



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

**CONSENT & MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 1983 Carling Avenue  
Legal Description: Part of Block B, Plan 4M-98, City of Ottawa  
File No.: D08-01-23/B-00284 & D08-01-23/B-00285 and  
D08-02-23/A-00266  
Report Date: February 29, 2024  
Hearing Date: March 5, 2024  
Planner: Samantha Gatchene  
Official Plan Designation: Inner Urban Transect, Mainstreet Corridor  
Evolving Neighbourhood Overlay  
Zoning: AM10

The public notice should be amended accordingly regarding the requested easements:

- Part 8 is subject to an existing easement LT44938.
- It is proposed to create an easement over Parts 5, 6, **9 and 12** in favour of Parts 4, 13 to 17 for vehicular and pedestrian access.
- It is proposed to create an easement over Parts ~~9, 12~~, 13 and 14 in favour of Parts 2, 3, 5 to 12 for vehicular and pedestrian access.

**SYNOPSIS OF APPLICATIONS**

At its hearing on January 16, 2024, the Committee granted an adjournment of the application so that the Applicant could apply for an additional variance for reduced glazing percentage along Bromley Road.

**DEPARTMENT COMMENTS**

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

**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 (AM10). The purpose of this zone is to accommodate a broad range of uses including residential, service commercial, offices, retail and institutional uses in mixed-use and standalone buildings.

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. The consent enables a new lot to be created for the proposed low-rise apartment building.

Staff do not have concerns with the requested easements for vehicle access over the shared rear driveway.

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

Staff do not have concerns with the requested variance to increase the maximum building height from 11.0 metres to 11.98 metres. Staff consider the site’s location along Carling Avenue, which is classified as an arterial road, an ideal location for increased building heights. The requested variance is appropriate for the proposed development and is not foreseen to result in negative impacts on the abutting properties or the neighbourhood.

Staff do not have concerns with the requested variance to reduce the percentage of glazing along Bromley Road from 50% to 32%. The minimum glazing percentage is intended to help facilitate interest along the street through the building materials. The requested variance is appropriate for the site because this section of Bromley Road is a dead-end with pedestrian-only traffic permitted along Bromley north of the site. Thus, minimal activity is expected to occur along the Bromley frontage. The reduced glazing percentage will also enable the residents occupying the lower levels of the apartment building more privacy. Furthermore, the minimum glazing requirement has been met along the Carling Avenue frontage, allowing the proposed development to contribute to the streetscape of the arterial road.

## **ADDITIONAL COMMENTS**

### **Planning Forestry**

This is a Site Plan application, and tree retention and planting will be determined through the development review process. It should be noted, however, that the incorrect TCR was provided to the COA; the approved version will retain the large oak tree on Carling (#1).

## Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance and Consent Applications as there are no requested changes to the private approach/driveway location. The application is proposing to provide easements for each dwelling to have access to rear yard, rear yard parking and pedestrian access which the Right-of-Way, Heritage, and Urban Design Department supports.

## Transportation Engineering

Please note that Carling Avenue is designated as a cycling spine route in the 2013 Ottawa Cycling Plan

Transportation Engineering Services appreciates that the development is providing right-of-way (ROW) widening consistent with the 44.5m Carling Avenue ROW protection identified by Schedule C16 of the Official Plan.

## CONDITIONS

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

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.
2. That the Owner(s) provide evidence (servicing plan), to the satisfaction of the Development Review Manager of the West Branch within 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.
3. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of the Development Review Manager of the West Branch within Planning, Real Estate and Economic Development Department, or

his/her designate, to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of the Development Review Manager of the West Branch within Planning, Real Estate and Economic Development Department, or his/her designate.

4. That the Owner convey a 5m x 5m corner sight triangle located at the intersection of Carling Ave. and Bromley Rd. to the City, with all costs to be borne by the Owner(s), to the satisfaction of the Surveys and Mapping Branch of the City. This area will be free of all structures, plantings, etc. and will allow a proper sighting distance for motorists when performing turning movements within the intersection. The Committee must receive written confirmation from City Legal Services that the transfer of the lands to the City has been registered.
5. That the Owner(s) convey, if required, at no charge to the City of Ottawa, sufficient frontage across the severed and retained lands to provide for a road right-of-way measuring 22.25 meters from the centreline of Carling Avenue. The Owner(s) must provide to the City Surveyor a copy of the Committee of Adjustment Decision and a draft Reference Plan that sets out the required widening. The Committee requires written confirmation from City Legal Services that the transfer of the widening to the City has been registered.

If the Owner's Surveyor determines that the widening condition has already been satisfied, it must be indicated on the Draft Reference Plan and submitted to the City Surveyor for approval. The Committee requires written confirmation from the City Surveyor confirming that the widening is not required.

#### Preferred Conditions for ROW widening (a and b below)

- a) Pursuant to Section 50.1(25)(c) of the *Planning Act* and Schedule C16 of the Official Plan, the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete frontage of the lands, measuring 22.25 metres from the existing centreline of pavement/the abutting right-of-way. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner(s) must provide to the City Surveyor a copy of the Committee of Adjustment Decision and a draft Reference Plan that sets out the required widening. The Committee requires written confirmation from City Legal

Services that the transfer of the widening to the City has been registered. All costs shall be borne by the Owner.

(b) The Owner is advised that the required road widening described in 1a above may be reduced or waived under certain situations, as described in Schedule C16 s.2.1.1 (c) of the Official Plan or where the right-of-way requirement exceeds the front yard setback or corner side yard setback, or where an existing building or structure encroaches into the required road widening, as of the day the Consent to Sever application was deemed complete, as applicable, and determined by the Director, Transportation Planning, Planning, Real Estate and Economic Development Department.

6. The Owner(s) shall prepare a noise attenuation study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the manager of the West Branch within Planning, Real Estate and Economic Development Department, or his/her designate. The Owner(s) shall enter into an agreement with the City that requires the Owner to implement any noise control attenuation measures recommended in the approved study. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

7. That the Owner enter into an Agreement with the City, at the expense of the Owner, which is to be registered on Title to deal with the covenants/notices that shall run with the land and bind future owners on subsequent transfers:

“The property is located next to lands that have an existing source of environmental noise (arterial road) and may therefore be subject to noise and other activities associated with that use”

The Agreement shall be to the satisfaction of the Development Review Manager of the West Branch within Planning, Real Estate and Economic Development Department, or his/her designate. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.



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