

Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

rev. April 11, 2024

Attention: Mr. Michel Bellemare
Committee of Adjustment, Secretary-Treasurer

Dear Mr. Bellemare,

Re: Application for Consent
1128 Parisien Street, Ottawa ON

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-04-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation

JD Planning has been retained by Joel Downey (the ‘Owner’) to submit an Application for Consent to permit the severance of the property municipally known as 1128 Parisien Street (the ‘site’). The site contains a new semi-detached dwelling which is presently under construction, with two primary dwelling units. Four minor variances were granted by the Committee of Adjustment to facilitate the development (File No. D08-02-22/A-00137 & D08-02-22/A-00138.). Due to a miscalculation, the required lot areas approved through the minor variance application were incorrect, which was resolved via an omnibus zoning amendment (By-law 2023-222). As such, the consent application circulated had reflected the incorrect lot area calculations, and was adjourned sine die so the lot areas could be rectified to reflect the correct relief for lot areas. Now that the zoning has been corrected, the consent application can proceed. The following cover letter presents the updated lot area and draft reference plan for each half of the semi-detached dwelling, which is to be severed in two parcels to be conveyed separately. The proposal is for one Consent Application (Primary) to Committee:

- Sever Parcel A (north), being Parts 1, 2, 3 and 4 on the enclosed Draft R-Plan;
- Retain Parcel B (south) Parts 5 and 6 on the enclosed Draft R-Plan.



Figure 1. Exterior rendering of approved development prepared by Justin Seguin Architecture + Interiors

Following approval for consent by Committee of Adjustment, right-of-way protections are to be conveyed to the City of Ottawa (Parts 1, 4 and 6) as well as a corner sight triangle (Part 2) as shown on the enclosed Draft R-Plan. Parts 3 and 5 contain each half of the semi-detached dwelling.

SITE & SURROUNDING CONTEXT

The site is located in the East Industrial neighbourhood in Ward 11 – Beacon Hill-Cyrville, in the general area east of St. Laurent Boulevard, south of Highway 417, west of the Greenbelt and north of Walkley Road. The East Industrial neighbourhood is characterized primarily by sprawling light industrial type uses and business parks, with direct highway access. The subject site is located within the sole cluster of residential dwellings in the neighbourhood, which is comprised of four blocks of residential uses, bounded by Parisien Street to the north, Marchand Street to the east, Kenaston Street to the south, and Michael Street to the west. More specifically, the site is a corner property fronting onto the south side of Parisien Street and west side of Louis Lane. Parisien Street runs generally east to west from Triole Street and Tremblay Road to the west, to Marchand Street to the east. The property and residential area are close to Highway 417 which runs east-west, and St-Laurent Boulevard which runs north-south. The site is within the 600-metre buffer zone of the Cyrville transit station and is located southeast of St-Laurent Shopping Centre. Figure 2 below shows the immediately surrounding property lines and configurations.

The following building types and uses about the site:

- **North (front yard)** Low-rise light industrial park; Storage locker facilities
- **East (side yard)** One-and-a-half storey and one-storey single-detached dwellings;
- **South (rear yard)** Three-storey single-detached residential with attached garage; Two-storey semi-detached dwellings
- **West (side yard)** Vacant land; One-storey single-detached dwelling with attached garage



Figure 2. Aerial mapping showing residential area surrounded by light industrial uses (GeoOttawa, 2022)

EXISTING SITE CONDITIONS

The site is a corner lot with frontage on Parisien Street and Louis Lane, and presently contains a semi-detached dwelling which is under construction. The property formerly fronted onto Parisien Street with its narrowest frontage along the north side of the property, however now with both units fronting onto Louis Lane, this is the new technical road frontage. Each dwelling unit features an attached-front facing garage, driveway, and side yard amenity space. The unsevered site consists of the following specifications and legal description, with the topographic survey shown in Figure 3.

- Area** 464.10 m²
- Frontage** 15.24 m on Parisien Street / 30.48 m on Louis Lane
- Depth** ~30.48 m
- Legal Description** Part of Lot 26, Concession 2 (Ottawa Front), Geographic Township of Gloucester
- PIN** 04263 - 0147

