



Committee of Adjustment

Panel 2

Tuesday, September 17, 2024

1:00 PM

Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive, and by electronic participation

The hearing can be viewed on the Committee of Adjustment [YouTube](#) page. For more information, visit Ottawa.ca/CommitteeofAdjustment

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 72 hours in advance of the hearing.

Coordinator: [Davette Nyota](#)

Panel Members:

Chair: Fabian Poulin

Members: Jay Baltz, George Barrett, Heather MacLean, Julianne Wright

CALL TO ORDER

OPENING REMARKS

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

ADJOURNMENT REQUESTS

HEARING OF APPLICATIONS

- 1. 3095 Palladium (Ward 4 - Kanata North)
D08-01-24/B-00147 - 00148**

Consent Applications

Applicant(s): 3095 Palladium GP Inc and 3095 Palladium Limited Partnership.

Agent: T. Eisner

To subdivide the property into two parcels of land and establish easements for future development.

2. **1224 Place d'Orléans (Ward 1 - Orléans East-Cumberland)**
D08-02-24/A-00200

Permission Application

Applicant(s): CP REIT ONTARIO PROPERTIES LIMITED
Agent: B. McCall-Richmond

To permit daytime and overnight boarding of household pets in an existing unit of a commercial building ("Dogtopia").

3. **340 Poulin (Ward 7 - Bay)**
D08-02-24/A-00213

Minor Variance Application

Applicant(s): 13370445 Canada Inc.
Agent: P. Hume and A. Clarke

To permit reduced front yard, corner side yard and interior side yard setbacks for one half of a proposed semi-detached dwelling.

4. **10 Meadowlands (Ward 8 - College)**
D08-01-24/B-00089

Consent Application

Applicant(s): Kuok and Chui Kong
Agent: Y. Abu-Zribeh

To subdivide the property into two parcels of land to establish separate ownership for each half of the semi-detached dwelling.

5. **37 Tower (Ward 8 - College)**
D08-02-24/A-00222

Minor Variance Application

Applicant(s): Antonio Spadaccini
Agent: D. Hanisch

To permit vehicle parking spaces in the corner side yard, a reduced soft landscape area in the corner side and front yards, increased driveway and walkway widths with no soft landscape separation, and an increased private approach width.

OTHER BUSINESS

ADJOURNMENT



Comité de dérogation

Groupe 2

le mardi 17 septembre 2024

13 h 00

Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade Centrepointe, et participation par voie électronique

L'audience pourra être visionnée sur la chaîne YouTube du Comité de dérogation. Pour en savoir plus, allez au Ottawa.ca/Comitedederogation

Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande par téléphone auprès du service d'information du Comité au moins 72 heures à l'avance.

Coordonnatrice : Davette Nyota

Membres du Groupe:

Président: Fabian Poulin

Membres : Jay Baltz, George Barrett, Heather MacLean, Julianne Wright

APPEL NOMINAL

MOT D'OUVERTURE

DÉCLARATIONS D'INTÉRÊT

RATIFICATION DU PROCÈS-VERBAL

DEMANDES D'AJOURNEMENT

AUDIENCE DES DEMANDES

1. 3095 Palladium (Quartier 4 - Kanata Nord)
D08-01-24/B-00147 - 00148

Demandes d'autorisation

Requérant(e)(s) : 3095 Palladium GP Inc et 3095 Palladium Limited Partnership.

Agent : T. Eisner

Pour lotir le bien-fonds en deux parcelles et établir des servitudes en vue d'un aménagement futur.

2. **1224 Place d'Orléans (Quartier 1 - Orléans-Est-Cumberland)**
D08-02-24/A-00200

Demande de permission

Requérant(e)(s) : CP REIT ONTARIO PROPERTIES LIMITED
Agent : B. McCall-Richmond

Permettre la garde et la pension de jour et de nuit pour les animaux de compagnie dans une unité d'un bâtiment commercial existant (« Dogtopia »).

3. **340 Poulin (Quartier 7 - Baie)**
D08-02-24/A-00213

Demande de dérogation mineure

Requérant(e)(s) : 13370445 Canada Inc.
Agent : P. Hume et A. Clarke

Permettre la réduction des marges de recul des cours avant, latérale d'angle et latérale intérieure pour une moitié de la maison jumelée proposée.

4. **10 Meadowlands (Quartier 8 - Collège)**
D08-01-24/B-00089

Demande d'autorisation

Requérant(e)(s) : Kuok et Chui Kong
Agent : Y. Abu-Zribeh

Lotir la propriété en deux parcelles afin d'établir des titres de propriété pour chaque moitié de la maison jumelée.

5. **37 Tower (Quartier 8 - Collège)**
D08-02-24/A-00222

Demande de dérogation mineure

Requérant(e)(s) : Antonio Spadaccini
Agent : D. Hanisch

Permettre des places de stationnement dans la cour latérale d'angle, un paysagement végétalisé réduit dans les cours latérales d'angle et avant, la largeur accrue des entrées de cour et des allées sans séparation paysagère et la largeur accrue de la voie d'accès privée.

AUTRES QUESTIONS

AJOURNEMENT

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 2
Tuesday, September 17, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-01-24/B-00147 & D08-01-24/B-00148
Applications: Consent under section 53 of the *Planning Act*
Applicant: 3095 Palladium GP Inc and 3095 Palladium Limited Partnership.
Property Address: 3095 Palladium Drive
Ward: 4 – Kanata North
Legal Description: Block 14, Plan 4M-1566
Zoning: GM[2167] S497
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to subdivide their property into two separate parcels of land to create two new lots for future development and to establish easements for vehicle and pedestrian access and stormwater servicing.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicant requires the Committee's consent to sever and grants of easements/rights-of-way. The property is shown as Parts 1-20 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00147	45.19 metres	Irregular	4636.3 square metres	2,6,11, 19 & 20	3155 Palladium Drive
B-00148	233.42 metres	Irregular	12,734.40 square metres	1,3-5, 7, 8 & 12-18	3095 Palladium Drive

It is proposed to establish easements/rights-of-ways as follows:

- Easement over Part 11 in favour of 3095 Palladium Drive for stormwater servicing and access for maintenance.
- Easement over Parts 12 - 17 in favour of 3155 Palladium Drive for pedestrian access and maintenance.
- Easement over Part 18 in favour of 3155 Palladium Drive for pedestrian and vehicle access and maintenance.

The Applications indicate that the property is subject to existing easements as set out in OC1776587, OC1805625, OC2259230, OC2259232, OC2259233, OC2259234, OC2603279, OC2603280, OC2603281, OC2657403, OC2657404 and OC2665903

The property is the subject of a Site Plan Control Application (File No. D07-12-23-0092) and two Plan of Condominium Applications (File Nos. D07-04-23-0011 & D07-04-23-0012).

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August 30, 2024



Ce document est également offert en français.

Committee of Adjustment
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101 Centrepointe Drive
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AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire de l'Ontario*

Demandes d'autorisation

Groupe 2

Mardi 17 septembre 2024

13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe, et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse indiquée ci-dessous reçoivent le présent avis afin d'avoir la possibilité de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience pourra être visionnée sur la chaîne [YouTube](#) du Comité de dérogation.

Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande auprès du Comité au moins 72 heures à l'avance.

Dossiers : D08-01-24/B-00147 et D08-01-24/B-00148
Demandes : Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Propriétaires/requérants : 3095 Palladium GP Inc et 3095 Palladium Limited Partnership.
Adresse de la propriété : 3095, promenade Palladium
Quartier : 4 – Kanata-Nord
Description officielle : Îlot 140, plan 4M-1566
Zonage : GM[2167] S497
Règlement de zonage : 2008-250

PROPOSITION DU REQUÉRANT ET OBJET DES DEMANDES :

Les requérants souhaitent lotir leur bien-fonds en deux parcelles distinctes en vue de créer deux nouveaux lots à aménager et d'établir des servitudes aux fins d'accès des piétons et des véhicules et de gestion des eaux pluviales.

AUTORISATION REQUISE :

Les requérants sollicitent l'autorisation du Comité en vue de morceler le bien-fonds et d'accorder des servitudes/emprises. La propriété est représentée par les parties 1 à 20 sur le plan 4R préliminaire qui accompagne les demandes. Les parcelles séparées sont décrites ci-après :

Tableau 1 Parcelles proposées

Dossier	Façade	Profondeur	Superficie	Parties	Adresse municipale
B-00147	45,19 mètres	Irrégulière	4 636,3 mètres carrés	2, 6, 11, 19 et 20	3155, promenade Palladium
B-00148	233,42 mètres	Irrégulière	12 734,40 mètres carrés	1, 3 à 5, 7, 8 et 12 à 18	3095, promenade Palladium

Il est proposé d'établir des servitudes/emprises comme suit :

- Une servitude sur la partie 11 au bénéfice du 3095, promenade Palladium, aux fins de gestion des eaux pluviales et d'accès d'entretien.
- Une servitude sur les parties 12 à 17 au bénéfice du 3155, promenade Palladium, aux fins d'accès piétonnier et d'entretien.
- Une servitude sur la partie 18 au bénéfice du 3155, promenade Palladium, aux fins d'accès piétonnier et automobile et d'entretien.

Les demandes indiquent que la propriété est assujettie à des servitudes existantes, conformément aux Instruments OC1776587, OC1805625, OC2259230, OC2259232, OC2259233, OC2259234, OC2603279, OC2603280, OC2603281, OC2657403, OC2657404 et OC2665903.

La propriété fait l'objet d'une demande de réglementation du plan d'implantation (dossier n° D07-12-23-0092) et de deux demandes de plan de copropriété (dossiers n°s D07-04-23-0011 et D07-04-23-0012).

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris les **lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la Loi sur l'aménagement du territoire, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agente ou

