

2024-04-24



**CONSENT APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

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

Site Address: 266, 268 Carruthers Avenue and 177 Armstrong Street  
Legal Description: Lot 1 (North Armstrong Street), Registered Plan 109 and Part of Lots 4, 5, 6 and 7 on Plan 83  
File No.: D08-01-24/B-00027  
Report Date: April 25, 2024  
Hearing Date: May 1, 2024  
Planner: Margot Linker  
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Overlay  
Zoning: R4UB[2701]-c S495 (Residential Fourth Density, Subzone UB, Urban Exception 2701, residential Neighbourhood Commercial Suffix, Schedule 495)

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The properties are subject to active Site Plan Control and Zoning By-law Amendment applications. The proposed rezoning was approved by council on March 6, 2024 to facilitate the associated concurrent Site Plan Control application.

The site is within the Inner Urban Transect and designated Neighbourhood within the Evolving Overlay, which is intended for medium to high-density development with a low-rise built form. The R4UB[2701]-c S495 zone is project-specific for the proposed low-rise apartment development.

With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent. The proposed lots will be of appropriate lot sizes to facilitate the proposed development.

**CONDITIONS**

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

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 to the satisfaction of both the Chief Building Official and Development Review Manager, Planning, Real Estate and Economic Development Department, or designates, that both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply to 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.
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 Relevant Manager of the Relevant 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 Relevant Manager of the Relevant Branch within Planning, Real Estate and Economic Development Department, or his/her designate.



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