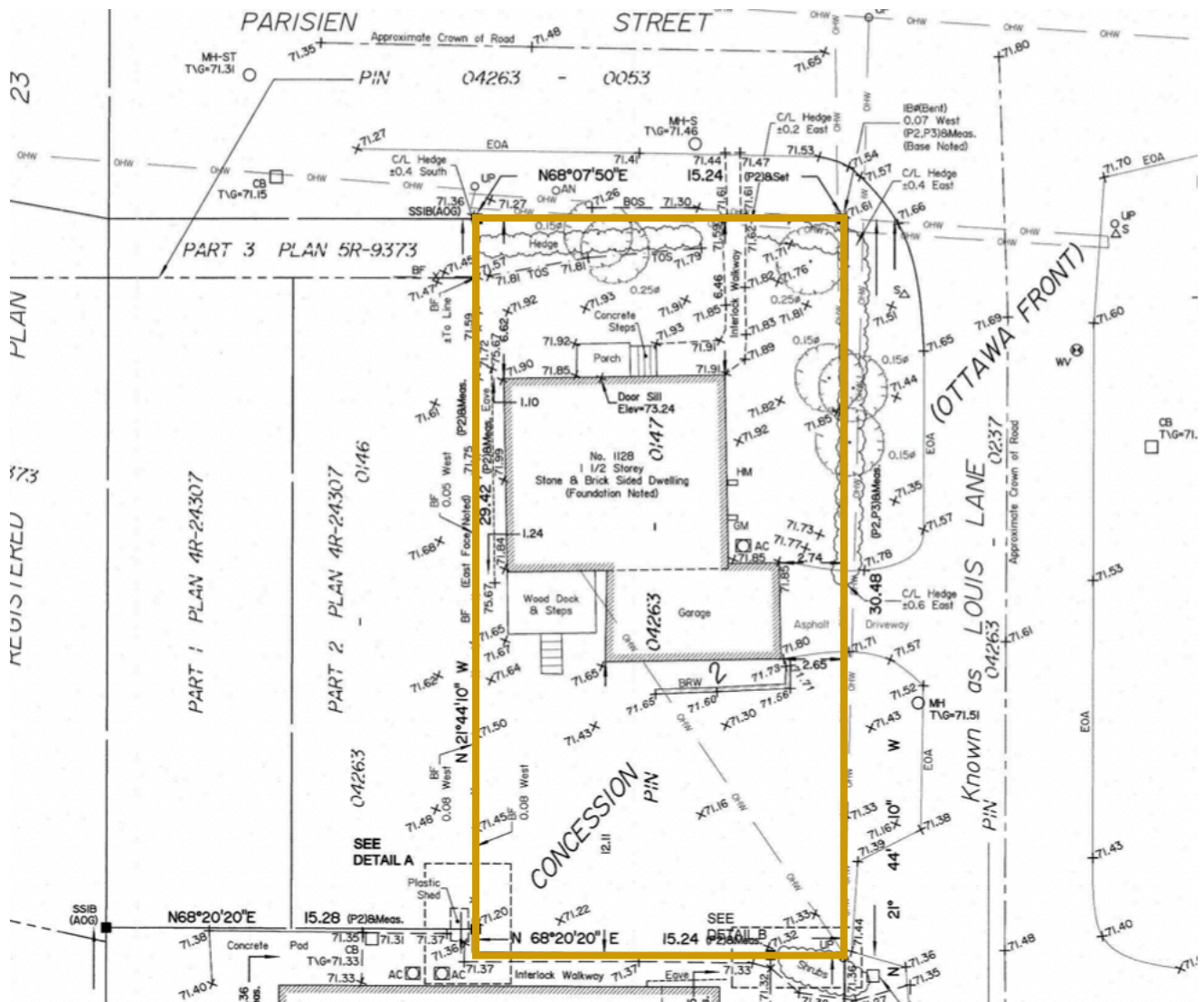


Figure 3. Plan of survey prepared by Annis, O'Sullivan Vollebakk Ltd.

The existing site conditions are shown in Images 1, 2 and 3 below.



Image 1. Semi-detached under construction, looking from corner of Louis and Parisien



Image 2. Semi-detached under construction, looking south from corner of Louis Lane



Image 3. Semi-detached under construction and surrounding dwellings, looking north from Louis Lane

Images 4 through 12 below demonstrate images of the subject site and immediately surrounding context along Louis Lane and Parisien Street, showing a variety ages and styles of single-detached and semi-detached dwellings. The proposed development of two new semi-detached dwellings is compatible with and appropriate for this context.



Image 4. Subject site and neighbouring properties looking southeast from Parisien Street (Google Maps, 2020)



Image 5. Neighbouring properties looking west from Parisien Street towards Gosset Street (Google Maps, 2020)



Image 6. Neighbouring properties looking south from Grosset Street, west of the site (Google Maps, 2020)



Image 7. Light industrial uses across from site looking north from Parisien Street (Google Maps, 2020)



Image 9. Single-detached residential dwellings across from subject site looking east from Louis Lane (Google Maps, 2019)



Image 10. Single-detached residential dwellings across from subject site looking east from Louis Lane (Google Maps, 2019)



Image 11. Single- and semi-detached dwellings adjacent to site looking west from Louis Lane (Google Maps, 2019)



Image 12. Single- and semi-detached dwellings south of site looking west from Louis Lane (Google Maps, 2019)

APPROVED DEVELOPMENT

The proposal is to the lot into two parcels to conveyed each half of the under construction semi-detached dwelling separately. The dwellings feature a pitched roof, attached single-car garage, and driveway on the north and south sides of the proposed severance lines, respectively. The garages are setback from the front wall of the dwelling and accessed from Louis Lane. Each unit features a covered entry and landscaped walkway leading from the driveway in the front, as well as soft landscaping. The dwellings will each have private fenced amenity space in the respective side yards.

