

2024-02-16



CONSENT APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 1

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 62-64 Glynn Avenue
Legal Description: Lot 52, Part Lot 51, Reg Plan 291
File No.: D08-01-24/B-00009
Report Date: February 15, 2024
Hearing Date: February 21, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R3M (Residential Third Density, Subzone M)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The subject site is located within the Inner Urban Transect and designated Neighbourhood within the Evolving Overlay on Schedules A and B2 in the Official Plan. This transect is generally planned for providing a range of context-sensitive low-rise housing options.

The R3M (Residential Third Density, Subzone M) zone allows a mix of residential building forms ranging from detached to townhouse dwellings.

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 semi-detached dwelling under construction is zoning compliant and the proposed lots will result in lot patterns that are consistent with the planned context.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree impacts associated with the requested consent application. Should any

construction activity be required in the rear yard, the City of Ottawa's Tree Protection Specifications must be implemented to prevent injury of the adjacent elm tree (no. 2). The Specifications can be found online at https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf

There appears to be adequate space to plant new trees in the rear yard following construction; the owner should consider planting trees in the rear 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).

CONDITIONS

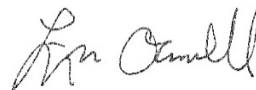
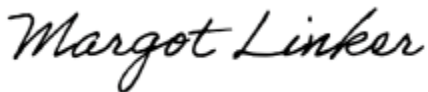
If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following conditions on the application:

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 the Chief Building Official, or designate, that the party wall meets the Ontario Building Code, O Reg. 332/12 as amended, which requires a 1-hour fire separation from the basement through to the underside of the roof. Verification from the Building Inspector is required. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.
3. The Owner/Applicant(s) shall prepare, submit, and implement a tree planting plan, prepared **to the satisfaction of the Manager of the relevant Branch within the Planning, Real Estate and Economic Development Department, or their designate(s)**, showing the location(s) and species or size class (small, medium, large) of one new 50 mm tree per lot, to be planted on the property frontage or right-of-way following construction, to enhance the urban tree canopy and streetscape.
4. That the Owner(s) provide evidence (servicing plan), to the satisfaction of the **General Manager of the Planning, Infrastructure 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 can 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.

5. That the Owner(s) enter into a Joint Use, Maintenance and Common Elements at the expense of the Owner(s), setting forth the obligations between the Owner(s) and the proposed future owners.

The Joint Use, Maintenance and Common Elements Agreement shall set forth the joint use and maintenance of all common elements including, but not limited to, the common party walls, common structural elements such as roof, footings, soffits, foundations, common areas, common driveways and common landscaping.)

The Owner shall ensure that the Agreement is binding upon all the unit owners and successors in title and shall be to the satisfaction of the **City's General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate, and City Legal Services**. The Committee requires written confirmation that the Agreement is satisfactory to the **City's General Manager of the Planning, Infrastructure and Economic Development Department, or his/her designate**, and is satisfactory to **City Legal Services**, as well as a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.



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