

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation



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: March 14, 2024	Hearing Date: March 19 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 has **no concerns** with the application.

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 units; 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 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 (Mainstreet Corridor)

The OP encourages mixed-use, higher density developments within mainstreet corridors. Section 6.2 of the OP also encourages that developments to be located in close proximity to public transportation and also contribute to the 15 minute neighbourhood model.

The subject site is located in a mixed-use area with a planned rapid transit station approximately 200m to the east on Schedule B3 of the OP. 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.

Zoning (R1O Zone)

The application can be considered minor in nature as the increase does not impact the built form, which remains to be a detached-dwelling structure and therefore is compatible with the surrounding homes. The increase in density is appropriate because of its frontage on arterial road, distance to planned transit and proximity to amenities.

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”.

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.

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:

Infrastructure Services does not have any comments.

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Shahira Jalal
Planner I, Development Review

A handwritten signature in black ink, appearing to read "Stream Shen".

Stream Shen, MCIP RPP
Planner III (A), Development Review, West