To facilitate the development, four minor variances were required for each of the two parcels and dwellings, as approved by the Committee of Adjustment in June 2022 (File No. D08-02-22/A-00137 & D08-02-22/A-00138). Due to a calculation error at the time of original minor variance approval, the allowances for lot area and garage setback were amended via an omnibus zoning amendment approved by By-law 2023-222 and as shown in Urban Exception 2870.

The development details are presented in Table 1 below.

Table 1. Development details

	Unit A (North)	Unit B (South)
Lot Area	254.7 m ²	209.4 m ²
Rear Yard Setback	1.2 m	1.2 m
Side Yard Area	44.4 m ²	33.6 m ²
Front Yard Setback	4.5 m	4.5 m
Front Yard Soft Landscaping	59 m ²	37 m ²
Building Height	7.8 m	7.8 m
Building Footprint Area	95 m ²	95 m ²
Side Yard Amenity Area	62 m ²	37.8 m ²

A building permit application was issued for the development and the building is presently under construction, with much of the exterior work complete.

PROPOSED SEVERANCES / ROAD WIDENINGS

As previously noted, because this site is a corner lot with both semi-detached dwellings fronting onto the longer frontage, the Louis Lane lot line is now the front lot line with the Parisien Street lot line the corner side lot line per the policies set out in Section 144(5)(a). Both Louis Lane and Parisien Street frontages are subject to rights-of-way protection requirements, with both local roads being allocated a 20-metre widening per Annex 1 of the Official Plan (10 metres per side measured from the centre line of road). This ultimately results in a ROW taking from this property of 3.13 metres from Louis Lane and 2.44 metres from Parisien Street. There is also a required 3.0 metre by 3.0 metre corner site triangle, which is measured from the future lot lines following the road widening. For ease of reference, a diagram showing an extract of the survey with proposed lot lines, road widenings and corner site triangles is presented in Figure 4 below.

