



**DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION
PUBLIC CONSULTATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW, SOUTH,
PLANNING, INFRASTRUCTURE AND ECONOMIC DEVELOPMENT
DEPARTMENT**

Site Location: 1489 Weyburn Street
File No.: D07-04-19-0030
Date of Application: November 27, 2019

This application submitted by Elizabeth Maiden on behalf of Byron Rental Properties is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

July 30, 2020

Date

Lily, Xu
Manager, Development Review

Attach(s):

1. Conditions of Draft Approval
2. Draft Plan of Condominium

**“DELEGATED AUTHORITY REPORT”
DRAFT PLAN OF CONDOMINIUM APPROVAL APPLICATION
PUBLIC CONSULTATION
SUPPORTING INFORMATION**

SITE LOCATION

1489 Weyburn Street

FILE NO.: (D07-04-19-0030)

SYNOPSIS OF APPLICATION

The subject property is approximately 1.13 hectares on the southeast corner of Weyburn Street and Coronation Avenue. The site is surrounded by low-rise residential, with the exception of the north side of Coronation Ave., which are commercial and industrial uses.

The purpose of the Plan of Condominium application is to create 10 vacant land condominium units. Each of the 10 units will wholly encompass each existing residential complex. The common elements component of the vacant land condominium will consist of the private driveway, parking areas, infrastructure, walkways, open space, and maintenance sheds.

Changes to parking, sidewalk, landscaping are not considered as part of this Plan of Condominium application. Changes to the site will be reviewed through future Site Plan Control applications.

DECISION AND ANALYSIS

It is recommended that the application be approved.

The subject application has been examined pursuant to the provisions of the Official Plan and Section 9 of the *Condominium Act* and this examination has revealed that the application, subject to the conditions submitted herewith, is compliant.

The draft conditions of approval are supported by the applicant and the Ward Councillor of the ward in which the application is located.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Jean Cloutier has concurred with the proposed conditions of Draft

Approval.

Public Comments

This application was subject to the Public Notification and Consultation Policy. This included a mailout notification to all property owners within 120 metres from the subject property. Additionally, this application is subject to a statutory public meeting, which was held through remote electronic participation in order to comply with an Order in Council (filed March 28, 2020 and extended on May 16, 2020) pursuant to the Emergency Management and Civil Protection Act, which prohibits organized public events of more than five people.

Summary and response to any comments:

Comment:

Will the buildings be demolished?

Response:

No, there will be no demolition or construction related to this application.

Comment:

What will be the impact on the tenants?

Response:

The applicant has stated that there will be no renovations or evictions as part of this application.

Comment:

What is the developer/land owner allowed to do on the site?

Response:

The site is currently zoned R4N (Residential 4th Density - Subzone N). What this permits are typically low-rise in nature (4-stories or fewer) and the building types listed in the subzone are low-rise apartments, detached and semi-detached dwelling, and townhouses.

If the land owner came in at a later date with a concept to replace any of the existing buildings, or add additional buildings, then they would be required to apply to the City for a Site Plan Control application. Through these applications, there is a public circulation, and review of use types, underground servicing, transportation, parking, etc. It would be through a Site Plan Control application that we would also look at sidewalk connections and generally how the new development will change the site, and how it would fit within the neighbourhood. If the landowner wanted to do something outside of what the current zoning permitted, for example more height/floors, then they would also need to apply to the City for a zoning amendment, which would require Council approval.

Comment:

Will there be changes to parking and sidewalks on the site?

Response:

Changes to parking and sidewalks will not be reviewed as part of this application.

These types of changes are handled through Site Plan Control applications where there is new construction. In this instance, if a building was replaced then the City would also be reviewing the on-site parking requirements and sidewalk connections at that time.

Comment:

If the proposal is approved, will Byron Rental Properties then be able to sell the buildings individually to other parties who would then be able to manage them individually rather as a coordinated rental property of ten buildings as at present?

Response:

Yes, but managed within the parameters of the Condominium Agreement, and direction of the Condominium Board.

Comment:

For background: when were the units built and by whom; present /proposed ownership; legal status; governance?

Response:

The site was built in the 1950's however additional details of who built the structure are unavailable.

Current ownership is Byron Rental Properties.

The site would be a registered condominium with a condominium board.

Comment:

How will the above be changed by the proposal?

Response:

No changes identified.

Comment:

How will the proposal address the maintenance of shared condominium land, property and facilities?

Response:

The maintenance of share condominium lands, landscaping, parking, and below grade services to the site would be completed by the condominium corporation.