agent, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT le 30 août 2024

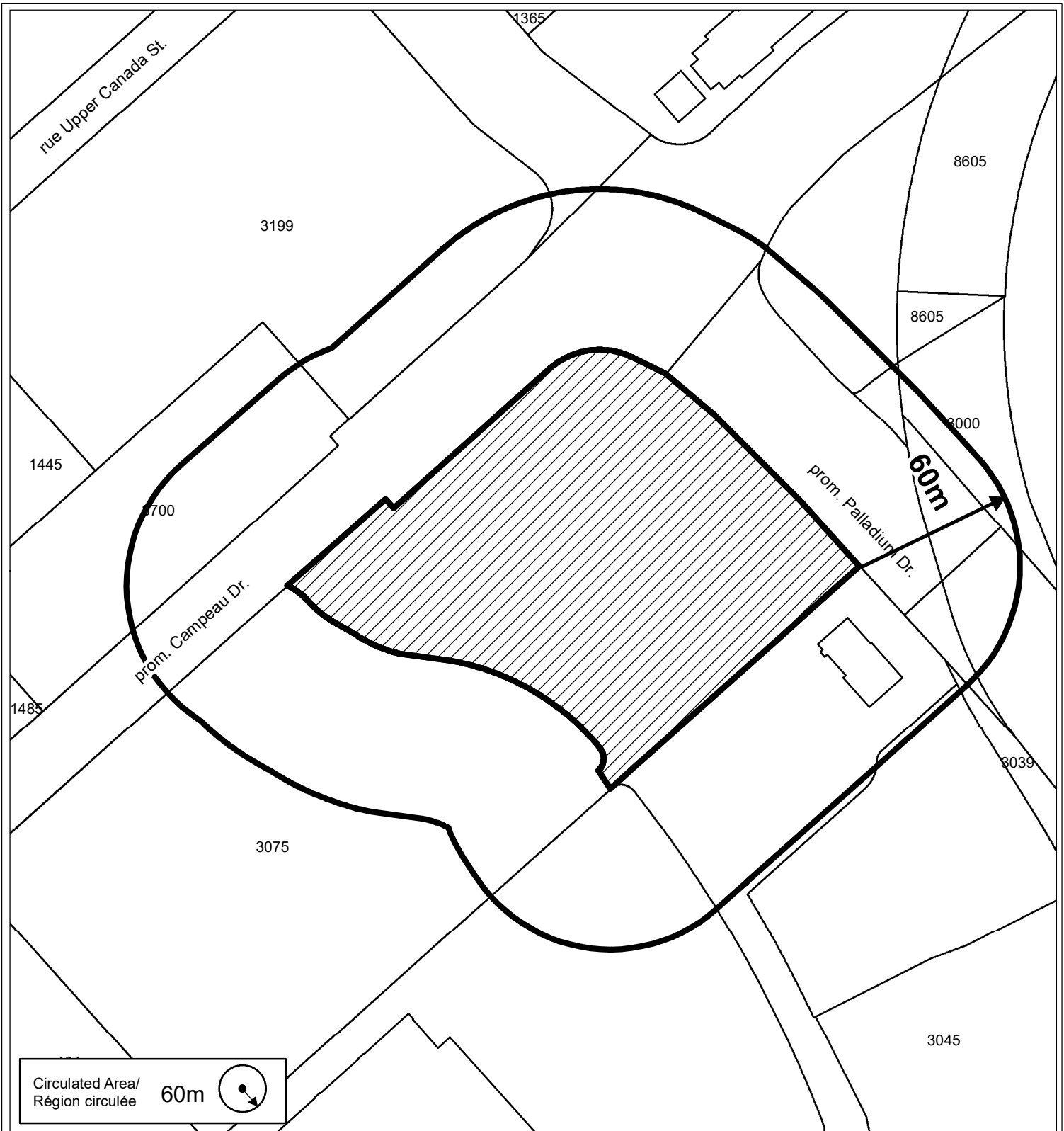


This document is also available in English.

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**Committee of Adjustment
Comité de dérogation**

**CIRCULATION MAP /
PLAN DE CIRCULATION**

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SUBJECT LAND / TERRAIN EN QUESTION

3095 prom. Palladium Dr.



**NOT TO SCALE
NON À L'ÉCHELLE**

July 31, 2024
Committee of Adjustment
101 Centrepointe Drive
Ottawa, ON
K2G 5K7

Project Number: P2364(01)

Committee of Adjustment
Received | Reçu le

2024-08-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Secretary-Treasurer

Subject: Application for consent for severance and easement.
Location: 3095 Palladium

On behalf of 3095 Palladium GP Inc., we are submitting the accompanying application and supporting documents to the Committee of Adjustment under Section 53 of the Planning Act to apply for a:

- Consent for severance
- Consent for easement

Location of Project

3095 Palladium Drive is located within the former Kanata West Concept Plan study area. The site is an approximately 1.77 ha irregularly shaped parcel, identified as Block 14 on Registered Plan 4M-1566, Concession 1, Part of Lot 3, in the former Geographic Township of Huntley, City of Ottawa. The lands are bounded by Palladium Drive to the east, Campeau Drive to the north, and additional retail development lands to the south and west. See **Figure 1**.

Figure 1: 3095 Palladium Location and Site Context



Project Description

The purpose of this application is to obtain consent to sever the existing parcel into two lots. The property is a commercial site that is currently subject to applications for Site Plan Control, and two plans of condominium (D07-12-23-0092, D07-04-23-0011, & D07-04-23-0012). A Zoning bylaw amendment (By-law 2024-302) which allows a Car Wash as an additional use was approved June 25, 2024. Site plan approval is expected imminently. The purpose of the severance is to convey the independent parcels to different owners. Six retail buildings will occupy the northern portion of the site and a Car Wash in the southern portion. Easements will be established over parts of each lot in favour of the other for access and maintenance of site elements. A reciprocal consent is also proposed to allow either parcel to be conveyed first and to facilitate the establishment of easements through the consent process.

The private roads to the west (Kanata West Centre Drive) & south (Cabelas Way) are wholly contained within the property boundary and were constructed through a previous site plan in 2015-2016.

Figures 2 and 3 below show the boundaries of the requested consents. Throughout the remainder of this report, the northern parcel will be referred to as Property 1 and the southern parcel, as Property 2. 3095 Palladium Drive is proposed to be divided as follows:

- Property 1 consists of parts 1, 3, 4, 5, 7, 8, 12, 13, 14, 15, 16, 17, & 18
- Property 2 consists of parts 2, 6, 11, 19, & 20
- A right-of-way widening is proposed over parts 9 & 10

Figure 2: First Consent - Severed (Red) and Retained (Green) Parcels

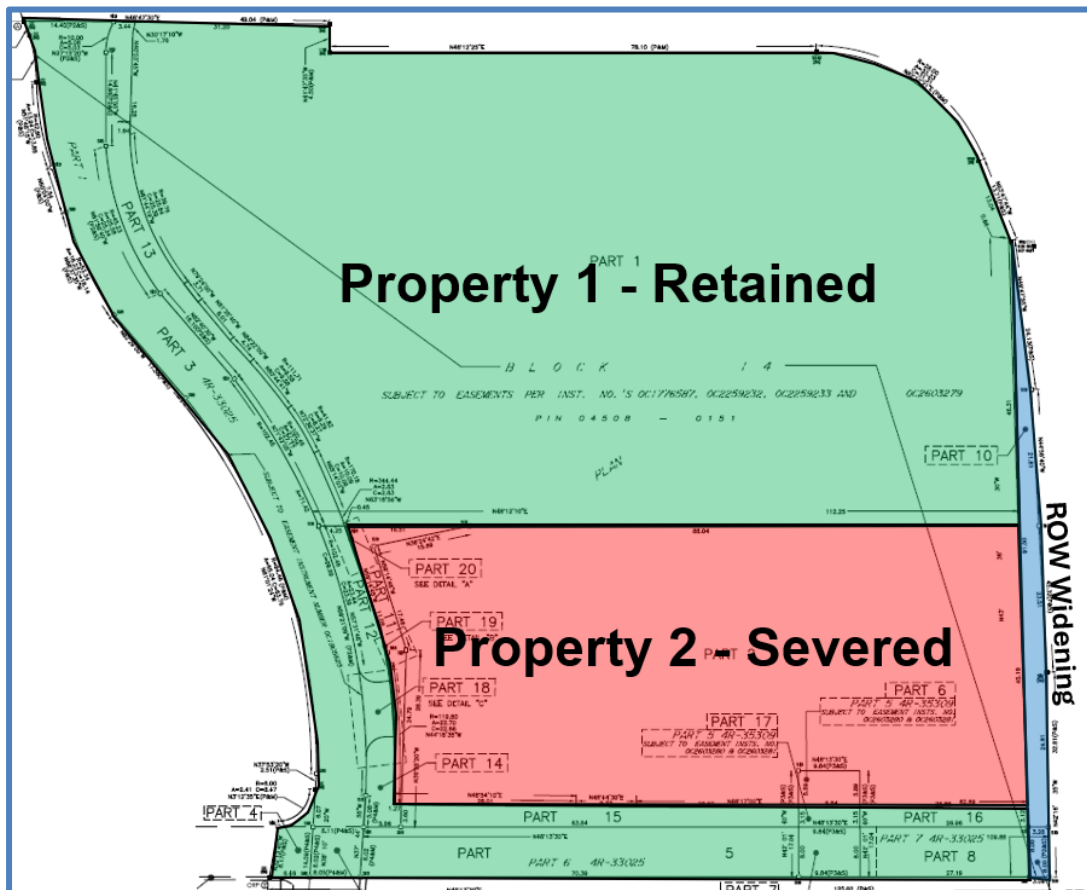
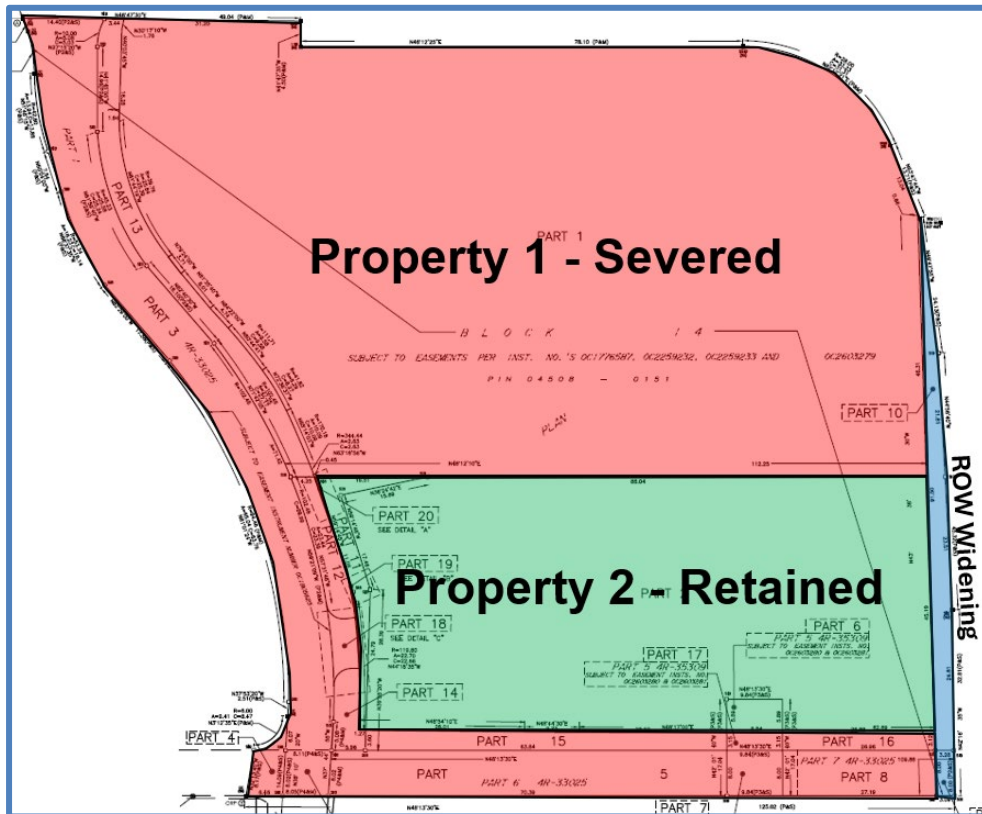


Figure 3: Secondary Consent - Severed (Red) and Retained (Green) Parcels



Proposed Easements

Stormwater

To facilitate the conveyance of stormwater from Property 1, an easement is proposed over Part 11 (being Part of Property 2) in favour of Property 1 (See Figure 4). This easement will allow for the placement of the stormwater pipe and access for future maintenance as may be required. All stormwater is collected on Property 1 and is conveyed through Part 11 on Property 2 to the privately owned storm sewer located under Cabela's Way on Property 1.

Stormwater sewers and other servicing for Property 2 which are connected through Property 1 will be facilitated through blanket easements, for which consent is not required.

- Parts on Draft Reference Plan: 11
- Frontage: none
- Depth: irregular
- Area: 135.4 m²
- Purpose: Servicing - Stormwater

Pedestrian Access

To facilitate pedestrian access over the existing private sidewalks an easement is proposed over Parts 12, 13, 14, 15, 16, & 17 (being part of Property 1) in favour of Property 2 (See Figure 4). This easement will allow pedestrian access and future maintenance as may be required.