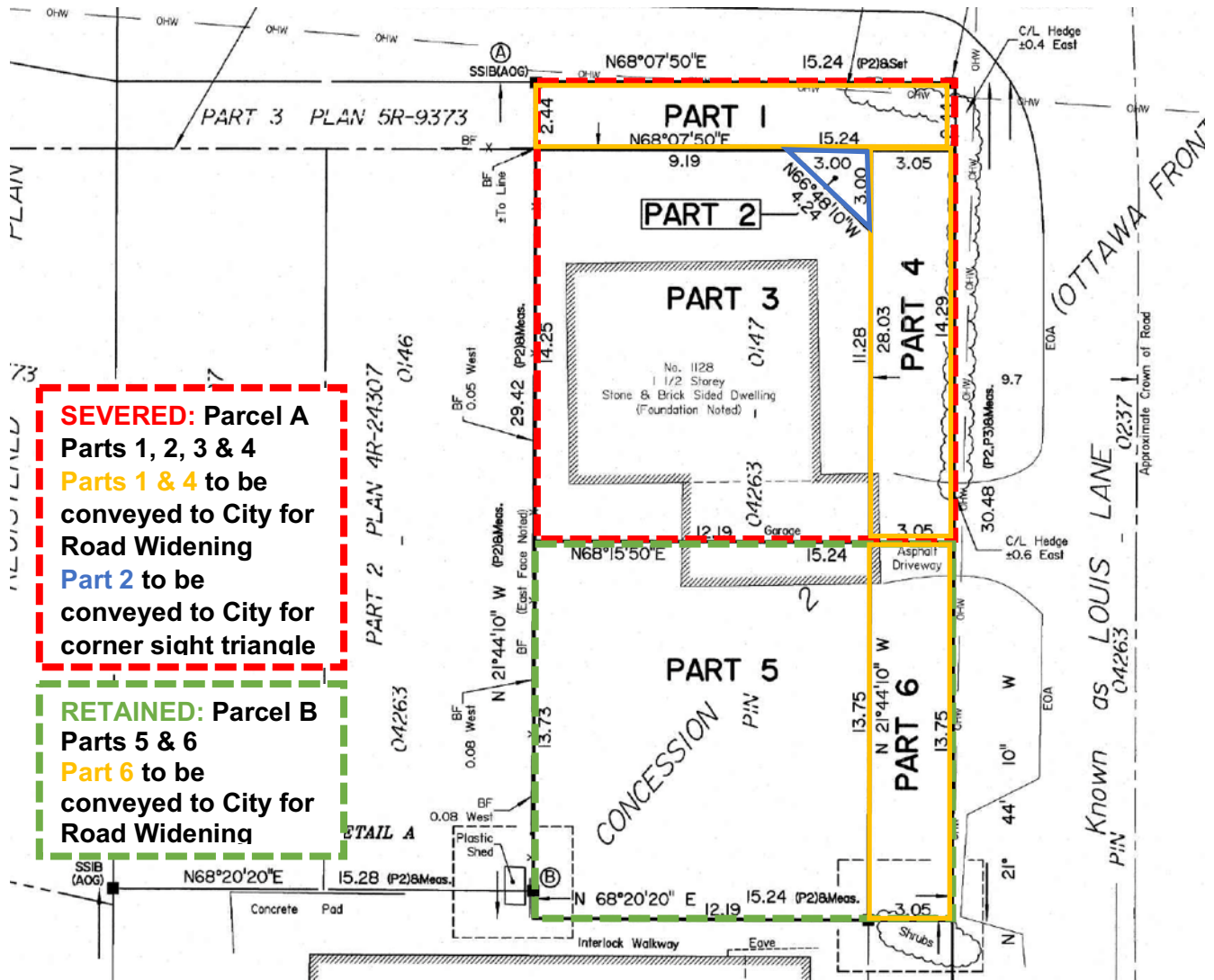


Figure 4. Draft R-Plan for consents showing road widenings and corner site triangle

The proposed parcel configurations are presented in Table 2 below.

Table 2. Proposed severance configurations

	PROPOSED PARCEL A (NORTH)	PROPOSED PARCEL B (SOUTH)
Parts	1, 2, 3 & 4	5 & 6
Description	Part of Lot 26, Concession 2 (Ottawa Front), Geographic Township of Gloucester	
PIN	04263 – 0147	
Lot Area (m²)	254.7 m ²	209.4 m ²
Lot Frontage (m)	15.24 m	15.24 m
Lot Depth (m)	15.24 m	15.24 m
Lot Width (m)	15.24 m	15.24 m

SURROUNDING LOT FABRIC & BUILT FORM

As demonstrated in the street view imagery in this report, the surrounding neighbourhood is generally comprised of single-detached and semi-detached dwelling within a residential community of four blocks, surrounded by low-rise light industrial uses and business parks. Within the immediate residential neighbourhood there are several examples of severed semi-detached dwellings, which is a permitted use in this zoning.

The proposed lot configuration and severance, though different from the surrounding side-by-side semis, is appropriate for a corner lot and supports the development of low-rise infill intensification in this existing community. The proposed two new semi-detached dwellings are compatible with and appropriate for the built form of the immediate neighbourhood context. The existing semis in the community are shown in red in Figure 5 below with the subject site shown in black.

