

2023-12-07



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 970 and 974 Sheridan Avenue
Legal Description: Lot 117 and Part of lot 118, Registered Plan 314
File No.: D08-01-23/B-00270
Report Date: December 7, 2023
Hearing Date: December 12, 2023
Planner: Siobhan Kelly
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: Residential Second Density Subzone G (R2G)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The Official Plan designates the subject property Neighbourhood within the Inner Urban Transect. The Official Plan provides policy direction that Neighbourhoods in the Inner Urban Transect shall accommodate residential growth to meet the City's Growth Management Framework. If granted, the severance application will establish separate ownership for an existing semi-detached dwelling constructed in 1955.

The property is zoned Residential Second Density Subzone G (R2G). The purpose of this zone is to allow for a mix of residential building forms, including semi-detached dwellings and to manage development in a manner that aligns with existing and planned land use patterns. As proposed, the severed and retained lots comply with the minimum lot size requirements.

With respect to the criteria for the subdivision of land listed in Section 51(24) of the Planning Act, R.S.O. 1990, c.P.13, staff has no concerns with the proposed severance, which will establish separate ownership for the existing semi-detached dwelling.

CONDITIONS OF APPROVAL

If approved, the Planning, Real Estate and Economic Development Department requests that following conditions be imposed on the consent application(s):

1. That the Owner(s) provide evidence (i.e., servicing plan), to the satisfaction of the Development Review Manager of the West Branch within the Planning, Real Estate and Economic Development Department, or his/her designate, to be confirmed in writing from the Department to the Committee, that both the severed and retained parcels have their own independent water, sanitary and sewer connection, as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. If they do cross the proposed severance line, or they are not independent, the Owner(s) will be required to relocate or construct new services from the city sewers and/or watermain at his/her own costs.
2. That the Owner(s) enter a Joint Use, Maintenance and Common Elements Agreement 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, structural elements such as roof, footings, soffits, foundations, common areas, common driveways, and common landscaping.

The Owner(s) shall ensure that the Agreement is binding upon all the unit owners and successors in title and shall be to the satisfaction of Development Review Manager of the South Branch within the Planning, Real Estate and Economic Department and City Legal Services. The Committee requires written confirmation that the Agreement is satisfactory to the Planning, Real Estate and Economic Department and City Legal Services, as well as a copy of the Agreement and written confirmation from City Legal Services that it was registered on title.

3. That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that the party wall meets the Ontario Building Code, O Reg. 332/12 as amended, which requires a 1-hour fire separation from the basement through to the underside of the roof. Verification from the Building Inspector is required. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.
4. The Owner(s) shall submit a Trees In Trust application for one new 50mm tree to be planted in the right-of-way in front of each lot, to enhance the urban tree canopy and streetscape.
<https://ottawa.ca/en/living-ottawa/environment-conservation-and-climate/trees-and-urban-forests/tree-planting#trees-trust>



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