

2024-02-01



Minor Variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 2

Site Address: 2335 Baseline Road	
Legal Description: Part 1, Plan of Part of Lots 333 and 334, Registered Plan 394911	
File No.: D08-02-23/A-00280	
Date: February 1, 2024	Hearing Date: February 6 th , 2024
Planner: Shahira Jalal	
Official Plan Designation: Outer Urban Transect, Mainstreet Corridor Designation	
Zoning: R1O	

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment** with the application.

The application consisted of an error on the assessment of required parking of the proposed development. This may require a revised resubmission of the application, as the site plan and rationale may change. Upon revision, the commenting departments will provide updated comments and conditions. The report below are comments and conditions for the application in it's current state:

DISCUSSION AND RATIONALE

The subject site is located in the Outer Urban Transect, along the Mainstreet Corridor designation, and zoned R1O. The purpose of the proposed development is to build a two-storey plus basement rooming house, in the form of a single detached building. Each rooming unit will feature a private ensuite washroom creating private space within the shared house. The basement shared amenity space includes a kitchen, laundry room with two sets of machines, and living and dining room. The *Planning Act* does not define 'rooming units' as a stand alone dwelling; thus, the proposal will be viewed as one (1) 'Rooming House' (as defined by the zoning by-law) on the subject site, and will not be subjected to a Site Plan Control Application.



Section Section 5.3 (Outer Urban Transect)

Section 5.3.1 (2)(b) of the OP encourages mid- or high rise along mainstreets, unless the lot is too small to provide a suitable transition to abutting low-rise areas. The subject site is adjacent to other R1O lots, maintain the low-rise height and therefore is considered compatible with existing developments in the surrounding neighbourhood.

Section 6.2 (Mainstret Corridor)

Section 6.2 of the OP encourage higher density, mixed-uses, close proximity to public transportation and contribution to the 15-minute neighbourhood model. The subject site is located in a mixed-use area with a transitway station approximately 200m to the east. The site is also surrounded by varying residential densities and other compatible uses, such as local commercial and institutional (church), all of which are within walking distance.

The application can be considered minor in nature as the number of rooming units proposed are only 4 over the current maximum of 7. The intention of the use and function of the subject site are consistent with the purposes of the R1 zoning, which are, amongst others, to “regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling residential character of a neighbourhood is maintained or enhanced”.

As part of staff review, it was identified that the proposed additional rooming units increase the parking requirement to 3 parking spaces (0.25 space per rooming unit) per the Zoning By-law (Table 101 – MINIMUM PARKING SPACE RATES); this is not reflected in the current site plan and planning rationale provided by the applicant. The Department requests an adjournment to allow the applicant to revise the zoning check and site plan for this application.

ADDITIONAL COMMENTS

Forestry:

Planning Forestry does not have concerns with the minor variance proposed. Based on the number of rooming units proposed, bike and waste storage has been incorporated in the rear yard design; through pre-consultation, the location of this storage area was shifted further outside of the critical root zone of an adjacently owned tree (#1) to reduce its impact. The neighbouring owner of the tree/property must be made aware of all impacts to their tree and protection measures to be



implemented, prior to the work being carried out.

The City-owned tree (#1) in the right of way must be protected through the duration of construction. No materials or equipment can be stored in the critical root zone of this tree. The City of Ottawa's Tree Protection Specification can be found online for reference:

https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf

There is adequate space to plant additional trees; the owner should consider planting additional trees in the rear and/or front yard on private property, to enhance the property and contribute towards the City's 40% canopy goal, as per the Official Plan's policies to enhance and protect the urban forest canopy through growth and intensification (§ 4.8.2).

Right-of-Way:

The Right-of-Way Management Department has **no concerns** with the proposed application as there are no requested changes to private approaches.

Building Code Services:

Building Code Services does not have any comments.

Infrastructure Services:

Building Code Services does not have any comments.

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West