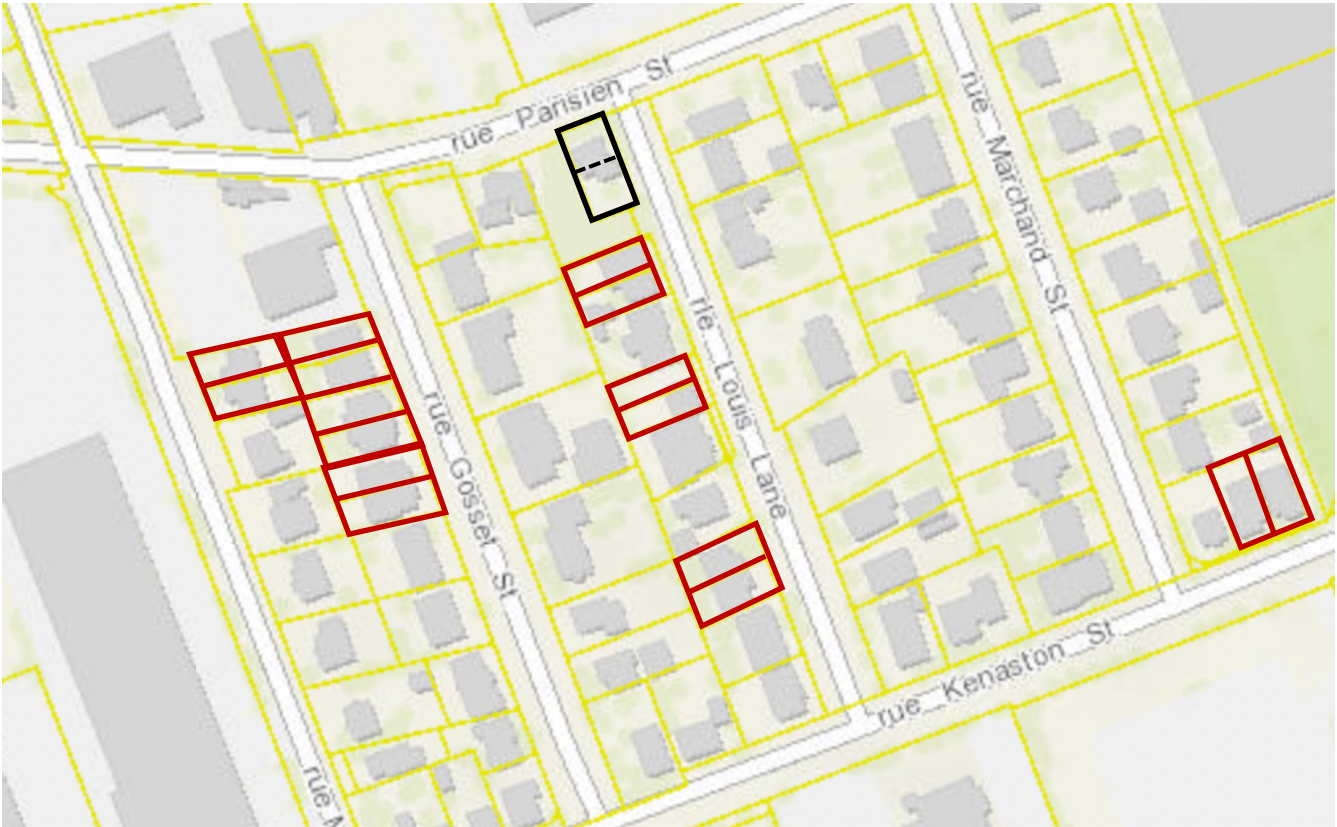


Figure 5. Neighbourhood lot fabric showing semi-detached dwellings in red with the subject site in black (GeoOttawa, 2019)

PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement 2020 (PPS) provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The residential development is consistent with the applicable policies of the PPS, as demonstrated below.

Section 1.1.1 of the PPS states that healthy, livable, and safe communities are sustained by:

- a) “promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial) [...] to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;”...

Section 1.4.1 of the PPS states that “to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) “maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans”.

→ In the above PPS policies, there is a significant emphasis on efficient development that is safe, respects the natural environmental, uses available infrastructure, and provides for the needs of the community in both the short- and long-term. The proposed severance of an approved semi-detached dwelling will allow for the creation of two new residential dwelling units to be conveyed separately where. Each lot will be of size and shape that is appropriate and desirable for the context and are zoning compliant with the approved minor variances. The proposed severances allow for intensification of an urban lot through a desirable and permitted form of infill development, which will create added and needed housing in a diversity of choice and formats in the City’s urban area.

→ The severed lots will be independently serviced by municipal water, sewer, and storm services. The use of existing municipal roads and services is also an appropriate and efficient use of resources. The proposed development and associated severances represent a form of development that is permitted under existing policy, per the recently approved variances, and the development fits and functions well within the City’s Urban Area.

OFFICIAL PLAN

The subject site is designated Neighbourhood within the Inner Urban Transect Policy Area in the City of Ottawa Official Plan, as shown in Figure 8 below.