- Parts on Draft Reference Plan: 12, 13, 14, 15, 16, & 17
- Frontage: 6.56 m
- Depth: irregular
- Area: 865.4 m²
- Purpose: Access

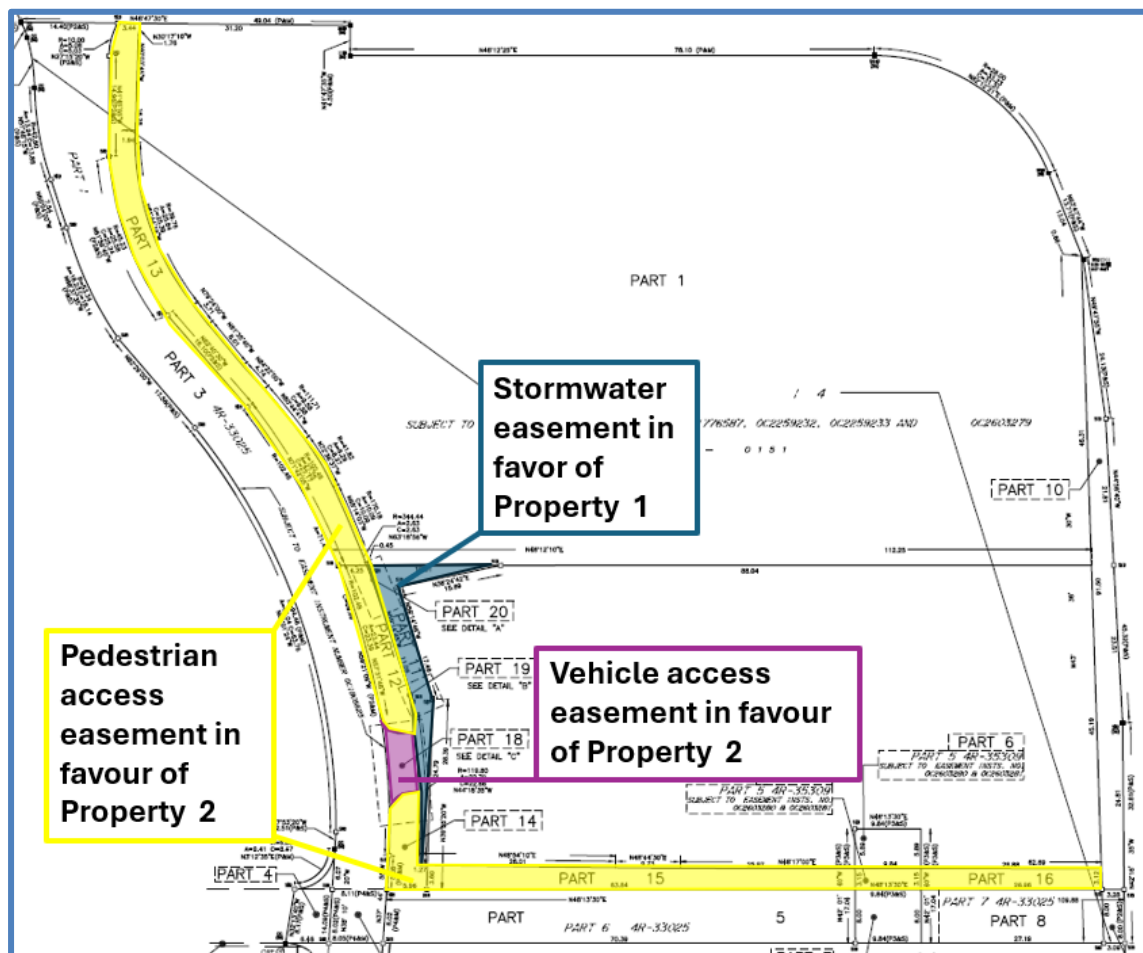
Vehicle and Pedestrian Access

To facilitate pedestrian and vehicle access over the entrance to Property 2 an easement is proposed over Part 18 (being part of Property 1) in favour of Property 2 (See Figure 4). This easement will allow pedestrian and vehicle access as well as future maintenance as may be required.

Access by Property 2 over the private road on Property 1 is already provided through an existing easement (OC1805625).

- Parts on Draft Reference Plan: 18
- Frontage: none
- Depth: irregular
- Area: 43.9 m²
- Purpose: Access

Figure 4: Proposed Easements



Supporting Information

Official Plan

The subject site is located within the Suburban (West) Transect on land designated as “Neighbourhood”. Section 6.3 of the Official Plan states that “*It is the intent of this plan that [Neighborhoods], along with hubs and corridors, permit a mix of building forms and densities.*” Further, “*Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context sensitive development.*”

The location of the proposed development, within the Kanata West Retail Centre, adjacent to Tanger Outlet, and in close proximity to a 400-series highway interchange, defines the neighbourhood context in this area. The surrounding uses are mostly large-format retail, and the existing municipal and provincial transportation infrastructure supports car-centric development at this location. Based on the site context, the size and orientation of the lots proposed through severance are an appropriate approach to providing for large-format commercial activities on this site.

Planning Support

As per Section 11.5 Policy 1 of the Official Plan, the terms of reference for consent is to guide the Severance process through the Committee of Adjustment. However, a ToR has not been prepared yet. Instead, the evaluation of severances is based on the criteria set out in the *Planning Act* Section 51(24). The following criteria apply:

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

- The proposed severance will enable responsible development of the site as planned through the Site Plan Control process. Providing economic development in a responsible manner is in the public interest.

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

- The proposed severance conforms with the designation in the Official Plan (Neighbourhood). Development of this site will be consistent with the large format retail on adjacent properties in the area.

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

- The subject site is part of the Kanata West Retail Centre which has long been planned for this type of large-format retail development. The proposed development conforms with the zoning, as revised through the zoning by-law amendment (By-law 2024-302).

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

- Both proposed lots provide space for development and exceed the minimum lot size and width required by the General Mixed-Use zone.

(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;

- Easements are proposed to facilitate the development of the site. Providing access to pedestrians and vehicles where required as well as providing stormwater conveyance.

(i) the adequacy of utilities and municipal services;

- Full municipal services are available for both properties.

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

- A right-of-way widening on Palladium Drive is provided to the city.

(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...

- The property has been evaluated through the site plan control processes and is close to approval.

Zoning

The current zoning at 3095 Palladium is GM[2167] S497 – General Mixed-Use. The existing GM zone allows for a wide variety of uses, while the exception zone [2167] prohibits all residential development and provides site-specific exemptions to front, rear and corner side yard setbacks. This zone specifies no minimum lot size and no minimum frontage. The proposed severance will result in two lots, both of which will conform with the existing zoning.

A zoning by-law amendment was recently approved on the site (By-law 2024-302). This amendment allows an additional use (Car Wash) on the southern portion of the site. Schedule 497 to the zoning bylaw specifies the area subject to the additional use permission.

Site Survey

A site survey of the parcels to be severed has been conducted by Stantec Engineering. The parcel boundaries are defined by:

- A drainage swale dividing the retail site and Car Wash
- The interior edge of existing private sidewalks
- The existing property boundaries
- ROW widening as provided on Palladium Drive

Tree Protection By-Law

Consultation with the city's infill forester, Nancy Young, was undertaken on April 16th, 2024. The forester indicated no Tree Information Report was necessary for this consent because a full Tree Conservation Report has been submitted for review through the Site Plan Control process.

Services

The site is municipally serviced through private on-site connections that are located along Kanata West Centre Drive to the west of the site and Cabela's Way to the south. These services connect to full municipal services at Campeau Drive and Palladium Drive.

Supporting Documents

- Record of correspondence with Nancy Young (Planning Forester) regarding no TIR required, dated April 17, 2024.
- Draft Reference Plan prepared by Stantec Geomatics Ltd.
- Area Certificate for Draft Reference Plan prepared by Stantec Geomatics Ltd.
- Parcel Abstract Page - PIN 04508-0151
- Full Legal Description prepared by Soloway Wright
- Summary of Easements prepared by Soloway Wright
- Committee of Adjustment application form for first consent.
- Committee of Adjustment application form for secondary consent

Summary

Consent to sever 3095 Palladium into two parcels is required to establish ownership of the site for its future operations. The requested easements will facilitate the orderly development of the site as they enable public access and allow stormwater to be conveyed from Property 1 to the private storm sewer on Cabela's Way through Property 2.

The proposed parcels conform with existing zoning and Ottawa policy for the creation of new lots. Ongoing planning for the development of the site through the Site Plan Control process has established an acceptable plan that conforms with Ottawa's Official Plan and *Planning Act* Section 51(24).

Yours truly,

J.F Sabourin and Associates Inc.



Tim Eisner, M. Pl., LEED Green Associate
Planner, JFSA

14 May 2024 9:52 AM

CAMPEAU DRIVE

(DEDICATED BY REGISTERED PLAN 4M-1566)

PIN 04508 - 0155

SCHEDULE			
PART	BLOCK	PLAN	PIN
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

Committee of Adjustment
Received | Reçu
2024-08-07
City of Ottawa | Ville de Ottawa
Comité de dérogation

PLAN OF SURVEY OF BLOCK 14 REGISTERED PLAN 4M-1566

(GEOGRAPHIC TOWNSHIP OF HUNTLLEY)
CITY OF OTTAWA

Scale 1:300
Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 914.4mm IN WIDTH BY 609.6mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:300.

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99986.

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5006060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

LEGEND

SYMBOL	DENOTES	FOUND MONUMENTS
■	DENOTES	FOUND MONUMENTS
□	SET MONUMENTS	SET MONUMENTS
○	IRON BAR	IRON BAR
○	ROUND IRON BAR	ROUND IRON BAR
○	STANDARD IRON BAR	STANDARD IRON BAR
○	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
○	CUT CROSS	CUT CROSS
○	CONCRETE PIN	CONCRETE PIN
○	WITNESS	WITNESS
○	PROPERTY IDENTIFICATION NUMBER	PROPERTY IDENTIFICATION NUMBER
M/MEAS	MEASURED	MEASURED
PROP	PROPORTIONED	PROPORTIONED
OU	ORIGIN UNKNOWN	ORIGIN UNKNOWN
SG	STANTEC GEOMATICS LTD.	STANTEC GEOMATICS LTD.
P	REGISTERED PLAN 4M-1566	REGISTERED PLAN 4M-1566
P2	REGISTERED PLAN 4R-33025	REGISTERED PLAN 4R-33025
P3	REGISTERED PLAN 4R-33309	REGISTERED PLAN 4R-33309
P4	REGISTERED PLAN 4R-29607	REGISTERED PLAN 4R-29607

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE XX DAY XXX OF . 2023.

