elements such as roof, footings, soffits, foundations, common areas, common driveways and common landscaping.)

The Owner shall ensure that the Agreement is binding upon all the unit owners and successors in title and shall be to the satisfaction of the **Development Review Manager of the West Branch within Planning, Infrastructure and Economic Development Department, or his/her designate, and City Legal Services**. The Committee requires written confirmation that the Agreement is satisfactory of **the Development Review Manager of the West Branch within Planning, Infrastructure and Economic Development Department, or his/her designate**, and is satisfactory to **City Legal Services**, as well as a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.



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