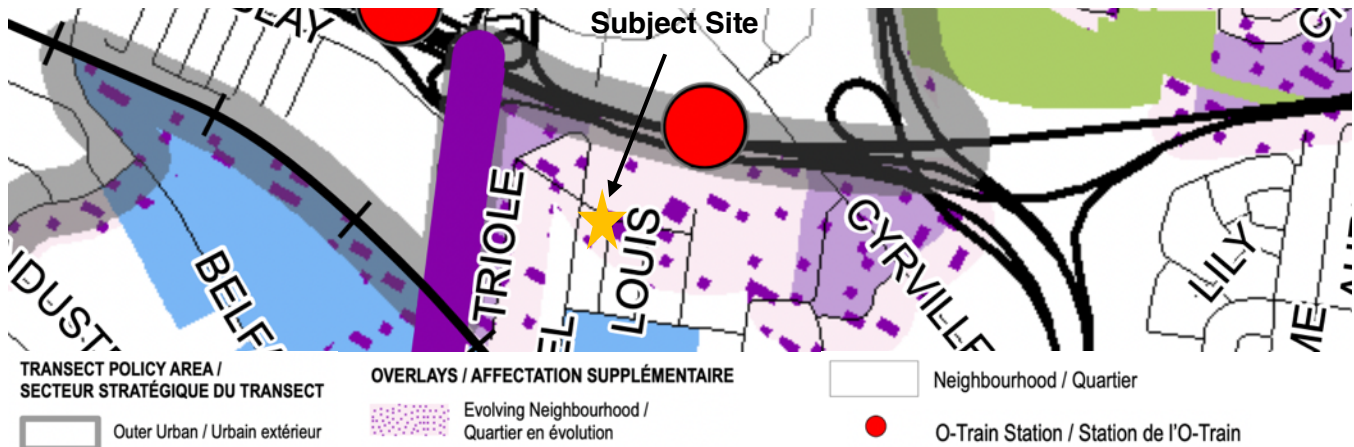


Figure 8. Extract of New Official Plan - Inner Urban Transect Policy Area

Section 2.2.1 Intensification and Diversifying Housing Options sets out policy intent for provision of housing options. Subsection ii) states that “[m]uch of the demand for new housing is expected to be for ground-oriented units, such as single-detached, semi-detached, rowhouse dwellings and new forms not yet developed. However, opportunities to provide for these dwelling types are limited within areas that are already developed. There needs to be opportunities in residential Neighbourhoods within a short walking distance to Hubs and Corridors to build dwelling units with enough floor space to accommodate larger households within buildings typologies that increase densities on existing lots. This will provide more choices for housing with three or more bedrooms within the developed built-up portions of the urban area.” The proposed new semi-detached dwellings provide opportunity for ground-oriented, “family-sized” dwelling units with three bedrooms in each, which offers more housing choice in the urban area for larger households. The development protects the urban tree canopy with conservation of two distinctive street trees and offers appropriate greenspace in the side yards for each dwelling. The dwellings are within 600 metres of a transit station and close to the St-Laurent Mainstreet Corridor, which is an appropriate location for infill intensification.

Section 3: Growth Management Framework states that: “[t]he urban area is comprised of a built-up area where existing development is located, and a greenfield area of vacant lands at the periphery of the urban area. The urban area is a settlement area for the purposes of the Provincial Policy Statement, where growth is to be concentrated and where roads, transit networks and municipal piped services are the appropriate form of infrastructure...” Applicable policy intent set out in Section 3 is as follows:

- To provide an appropriate range and mix of housing that considers the geographic distribution of new dwelling types and/or sizes to 2046;
- To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial service...

Section 3.2: Support Intensification sets out policies for intensification throughout the urban area, as follows:

- 4) “Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This Plan supports intensification and the

approval of applications for intensification shall be in conformity with transect and overlay policies as applicable.

- 8) *“Intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices. Dwelling sizes are categorized into two broad categories, with a range of floorspaces occurring within each category:

 - a) *Small-household dwellings are units with up to two bedrooms and are typically within apartment-built forms; and*
 - b) *Large-household dwellings are units with three or more bedrooms or an equivalent floor area and are typically within ground-oriented built forms.**
- 10) *The residential density and proportion of large household dwelling targets as shown on Schedules B1 through B8 are established in Table 3a for Hubs and Mainstreet Corridors and Table 3b for Neighbourhoods and Minor Corridors. Within Neighbourhoods, provide for a diversity of housing opportunities such that generally, higher densities will be directed closer to Mainstreets, Minor Corridors, rapid transit stations, Hubs and major neighbourhood amenities with lower densities further away from such features such that the overall density in Neighbourhoods meets or exceeds those in Table 3.”*
- The proposed three bedroom semi-detached, ground-oriented dwellings and associated consents are supported by the intensification policies and residential density targets of the New Official Plan.

Section 4.2.1: Enable greater flexibility and an adequate supply and diversity of housing options throughout the city, sets out the following policies:

- 1) “A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:
 - a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;
 - b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;
 - c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;
 - d) Establishing development standards for residential uses, appropriately balancing the value to the public interest of new policies or development application requirements against the impacts to housing affordability...”
- As noted, the provision of larger dwelling units in the urban area is supported by the Official Plan policies. The proposed consents will facilitate the individual conveyance of two appropriately sized ground-oriented dwelling units which can be conveyed separately, and is highly appropriate for the urban area context.

Section 5: Transects sets out policies for the City’s six transects areas which represent the evolution of built form and planned function of the areas. The Urban Transects feature various built form characteristics that are typical for the urban area, including “shallow front yard setbacks and in some contexts zero front yards with an emphasis on built-form relationships with the public realm, ranges of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios, buildings attached or

with minimal functional side yard setbacks, small areas of formal landscape that should include space for soft landscape, trees and hard surfacing, and limited parking that is concealed from the street.”

- The overall character of the urban area is widespread across the City and is dominated by a variety of lot sizes, built form patterns, and building typologies. The proposed severance of the under construction semi-detached dwelling are an appropriate use of the land within the urban area. The development provides modest and gentle intensification that contributes to the City’s housing and density targets while remaining compatible with the general neighbourhood and community. Overall, the proposed consents meet the policy intent as set out in the New Official Plan.

ZONING BY-LAW 2008-250

The site is zoned Residential Second Density, Subzone N in the City of Ottawa’s Zoning By-law 2008-250, as demonstrated in Figure 9 below. The Residential Second Density zone permits low-rise residential development with two principle dwelling units in the format of detached, semi-detached, and duplex dwellings. The purpose of the R2 – Residential Second Density zone is to:

- (1) restrict the building form to detached and two principal unit buildings in areas designated as General Urban Area in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the second density residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced;

The site was subject to Applications for Minor Variances to permit four site-specific zoning amendments for each parcel, as identified in Table 3 below along with applicable zoning performance standards. The Applications were granted by Committee of Adjustment, File No. D08-02-22/A-00137 & D08-02-22/A-00138, Decision dated June 24, 2022. Urban Exception 2870 rectified a calculation error for the permitted lot areas as well as garage setbacks.