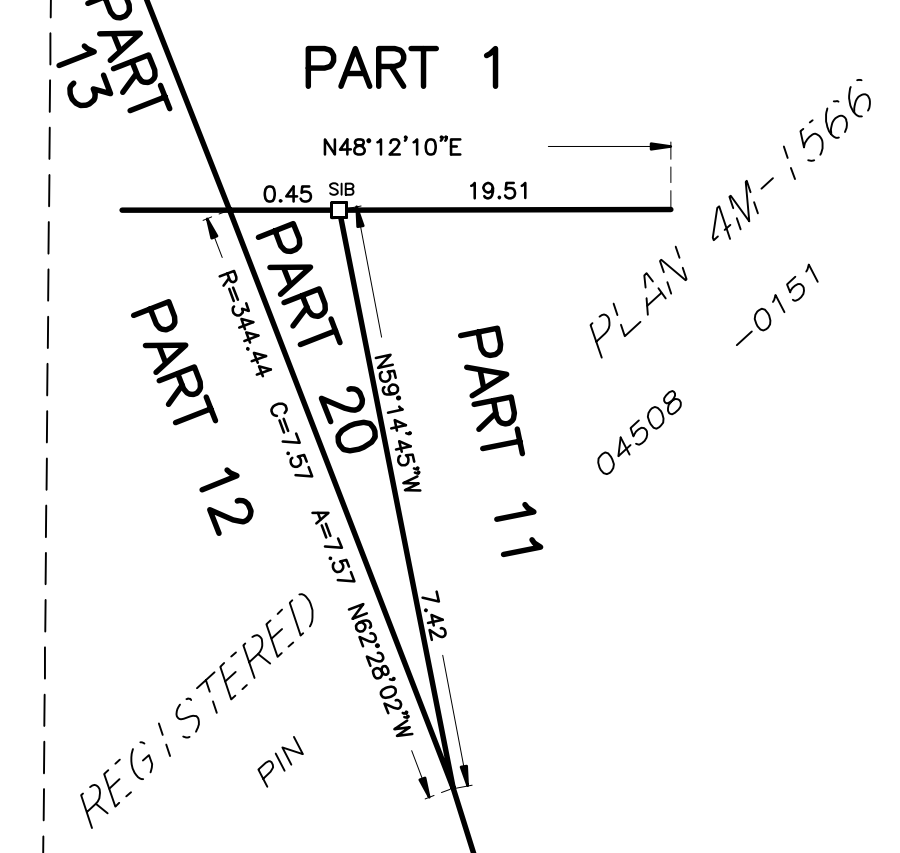
DATE _____ R.G. BENNETT
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####
Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613.722.4420
stantec.com
DRAWN: ZF/SM CHECKED: XX PM: CT FIELD: AW PROJECT NO.: 161614675-114

MOST EASTERLY CORNER
BLOCK 14
REGISTERED PLAN 4M-1566

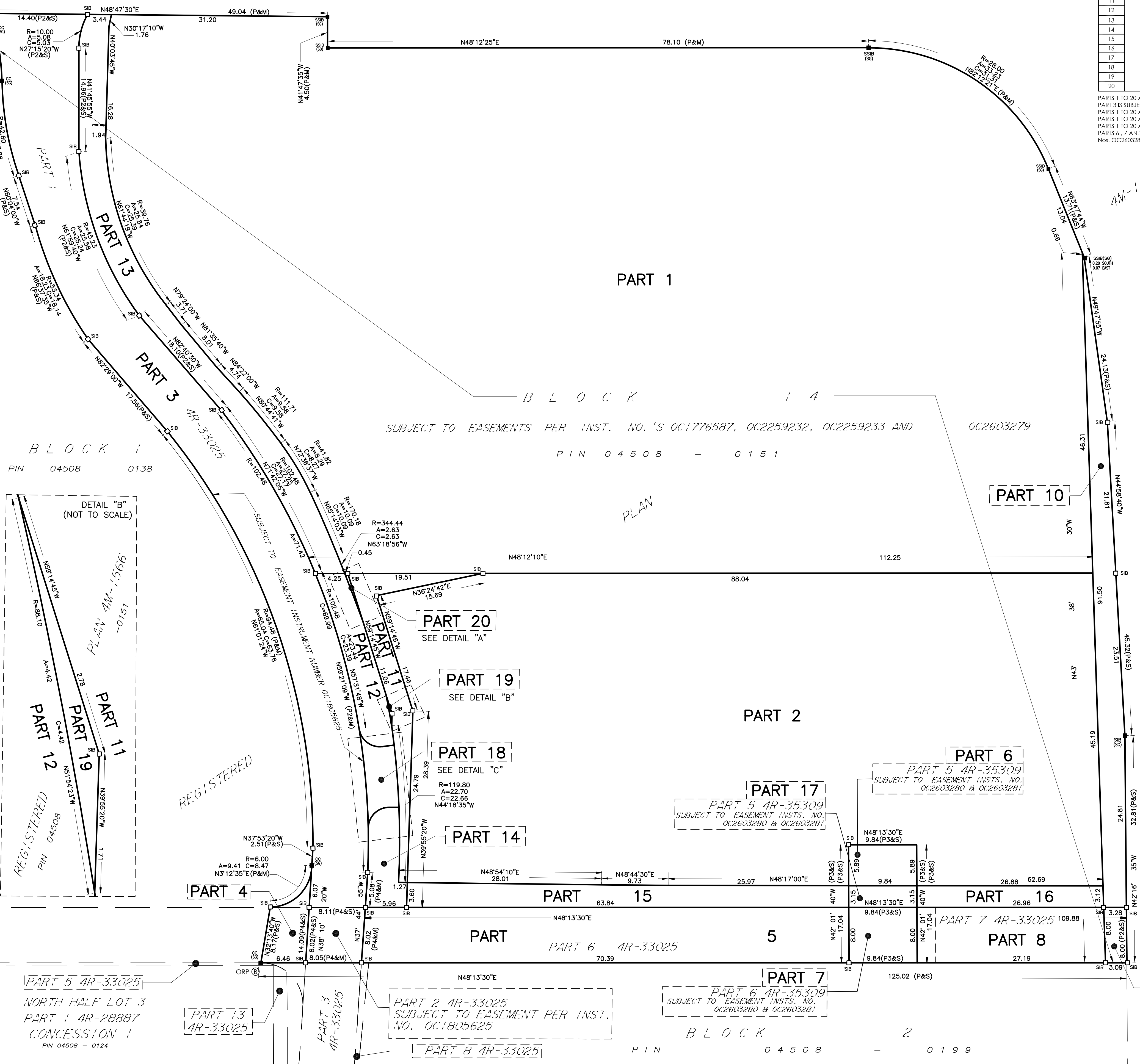
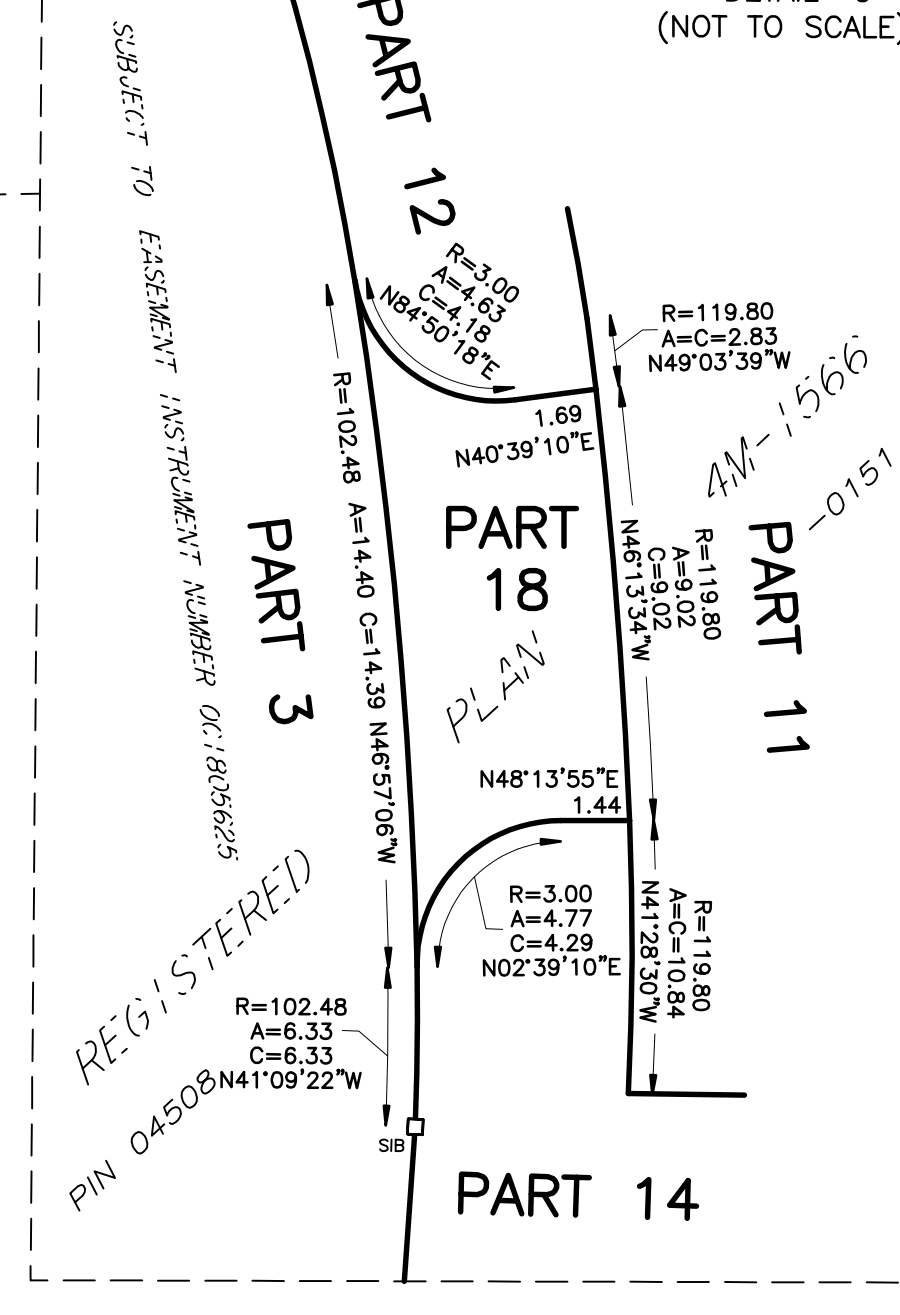
PART 1
AR-29646

PART 4, PLAN 4R-35309

DETAIL "A"
(NOT TO SCALE)



DETAIL "C"
(NOT TO SCALE)



OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL), COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF OREG. 216/10