Summary of Comments from Technical Agencies

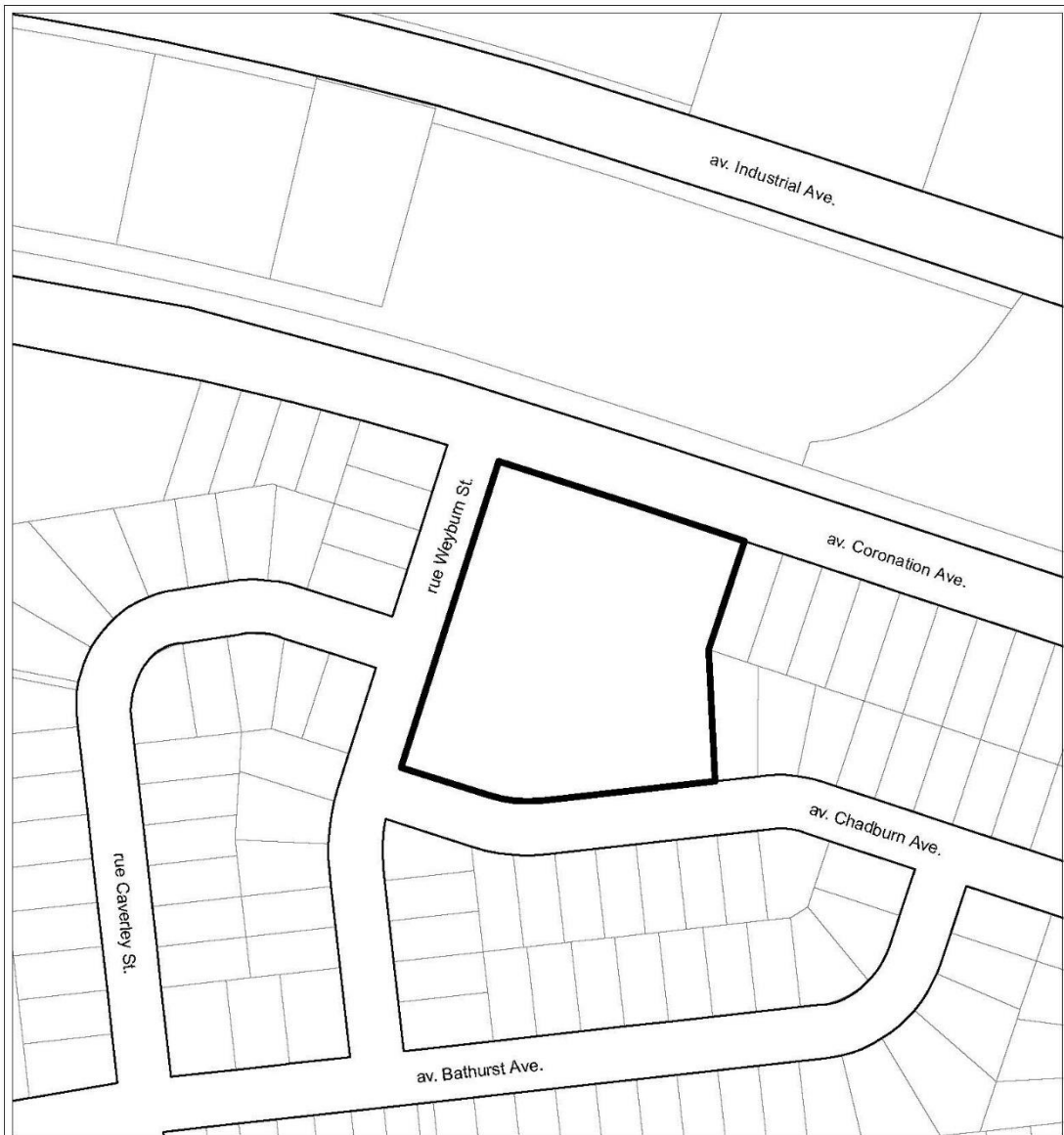
N/A

APPLICATION PROCESS TIMELINE STATUS

This Plan of Condominium application was processed by the “On Time Decision Date” established for the processing of an application that has Manager Delegated Authority.

Contact: Kelby Lodoen Unseth telephone 613-580-2424, extension 12852, or e-mail: Kelby.LodoenUnseth@ottawa.ca.

Document 1 – Location Map



LOCATION MAP / PLAN DE LOCALISATION
 CONDOMINIUM PLAN / PLAN DE COPROPRÉTIÉ

D07-04-19-0030

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REVISION / RÉVISION - 2019 / 12 / 9



1489 rue Weyburn Street