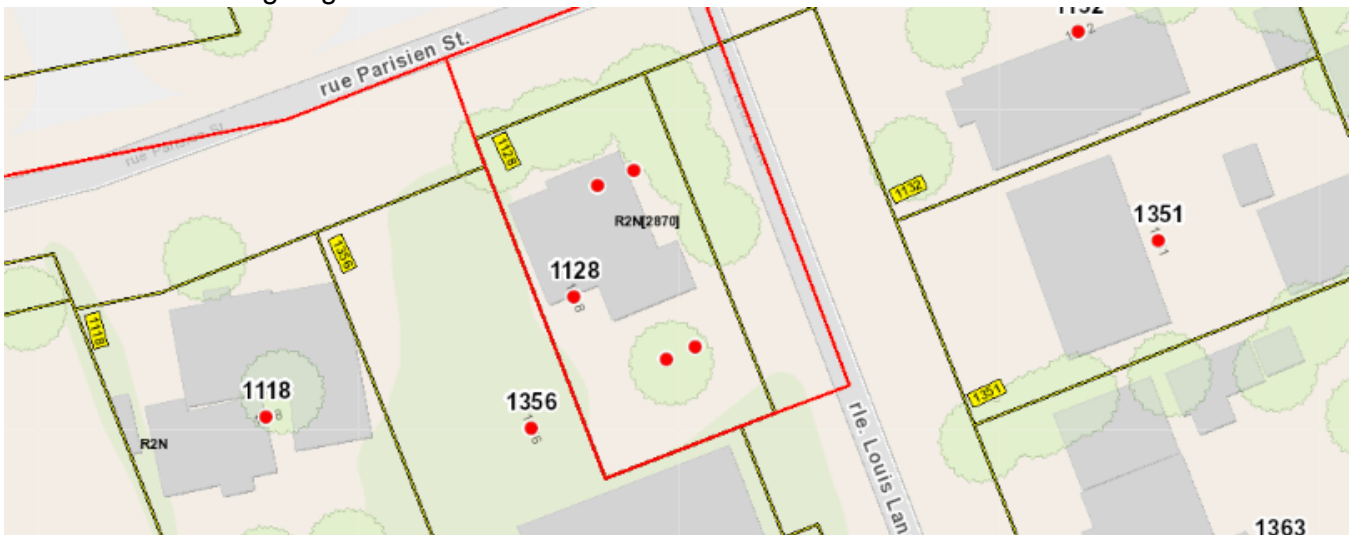


Figure 9. R2N[2870] zoning of subject site (GeoOttawa 2022)

Table 3. Zoning provisions

R2N				
Semi-Detached Dwelling	Required		Provided	
	Unit A (North)	Unit B (South)	Unit A (North)	Unit B (South)
Minimum Lot Width (Table 158A)	9.0 m		15.24 m	15.24 m
Minimum Lot Area [Exception 2870]	**205.0 m ²		*254.7 m ²	*209.4 m ²
Maximum Building Height (Table 158A)	8.5 m		7.8 m	7.8 m
Minimum Front Yard Setback (Table 158A; s.144(1)(d))	5.0 m		*4.5 m	*4.5 m
Minimum Corner Side Yard Setback (Table 158A; (s.144(1)(d))	5.0 m		6.44 m	N/A
Minimum Rear Yard Setback (s.144(5)(a))	4.0 m		*1.2 m	*1.2 m
Minimum Interior Side Yard Setback (Table 158A)	1.0 m		N/A	3.5 m
Minimum Front Yard Aggregated Soft Landscaping (s.139(1))	40% front yard area 30.8 m ²	40% front yard area 25.6 m ²	77% front yard area 59 m ²	70% front yard area 45 m ²
Minimum Driveway Separation (s.139(2)(c)(iii))	0.30 m		0.6 m	0.6 m
Maximum Single Driveway Width (s.139(3)(v))	3.0 m		2.8 m	2.8
Minimum Garage Setback (s.139(3)(a)) * [Exception 2870]	0.6 m from principal entrance / landing		*0.3 m	*0.3 m
	** Attached garage may project 0.6 m closer to front lot line than the principal entrance		Attached garage projects 0.6 closer to the front lot line than principal entrance	
Minimum Walkway Width (s.139(4)(c)(ii))	1.2 m		1.2 m	1.2 m

* Zoning provision granted by Minor Variance, File No. D08-02-22/A-00137 & D08-02-22/A-00138
 ** Zoning Exception established by By-law 2023-222

RATIONALE FOR CONSENT

In Section 51(24) of the Planning Act, 1990, a series of criteria are presented that state in the case of any subdivision of land, regard shall be had to:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed consent does not have any effect on matters of provincial interest.

- (b) whether the proposed subdivision is premature or in the public interest;

The proposed consent is in the public interest as it supports the City’s policies for intensification and an efficient use of residentially zoned land. The proposed severances are not premature as the building construction is approved and underway, and the existing and new Official Plan designations permit semi-detached development and the severance of semi-detached lands to create two parcels. There are several other examples within the immediate context of sites that have been developed with semi-detached dwellings then severed, and this proposal is compatible with the context.