POINT ID	NORTHING	EASTING
①	5017496.96	348409.64
②	5017420.97	348530.35

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

PART 5 AR-33025
NORTH HALF LOT 3
PART 1 AR-28887
CONCESSION 1
PIN 04508 - 0124

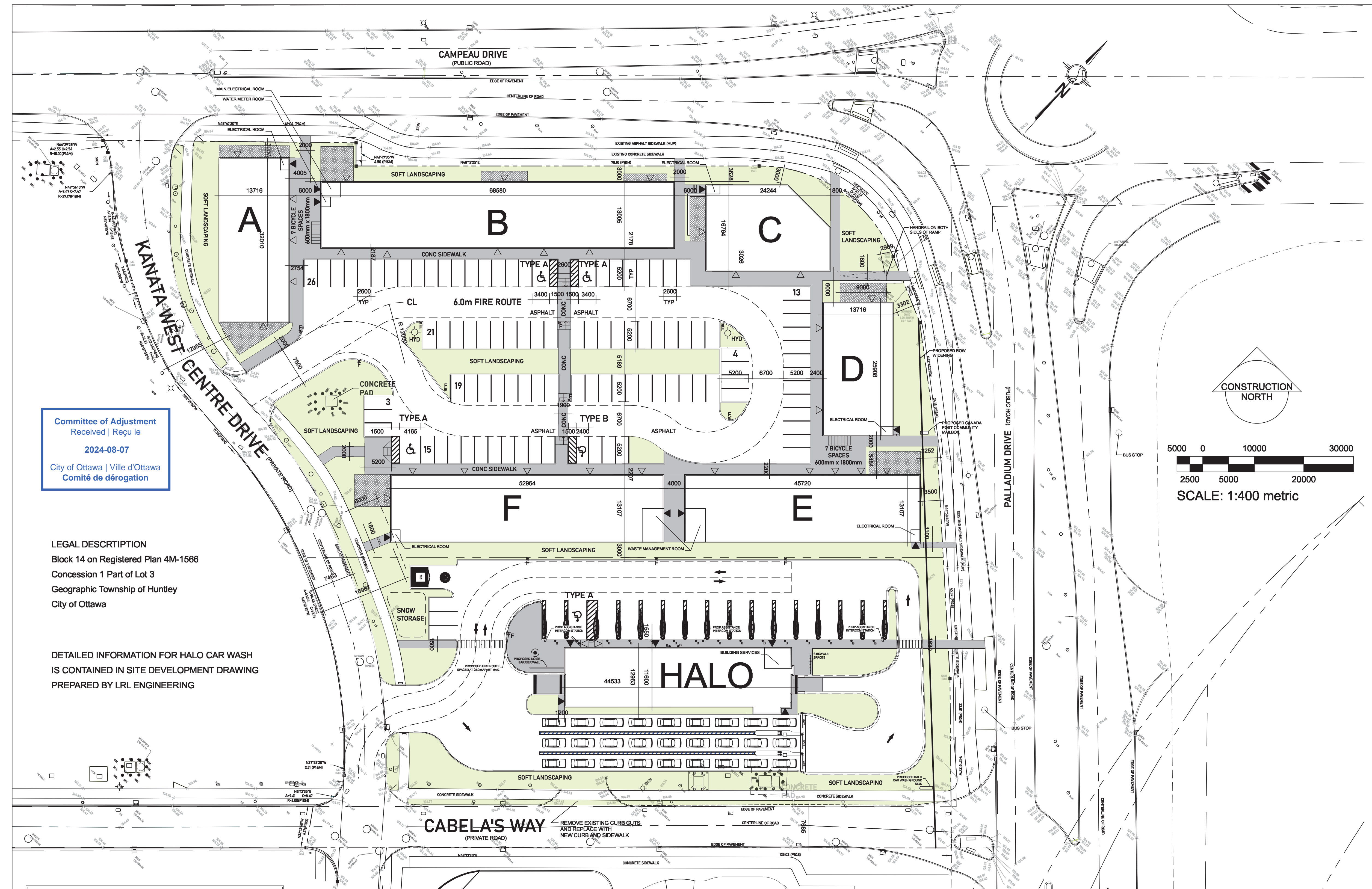
PART 13
AR-33025

PART 2 AR-33025
SUBJECT TO EASEMENT PER INST.
NO. OC1805625

PART 7
AR-35309
SUBJECT TO EASEMENT INSTS. NO.
OC2603280 & OC2603281

PART 8 AR-33025

BLOCK 14 - 2
PIN 04508 - 0199



REVISIONS AND DISTRIBUTION LOG

No.	Date	Notes
01	20 JUN 2023	ISSUED FOR SITE PLAN CONTROL
02	20 OCT 2023	ISSUED FOR SITE PLAN CONTROL
03	17 NOV 2023	ISSUED FOR SITE PLAN CONTROL
04	09 FEB 2024	ISSUED FOR SITE PLAN CONTROL

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MUST BE RETURNED ON REQUEST.
 THE CONTRACTOR SHALL CHECK ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT.
 ALL DIMENSIONS ARE GIVEN IN MILLIMETERS UNLESS OTHERWISE INDICATED.
 DO NOT SCALE DRAWINGS.

LEGEND

Symbol	Denotes	Found Monuments
■	FOUND MONUMENTS	FOUND MONUMENTS
□	SET MONUMENTS	SET MONUMENTS
IB	IRON BAR	IRON BAR
IBD	ROUND IRON BAR	ROUND IRON BAR
SIB	STANDARD IRON BAR	STANDARD IRON BAR
SSIB	SHORT STANDARD IRON BAR	SHORT STANDARD IRON BAR
CC	CUT CROSS	CUT CROSS
S6	STARTER GEOMETRICS LTD. REGISTERED PLAN 4M-1566	STARTER GEOMETRICS LTD. REGISTERED PLAN 4M-1566
P1		
●	BOLLARD	BOLLARD
SICB	SIDE INLET CATCH BASIN	SIDE INLET CATCH BASIN
CB	CATCH BASIN	CATCH BASIN
EPOST	ELECTRICAL OUTLET	ELECTRICAL OUTLET
HYD	FIRE HYDRANT	FIRE HYDRANT
LS	EXISTING LIGHT STANDARD	EXISTING LIGHT STANDARD
MH	MAINTENANCE HOLE UNIDENTIFIED	MAINTENANCE HOLE UNIDENTIFIED
MHSAN	MAINTENANCE HOLE SANITARY	MAINTENANCE HOLE SANITARY
MHSTM	MAINTENANCE HOLE STORM	MAINTENANCE HOLE STORM
MHT	MAINTENANCE HOLE TRAFFIC	MAINTENANCE HOLE TRAFFIC
PBX	PULL BOX	PULL BOX
SN	SNOW STORAGE	SNOW STORAGE
TB BELL	TERMINAL BOX - BELL	TERMINAL BOX - BELL
VB	VALVE BOX	VALVE BOX
○	TREE DECIDUOUS (D.B.H. SHOWN)	TREE DECIDUOUS (D.B.H. SHOWN)
○	FIRE ROUTE SIGN	FIRE ROUTE SIGN
■	CONCRETE PATHWAYS	CONCRETE PATHWAYS
■	PATIOS	PATIOS
■	SOFT LANDSCAPING	SOFT LANDSCAPING
■	CONFIRMED DOORS	CONFIRMED DOORS
■	CONCEPTUAL DOORS	CONCEPTUAL DOORS
○	BUS STOP	BUS STOP

allan stone architect



610 -160 Baldwin Street
 Toronto ON M5T 3K7

T 416.550.1585

allan@ajsarchitect.com

Project: **COMMERCIAL DEVELOPMENT**

3095 Palladium Drive
 Ottawa Ontario

Drawing Title: **SITE PLAN**

Drawn By: [] Checked By: [] Date Checked: [] Project No: 3095P.2023

Date Plotted: Oct 02, 2023 - 10:12am Scale: 1:400

Drawing No: **A100** Revision No: 04 19/021

Committee of Adjustment
 Received | Reçu le
 2024-08-07
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

LEGAL DESCRIPTION
 Block 14 on Registered Plan 4M-1566
 Concession 1 Part of Lot 3
 Geographic Township of Huntley
 City of Ottawa

DETAILED INFORMATION FOR HALO CAR WASH
 IS CONTAINED IN SITE DEVELOPMENT DRAWING
 PREPARED BY LRL ENGINEERING

INFORMATION FOR THIS DRAWING TAKEN FROM PLAN OF SURVEY OF
 PART OF BLOCKS 1 AND 14 REGISTERED PLAN 4M-1566
 AND PART OF BLOCKS 3 AND 4 REGISTERED PLAN 4M-1642
 CITY OF OTTAWA COMPLETED JANUARY 24, 2023
 PREPARED BY STANTEC GEOMATICS LTD., OLS
 AND FROM
 TOPOGRAPHIC SKETCH OF BLOCK 14 REGISTERED PLAN 4M-1566
 (GEOGRAPHIC TOWNSHIP OF HUNTLEY) CITY OF OTTAWA
 COMPLETED APRIL 10, 2023
 PREPARED BY STANTEC GEOMATICS LTD., OLS

	GROSS FLOOR AREAS	BUILDING HEIGHTS
BUILDING A	418 m ²	8.0 m
BUILDING B	846 m ²	8.2 m
BUILDING C	352 m ²	8.2 m
MEZZ	175 m ²	
BUILDING D	336 m ²	5.9 m
BUILDING E	548 m ²	8.1 m
MEZZ	147 m ²	
BUILDING F	639 m ²	8.1 m
HALO	454 m ²	5.4 m
TOTAL	3915 m²	

Mechanism	3095 Palladium Zoning Compliance GM(2167)	
	Required	Proposed
Minimum lot area	No Minimum	17,673 m ²
Minimum lot width	No Minimum	132.2 m
Minimum interior side yard setback	No Minimum	12.76 m
Minimum Front Yard Setback	1.5 m	2.65 m
Minimum rear yard setback	No Minimum	183.8 m
Minimum Corner Side Yard	No Minimum	0.7 m
Maximum Building Height	18 m	8.2 m
Maximum Floor Space Index	2	0.22
Minimum width of landscaped area	abutting a street: 3m	3m
	other cases: No Minimum	N/A
Minimum area of landscaping in parking lot	15%	24% (1876 m ²)
Minimum width of landscaping around a parking lot	3 m	6.4 m
Parking Spaces	119	119
Bicycle Parking Spaces	7	20

1
 A100 SCALE: 1:400

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Permission Application

Panel 2
Tuesday, September 17, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-02-24/A-00200
Application(s): Permission under section 45 of the *Planning Act*
Applicant(s): CP REIT Ontario Properties Limited
Property Address: 1224 Place d'Orleans Drive
Ward: 1 - Orléans East-Cumberland
Legal Description: Part of Lots 1 and 2, Concession 1 (Ottawa Front),
Geographic Township of Gloucester
Zoning: MC[2179] H(48)
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to establish indoor daytime and overnight boarding of household pets as a permitted use within one unit of an existing commercial building ("Dogtopia").

REQUESTED PERMISSION:

An Animal Care Establishment is a permitted use in the Mixed-Use Centre Zone and means an establishment for the caring, grooming and training of household pets, but does not include a kennel or an animal hospital.

The Applicant requests the Permission of the Committee to also allow the use of the land, building, or structure for the daytime and overnight boarding of household pets.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATIONS

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August 30, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de permission

Groupe 2
Mardi 17 septembre 2024
13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-02-24/A-00200
Demande :	Permission en vertu de l'article 45 de la <i>Loi sur l'aménagement du territoire</i>
Requérante :	CP REIT Ontario Properties Limited
Adresse municipale :	1224, promenade Place d'Orléans
Quartier :	1 - Orléans Est-Cumberland
Description officielle :	Parties des lots 1 et 2, concession 1 (façade des Outaouais), canton géographique de Gloucester
Zonage :	MC[2179] H(48)
Règlement de zonage :	n° 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La propriétaire souhaite aménager une pension de jour et de nuit pour les animaux de compagnie à titre d'utilisation permise à l'intérieur d'une unité d'un bâtiment commercial existant (« Dogtopia »).

PERMISSION DEMANDÉE :

Un établissement de soins pour animaux est une utilisation permise dans la zone de centres polyvalents et désigne un établissement de soins, de toilettage et de dressage d'animaux de compagnie, excluant les chenils et les hôpitaux vétérinaires.