- (c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The semi-detached residential development and consents conform to the applicable City of Ottawa Official Plan policies for development, intensification, and compatibility. The Official Plan supports intensification in the urban area, and the proposed severance and redevelopment will add a mix of larger family-sized housing choice and typology within the urban area that is appropriate and compatible with the neighbourhood.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The land is suitable for the purpose of the proposal. The surrounding area consists of single- and semi-detached dwellings on comparably sized lots to those that are proposed. The proposed lots meet the requirements set out in the zoning by-law for lot width, and the granted minor variances regularized the non-complying lot area performance standard. Minor variances were also granted to permit reduced yard and garage setbacks, and the development otherwise meet the zoning provisions. The development and associated consent is a desirable, permitted, and suitable use of these residentially zoned and designated lands.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

No new roadways are proposed as part of the consents. The proposed development and severances will have adequate frontage to an open public municipal roadway, with one corner lot fronting onto Louis Lane and Parisien Street, and one lot fronting onto Louis Lane. The sites are just east of St-Laurent Boulevard which travels north-south and provides connection to Highway 417, which travels east-west across the city.

(f) the dimensions and shapes of the proposed lots;

The dimensions and shape of the proposed lots are functional and compatible with the surrounding neighbourhood character and pattern of development and comply with the Zoning By-law requirements per the approved minor variances. There is sufficient space on site for separation between neighbouring properties to the west and south, and to fit a functional, appropriate development footprint on the sites.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

There are no known restrictions on the land or future buildings for either parcel of land. The proposed consents will trigger the conveyance of road widenings and a corner site triangle to the City of Ottawa, shown as separate parts on the enclosed Draft Reference Plan.

(h) conservation of natural resources and flood control;

The proposed soft landscaping in the front and rear yards complies with the provisions of the Zoning By-law. No watercourses or flood plains impact the site. The distinctive City-owned trees along Louis Lane will be protected throughout construction. Please refer to the Tree Information Report and Site Plan enclosed with this submission.

(i) the adequacy of utilities and municipal services;

Municipal services (water, sewer and storm) are available and are to be provided independently for both proposed lots.

(j) the adequacy of school sites;

Within the surrounding area are several schools: Storefront School, Queen Mary Street Public School, Providence Academy Antoine Sisters, Ottawa Technical Secondary School, St. Michael School, Robert E. Wilson Public School, VINCI School (to the northwest), and Vincent Massey Public School, Hillcrest Highschool, Marie-Curie Public Elementary School, and Le Carrefour Adult School (to the southwest).

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Per Annex 1 of the OP, the proposed consents will trigger the required conveyance of road widenings and a corner site triangle to the City of Ottawa, shown as Parts 1, 2, 4 and 6 on the Draft Reference Plan.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposal provides gentle and compatible intensification within the urban area thus allowing for a more efficient use of land and resources. The proposed severances will allow for one dwelling unit per proposed new parcel of land, creating two residential units that can be conveyed individually. This is a modest and appropriate form of density increase and will make use of existing available municipal servicing including water, sewer and storm. As such, the proposed severances optimize the available supply of land and energy resources and are an efficient use of the land.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4).

The development of a semi-detached dwelling is not subject to the Site Plan Control By-law and therefore an application for Site Plan Control is not required.

Overall, the proposed consent application demonstrates regard for the criteria of Section 51(24) of the Planning Act.

CONCLUSION

The subject site is a rectangular corner lot municipally known as 1128 Parisien Street, fronting onto the south side of Parisien Street and west side of Louis Lane in the East Industrial neighbourhood, and presently contains an approved semi-detached dwelling which is under construction. The Owner is proposing to now sever the semi into two separate parcels of land to be conveyed individually. Four minor variances were approved in June 2022 and an Urban Exception introduced to facilitate the development for reduced lot area, reduced front and rear yard setbacks, reduced garage setback. The dwelling is being constructed per approved plans and building permits.

The proposed severance of an approved semi-detached dwelling is permitted use under the current zoning and compatible with the neighbourhood fabric of the surrounding area. The proposed configuration and size of the lots is appropriate and desirable with the existing neighbourhood context. Each lot will be municipally serviced, and the site and neighbourhood have the capacity to support this type and form of modest residential intensification. The proposal offers a diversity of housing typology and choice, which is needed and supported within the urban area.

The proposed consent is consistent with the Provincial Policy Statement, 2020 conform to the policies of the City of Ottawa Official Plan and comply with the City of Ottawa’s Zoning By-law 2008-250, as approved by the Committee of Adjustment and omnibus zoning amendment. The proposed consent meets the severance criteria set out in Section 51(24) of the Planning Act, represent good land use planning, and is recommended for approval.

Respectfully submitted,



Jessica D’Aoust, MCIP RPP M.PI
Principal + Senior Planner