La requérante demande au Comité d'étendre la permission pour que le terrain, le bâtiment ou la structure soit également utilisé pour la garde et la pension d'animaux de compagnie pendant la journée et la nuit.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 30 août 2024

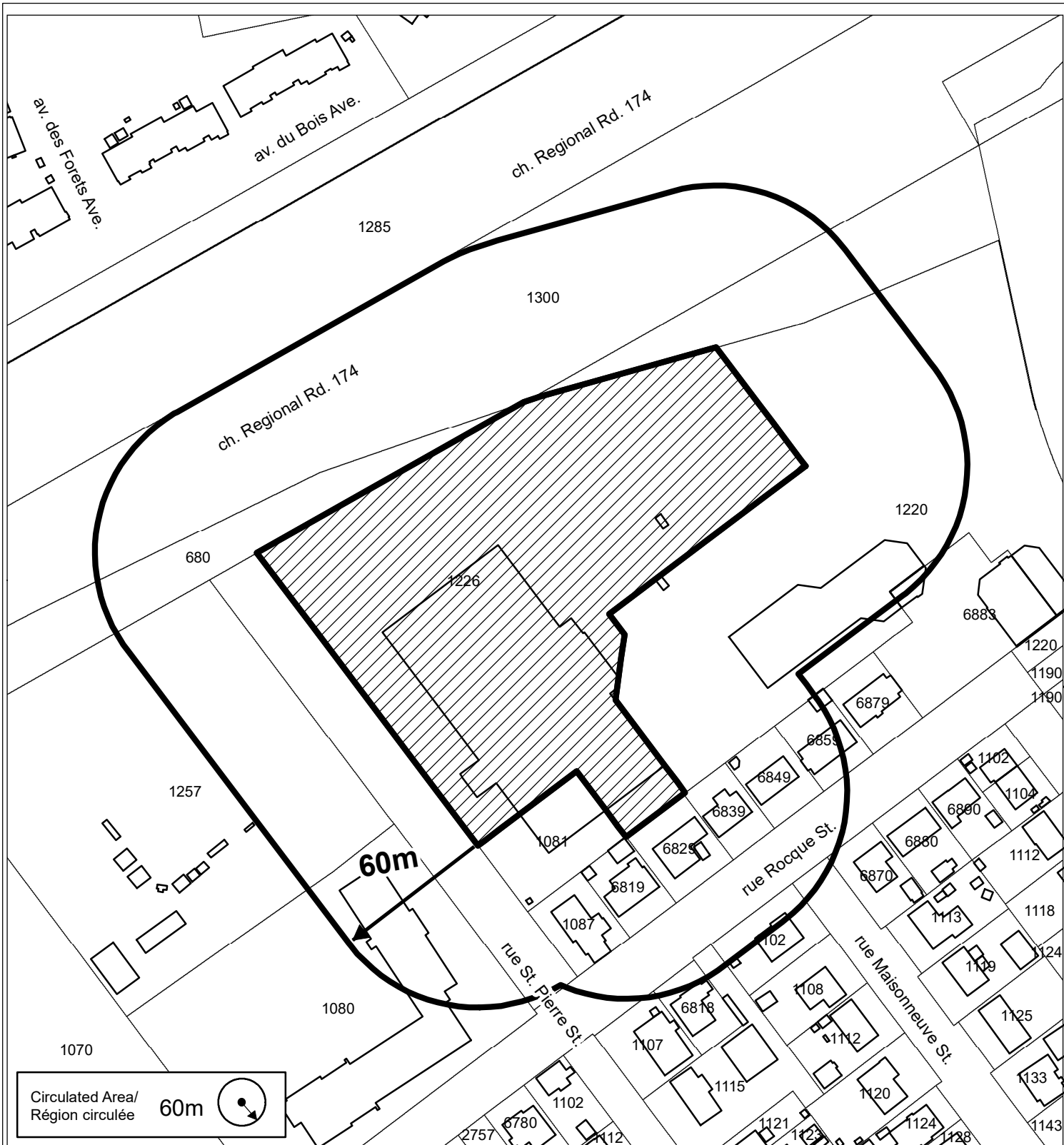


This document is also available in English.

Committee of Adjustment
 City of Ottawa
 101 Centrepointe Drive
 Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
 613-580-2436



Comité de dérogation
 Ville d'Ottawa
 101, promenade Centrepointe
 Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
 613-580-2436




Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

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sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE



SUBJECT LAND / TERRE EN QUESTION
1224 prom. Place d'Orleans Drive



NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

August 1st, 2024

Committee of Adjustment
City of Ottawa
110 Laurier Avenue West,
Ottawa, ON
K1P 1J1



Our file: 1614-001

ATTN: **Michel Bellemare**
Secretary Treasurer, City of Ottawa, Committee of Adjustment

RE: Dogtopia
Planning Act Section 45(2)(b) – Permission
CP REIT ONTARIO PROPERTIES LIMITED
c/o Dogtopia of Orléans (14413008 Canada Inc.)
111A-1224 Place D’Orléans Drive, Orléans,
City of Ottawa

Mr. Bellemare,

GSAI is assisting Dogtopia of Orléans (14413008 Canada Inc.) to process this application to the City’s Committee of Adjustment to **allow for the overnight care of dogs in the existing Dogtopia Animal Care Establishment operating in Unit 111A of the property municipally addressed as 1224 Place D’Orléans Drive, in the City of Ottawa (the “proposal”)**. This Planning Justification Letter (the “Letter”) has been prepared to assess the suitability of the proposal under the criteria established in Section 45(2)(b) of the Planning Act. The following sub-sections form the contents of this Letter:

- 1. Subject Property**
- 2. Proposal**
- 3. Dogtopia Business Summary**
- 4. Unit 111A - 1224 Place D’Orléans Drive – Dogtopia**
- 5. Adjacent and Surrounding Land Uses**
- 6. Official Plan**
- 7. Analysis – Section 45(2)(b)**
- 8. Conclusion and Administration**

Appendix A – Noise and Odour Mitigation

Appendix B – Zoning By-law Table 84 – Kennels and Dog Runs

Subject Property

The subject property is located in Ward 1 – Orléans East-Cumberland and is opposite the Place d’Orléans shopping mall, south of Ottawa Road 174 and north of St. Joseph Boulevard. The subject property has a total overall area of approximately 1.72 hectares (4.25 acres). A No Frills, Fit 4 Less, Orléans Urgent Care Clinic and other retail, office and service uses occupy the two other existing commercial buildings found on the subject property. A surface parking lot that serves the overall subject property and largely occupies the remainder of the land area. Vehicular and pedestrian access to the subject property is provided via a signalized intersection from Place d’Orléans Drive. There are no existing easements on the subject property.

Proposal

The proposed Permission under Section 45(2)(b) seeks to modify the existing and allowed Animal Care Establishment use to also permit overnight care of dogs restricted only to unit 111A and to allow for the business operations to extend into the evenings, outside of normal business hours.

Specifically, to amend the Animal Care Establishment definition specific to Unit 111A to mean *“an establishment for the indoor daytime and overnight care, grooming and training of household pets, but does not include a kennel or an animal hospital.”*

Dogtopia Business Summary

Dogtopia is a leading provider of modern, state-of-the-art dog care services in North America and provides spa services, grooming, training, as well as overnight, daytime, evening, and weekend dog care for dog-owners. Dogtopia does not operate traditional kennels largely found in rural environments and with some component of outdoor space. There are no exterior dog runs or relief areas as all activities are performed internally to the unit. Dogtopia businesses are located within commercial and retail plazas and are designed specifically to eliminate any noise or odours associated with having a group of dogs in one building. The dog care is provided by certified canine coaches and safety experts who operate based on a set of standard operating procedures. Dogs are provided with specific room assignments by dog size and temperament and home-style specialized crates provide comfortable, clean and safe accommodation. Dogtopia accommodates pet owners needs by allowing for overnight stays in addition to the primary dog daycare function and for when owners are out-of-town or require short to medium term accommodation for their dogs.

Dogtopia has responded to an in demand and needed community service by creating the self-contained establishments that allow for dogs to be cared for through daytime and night time hours with no impact to proximate land uses or tenants in commercial and mixed-use settings in North America.

Unit 111A - 1224 Place D'Orléans Drive – Dogtopia

As shown on Figure 1 below, Dogtopia is located and operating in the one-storey commercial building central to and generally nearest the south side of the subject property. Dogtopia is approximately 81 metres from Place d'Orléans Drive, 12 metres from the property lines and 22 metres to the houses on Rocque Street and 95 metres from the Highway 417 off-ramp.

Dogtopia has a total internal floor area of approximately 500 square meters. The principle entrance to Dogtopia is from the east side of the building, nearest to the parking lot. Patrons enter through this entrance to the lobby area where dogs are dropped off. Animal care areas are separated and include The City, Park & Beach play areas. A dog spa is located at the rear of the unit. Laundry, offices, washrooms, storage, hallways and cleaning supply rooms occupy the remainder of the floor area within the unit. Current hours at the facility are from 0700 to 1900 hours. Appendix A appended to this letter outlines the business operations, odour, sanitary, noise and mitigation strategies constructed through the Building Permit recently approved.

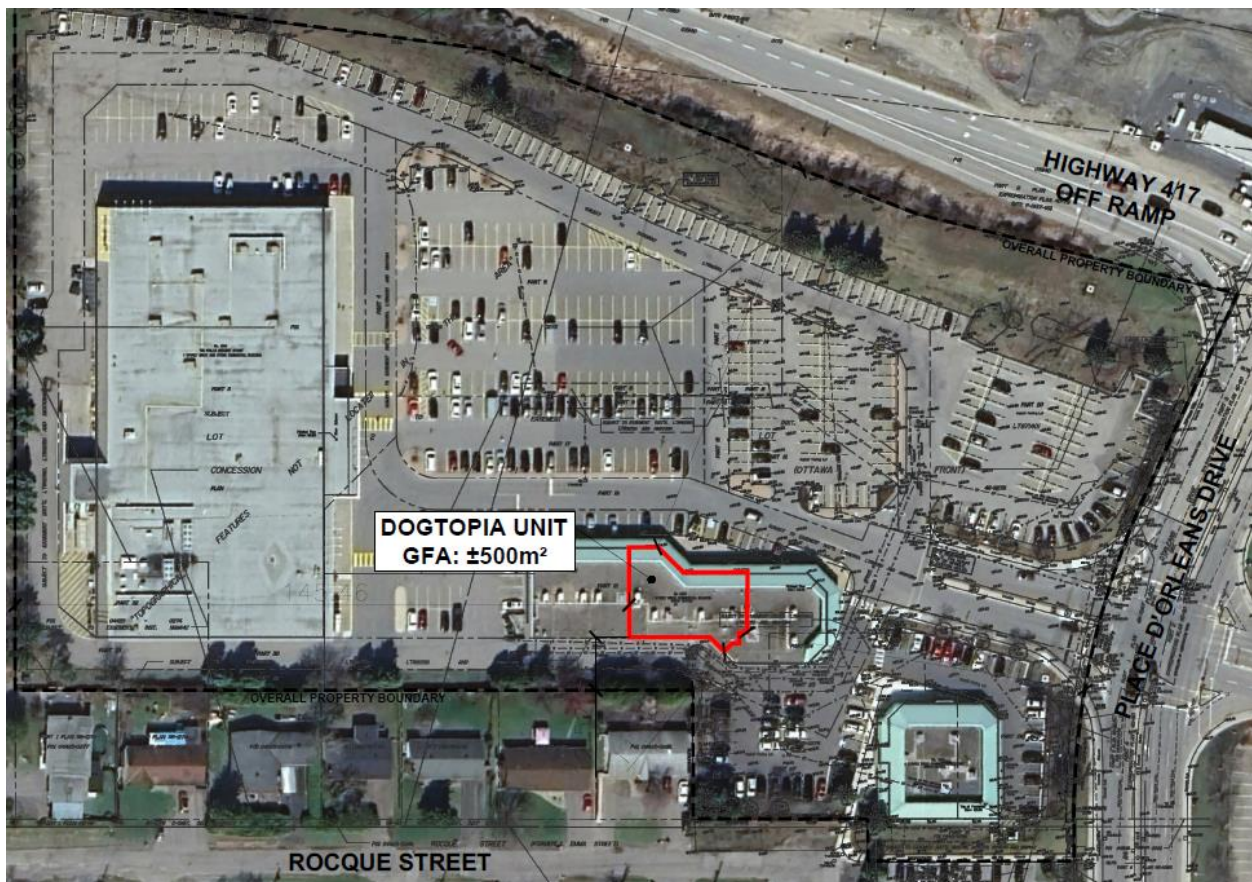


Figure 1 - Dogtopia Unit 111A

Adjacent and Immediate Surrounding Land Uses

There are two existing businesses currently operating in units adjacent to Dogtopia – to the west, a massage and treatment clinic and to the east, a hair salon. Residential single-detached houses exist immediately adjacent to the subject property and along the southern lot line. The single detached properties are approximately 20 metres from the Dogtopia unit with the houses further recessed into the properties. A rear lane separates the houses from the subject property along with a retaining wall and board fence.

Internally, the boarding areas have been placed away from the rear lane to ensure that where there are existing houses opposite the lane, homeowners will not experience any overnight noise from the overnight boarding proposed. This important facet of the development application is discussed further in **Appendix A – Noise and Odour Mitigation**.

Official Plan

The subject property is designated Hub with an Evolving Neighborhood overlay by the City of Ottawa Official Plan. The Hub designation permits both residential and non-residential uses and is intended to be a focal area to accommodate mixed use and transportation-supportive development around existing and planned transit stations. A mix of residential, commercial, service and community uses are generally supported. As outlined in the Official Plan, the planned function of Hubs is to “*concentrate a diversity of functions, a higher density of development, a greater degree of mixed uses and a higher level of public transit connectivity.*” Hubs permit a range of residential and non-residential uses. Dog care is a necessary service for dog-owners and novel approaches to accommodate pet-owners requiring temporary overnight stays corresponds to areas planned for residential intensification. The subject property is further classified as a Neighbourhood and ‘Suburban’. Section 5.4.4 of the Official Plan provides direction for new development in the Suburban Transect:

5.4.4 Provide direction for new development in the Suburban Transect

e) Hubs and corridors that act as the focal point of the neighbourhood, consisting of higher-density residential, office employment, commercial services catering to neighbourhood, as well as neighbourhood or regional needs, and community infrastructure such as recreational facilities or institutional uses;

Including overnight care of dogs falls within the category of *commercial services catering to the neighbourhood* as the proposed addition of overnight care will alleviate and provide a service that is extremely helpful and beneficial to dog and owner’s alike. The proposed overnight boarding use will complement the existing Animal Care Establishment and provide a community service to the Suburban Transect neighbourhood.

Section 6.1.1 3. h) provides that the Official Plan will “*Prohibit uses causing or likely to cause nuisance due to noise, odour, dust, fumes, vibration, radiation, glare or high levels of heavy truck traffic.*” This policy implies that high-nuisance uses should continue to be separated from sensitive uses to achieve compatibility between land uses. With respect to the proposal, visual, noise, and

odour nuisances are mitigated to avoid impacts to adjacent units and the surrounding neighbourhood and as demonstrated in Appendix 1 appended to this letter and as tested in the Valcoustics Noise Study included with this submission.

Section 2.2.4 – Healthy and Inclusive Communities contains policies encouraging the development of healthy, walkable, 15-minute neighborhoods that feature a range of housing options, supporting services, and amenities. This section of the Official Plan speaks to the necessity of providing community and neighbourhood amenities and services that meet the social, health and recreational needs of the community. As demonstrated in the Petition included with this application, Dogtopia services are desired by the community and provide a service which is in need, rare and in the interest of the public and will contribute to the general welfare of the neighbourhood. The proposal will facilitate a needed community service for dog owners in a healthy and safe environment and will provide a new facility to service these community needs.

The proposal will ultimately contribute to the mix of uses envisioned for the area and provide a much-needed community service in an area expected to urbanize with many existing and future pet-owners.

Analysis

The following demonstrates how the proposal meets Section 45(2) of the Planning Act. Section 45(2)(b) provides that:

(b) where the uses of land, buildings or structures permitted in the by-law are defined in general terms, may permit the use of any land, building or structure for any purpose that, in the opinion of the committee, conforms with the uses permitted in the by-law. R.S.O. 1990, c. P.13, s. 45 (2).

The intent of the Committee’s powers in the Planning Act is to allow for flexibility in the Zoning By-law if a related or similar use is defined in general terms and conforms with the already permitted uses in the Zoning By-law.

Given the existing and permitted Animal Care Establishment use, the Committee of Adjustment and Section 45(2)(b) are the appropriate avenues to slightly modify the existing permissions of the Animal Care Establishment to allow for the overnight care of dogs and as explained for the reasons below.

Planning Act – Section 45(2)(b)

City of Ottawa Zoning By-law No. 2008-250 zones the subject property as Mixed-Use Centre Zone (MC[2179] H(48)), which permits a variety of commercial and service-related uses including an Animal Care Establishment and Animal Hospital, among other uses. The overall property is subject to Exemption 2179, which relates to building height, not relevant to the proposal. The Holding (H) suffix establishes the maximum permitted height.

Dogtopia is currently operating the Animal Care Establishment in Unit 111A. The Animal Care Establishment allows for the “*caring, grooming, and training of household pets, but does not include a kennel or an animal hospital.*” The Zoning By-law definition of Animal Care Establishment suggests that the care of dogs during daytime hours is part of normal operations. However, the overnight boarding of dogs for medium to short periods of time is not specifically permitted under the definition of Animal Care Establishment. While not specified, it is understood and through general interpretation of the definition, that an Animal Care Establishment allows for the daytime care of dogs through an unspecified window of time.

Alternatively, Kennel allows for “*a building, structure or premises or portion of any of the foregoing, used for the overnight boarding or raising of more than three dogs over the age of 20 weeks, or more than five cats over the age of 20 weeks and which may include any of the activities permitted as part of an animal care establishment.*”

Part 3 of the City’s Zoning By-law provides for Specific Use Provisions that are intended to apply for a particular land use and in this case Kennels. Section 84 – Kennels applies directly to Kennels and includes mechanisms to test the suitability of a Kennel, in context to the surrounding area. The measures are tested based on the number of dog runs associated with the Kennel and the setbacks required to accommodate the outdoor nature of a dog run. The regulations of Table 84 are informed and tested by the number of Dog Runs proposed in an application. For reference, a Dog Run is defined a “*... an enclosed outdoor extension of one or more dogs’ individual indoor living space in association with a kennel*”

Dogtopia operates entirely self-contained establishments with no outdoor dog runs. Section 84 – Kennels, would seemingly not apply as there are no dog runs proposed. Notwithstanding the above intent to consider Kennels inclusive of dog runs, an assessment of Table 84 is provided for in **Appendix 2** to this letter. The proposal meets regulations a.) through e.). Regulations f.) and g.) relate specifically to Dog Runs and are not relevant to the proposal and Sections g.) b.) provides for an opportunity to locate kennels should appropriate noise mitigation be implemented to not nuisance surround dwellings.

Another related definition to dog care is Kennel Structure which “*... includes dog pens, dog runs and other dog enclosures, but excludes perimeter fencing of the site*”. Dogtopia does not cage or house dogs in pens – the dogs are accommodated in home-style specialized crates that provide comfortable, clean and safe indoor accommodation. The definition also seems to imply that perimeter fencing is natural to a Kennel and further suggesting that it is an outdoor use in nature.

There is an important distinction between a Kennel, which contemplates outdoor dog runs and breeding, and the proposal. The proposed overnight care will be strictly internal to Unit 111A and there will be no outdoor dog runs, breeding or other facilities associated with a Kennel. Neither definition accurately captures the modern service offered by Dogtopia whereby animals are cared for during daytime hours but also during nighttime hours in entirely self-contained premises. Dogtopia has created an overnight care solution that is not entirely consistent with the Kennel definition and intent of the Zoning By-law Section 84 for Kenneling.

The City's Zoning By-law does not currently contemplate this unique business alternative. Modification to the existing and allowed Animal Care Establishment definition to also permit overnight care restricted only to unit 111A will allow for the business operations to extend into the evenings, outside of normal business hours and to be achieved without introducing a new permission for Kenneling or Dog Runs.

Zoning By-law General Rules of Interpretation (Sections 10-28) establishes provisions for flexibility when interpreting the Zoning By-law:

16. This by-law is remedial in nature and shall be interpreted in a benevolent manner and read and applied in a way that will ensure the effective implementation of its provisions and intent.

17. Without limiting the generality of section 16, where a situation arises that is not covered by a specific regulation, the provisions of this by-law apply by analogy to that situation, so that the application that is made of section 16 is the one that ensures the effective implementation of this by-law.

An analogy establishes a common set of goals, values or objectives. The proposal is a new business concept that shares elements of Kenneling but may be more-related to an Animal Care Establishment in nature. Models for the overnight care of dogs have been improved upon to respond to urbanizing conditions that will demand more dog services. Dogtopia provides dog-owner's freedom and solutions for animal care in urgent, short and medium term situations and enjoyment for pets. The proposed overnight boarding is similar to the existing permitted uses (Animal Care Establishment) and will not impact the function of existing permitted or planned uses as the Dogtopia is entirely self contained and will not generate any noise or odour issues. The overnight component is operated at off-hours (overnight) and when nearby businesses are closed.

Recognizing the proposals self-contained nature, it represents a minor deviation from existing permitted uses and will not impact or restrict future tenants from occupying any of the other buildings within the subject property's commercial plaza. As demonstrated above and in Appendix 1, there is no measurable impact on adjacent tenants or homes. The presence of Dogtopia will facilitate a needed community service for dog owners in an enclosed, self-contained, healthy and safe environment.

Other Regulations, By-laws and Permitting Requirements

The consolidation of the City of Ottawa Licensing By-law (2002-189) governs the licensing and regulating of certain businesses in the City. Following a successful Decision at the Committee, a business license would be obtained from the Licensing department. The Licensing By-law provides a definition for Boarding Kennel:

a Boarding kennel refers to any premise or part thereof where more than three (3) dogs over the age of twenty (20) weeks, or more than five (5) cats over the age of twenty (20) weeks, are boarded, raised or trained, for any period of time that includes an overnight stay, for remuneration

The Licensing By-law definition provides for overnight stays but excludes breeding, buying and selling of dogs that is understood to be associated with Kenneling in the City's Zoning By-law. The new Boarding Kennel definition is more consistent with the Dogtopia business operations. It should also be noted that outdoor dog runs are excluded from the Boarding Kennel definition. While Boarding Kennel is not a defined term in the City's Zoning By-law or expanded on in Section 84, it is more similar in nature to the proposal as dogs would be provided with the opportunity, in addition to daytime stays, for an overnight stay with remuneration provided by dog-owners.

Further, the Kennel By-law and Section 50 of the City's Animal Care and Control By-law 2003-77 allow for the as-of-right boarding of up to three (3) dogs with no limitation. An Animal Hospital is also a permitted use in the Zoning By-law and allows for the shelter of animals during the period of recovery.

The property owner's lease with Dogtopia stipulates requirements related to business operations and requires that no noise will be generated by dogs, no tenant will be disturbed and that noise walls be installed on shared walls with adjacent tenants. The City's Noise By-law would also regulate any undue noise coming from the premises.

On August 24, 2023, a Building Permit (#A23-004162) was issued by the City of Ottawa's Building Department to permit occupancy of the Dogtopia the Animal Care Establishment. The building layout and internal fitting are designed and built to accommodate overnight stays and mitigate all noise as evidenced by the extensive efforts (see Appendix 1) to sound-proof and self contain all walls and apertures. Since issuance in August 2023, Dogtopia has been operating the Animal Care Establishment with the daytime care of dogs.

Conclusion and Administration

Generally speaking, the Committee of Adjustment's purpose and powers are to allow for the flexibility to slightly alter the Zoning By-law in certain circumstances. The generality of the Animal Care Establishment definition and the historical Kennel definition that contemplates outdoor dog runs and breeding do not accurately capture Dogtopia' modern, contained establishments for daytime and overnight dog care. In relation to dog care, the permitted uses are defined in general terms and make no consideration for the specialized use contemplated in this instance.

In conclusion, this proposal under Section 45(2) of the Planning Act is appropriate for the reasons outlined above. Applications submitted under Section 45(2)(b) allow for the use of a property for a similar use already generally contemplated in the Zoning By-law but not entirely prescribed in and captured by definition. It is our opinion that Section 45(2)(b) is the appropriate and most effective mechanism to implement a minor change of adding overnight care to the existing, operating and similar Animal Care Establishment use. The proposed revised definition of Animal Care Establishment would meet the intent of the By-law and is similar to uses already permitted in the Mixed-Use Centre Zone.

To amend the Animal Care Establishment definition specific to Unit 111A to mean “an establishment for the indoor daytime and overnight care, grooming and training of household pets, but does not include a kennel or an animal hospital.”

We would request that consideration be given to any of the following methods to secure the overnight care permission to Unit 111A:

- An amended Animal Care Establishment definition inclusive of daytime and overnight care.
- Application of a binding Condition to the Decision and/or an appended sketch illustrating the size and GFA to the internalized condition within Unit 111A only.
- Including a Condition in the Decision requiring an Agreement to be registered on title between the City and the owners which would secure the overnight care use to Unit 111A and to restrict uses normally associated with kenneling, including breeding and outdoor dog runs. Planning Act Committee Sections 45 (9) and (9.1) suggest and allow for Agreements to be arranged and registered on title to implement a decision of the Committee.
- Condition for staff to provide the Building Department the Decision specific to Unit 111A for review prior to any new Occupancy or Building Permit approvals.
- Requirement to obtain the necessary animal care licenses and address any Condition imposed by the Chief License Inspector.
- A Condition stipulating and operating time period limitation to test for any unknown impacts. Upon expiry, the owners would be required to return to the Committee
- Any other terms or conditions suggested by the Committee

Dogtopia has been operating overnight care successfully in commercial plazas such as this throughout Ontario. A Major or Minor Zoning By-law Amendment application is not a viable option in terms of time, cost and procedure for the small business owner. We would ask that staff reconsider this suggested list of avenues to secure the use to Unit 111A and to exclude allowance for outdoor dog runs and breeding.

Supporting Documentation

In support of this application for Permission, please find enclosed the following supporting documentation:

1. Executed Minor Variance Application (2024) form;
2. Consultation with Development Information Officer;
3. Survey/Topographic Plan;
4. Location Site Plan drawing;
5. Architectural Plans (Site Plan, Floor Plan, Elevation Drawings);
6. ASHRAE Minimum Exhaust Rates chart (for odor mitigation);
7. Sound Dampening Walls;
8. Dogtopia Cleaning Protocols chart;

9. Petition (222 signatures);
10. Noise Study prepared by Valcoustics Canada; and
11. Examples (8205 Financial Drive and 85 Ellesmere Avenue) of similar Dogtopia approval Decisions on other municipalities.

We trust this completes this application for Permission under 45(2)(b) and we look forward to the Committee's consideration at forthcoming Hearing.

Please feel free to contact the undersigned if you have any questions or require more information prior to the Hearing.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Bruce McCall-Richmond, MCIP, RPP
Senior Associate

Email: BruceMR@gsai.ca | Cell: 647-987-9053

Appendix A – Summary of Operations

Appendix B – Zoning By-law Table 84 – Kennels and Dog Runs

Appendix A – Summary of Operations

Noise Mitigation and Sound-proofing

Sound control measures include sound dampening walls, ceilings and rubberized flooring to ensure the business is self-contained and that no noise is experienced in adjacent retail units or outside. Sound dampening walls are built in front and within existing demising walls. Acoustical ceiling tiles with a high noise reduction coefficient ratio are used for ceiling treatments. The rubber floor utilized is also a sound absorber and utilized in all playrooms. When combined with the existing concrete demising walls on both levels, the sound proofed walls and rubber flooring mitigates any anticipated sound transmission impacts on neighbouring tenants or to the surrounding community. Furthermore, the certified canine coaches are required to pass training courses that include proactive measures to reduce barking through engagement, activities and timeouts. The Dogtopia unit shares two concrete demising walls with its adjacent tenants, both of which are installed with these special wall types.

Immediately south of the subject property residential houses exist. A rear lane and fence on a retaining wall separate the residential houses from the commercial plaza and Dogtopia. The distance between Dogtopia and the closest house is approximately 22 metres and to the property line approximately 12 metres. Recognizing the noise that a kennels could generate, especially during nighttime hours, Dogtopia has implemented the above measures to reduce and mitigate noises coming from the kennels. The location of the kennels is strategically placed further away from the southside of the unit and the fences. Also, sound dampening measures on rear walls mitigates sound transmission impacts to the surrounding area.

A noise study was completed by Valcoustics Canada and is included with this submission. The noise study affirms that dog barking is inaudible when standing at the property line with the houses. The assessment concludes that the proposal is in compliance with all noise guidelines and limits and to the nearest noise sensitive receivers.

As demonstrated above, the proposed overnight boarding use will be enclosed entirely within the existing sound proofed and odour-controlled unit already providing dog services including grooming and daycare. the enhanced ventilation, sound mitigation and cleaning protocols will ensure that this Dogtopia establishment is entirely self-contained and will not disrupt neighbouring tenants or residential uses to the south.

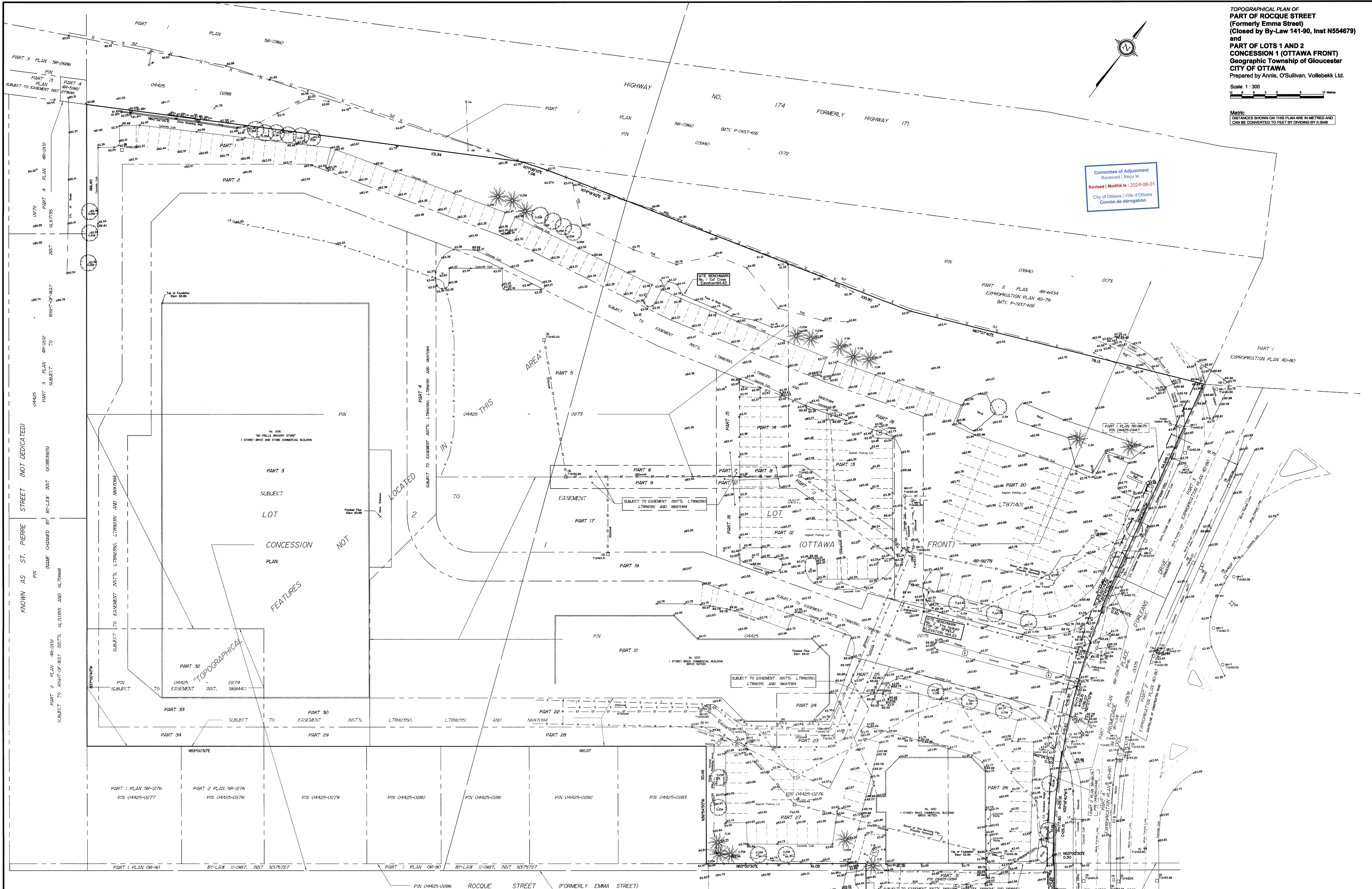
There is development proposed and there are no changes to the building footprint or exterior façade. A Building Permit has already been issued and the internal building components installed and working effectively. The design specifications outlined about are specifically contemplated in the Building Permit issued and reviewed at the time of occupancy.

Cleaning and Odour Control

Cleaning and odour control are constant activities at this Dogtopia location with cleaning taking place a minimum of three-times daily and deep-cleans occurring weekly. Environmentally and dog-friendly cleaning products are used throughout the day and night on a regimented basis while dogs occupy separate areas of the facility. The cleaning products used contain odour elimination products that eliminate odours by breaking down organic matter with live bacteria and enzymes. Dogs are not walked in the immediate area and all bathroom breaks are accommodated indoors. The areas nearest the entrance are routinely monitored for any signs of dog waste. The above is outlined in Dogtopia Cleaning Protocol chart included with this letter and provides a summary of the cleaning protocols that will be implemented at this location.

Above-code air circulation and climate-controlled HVAC systems assist with the odour mitigation. The facility was designed using ASHRAE exhaust rates specifically for Pet Shops that will replace air at a very high rate. The returns are completely ducted ensuring complete evacuation of odours, should any remain after the strict cleaning protocols. Air is not recycled between rooms and separate ventilation units are provided in the lobby, kitchen, washrooms, office and corridors. The playrooms, spa and suites are balanced to a slightly negative pressure with an additional exhaust to further mitigate odours and reduce humidity. All rooms are temperature and humidity controlled. Furthermore, specialized UV Germicidal lighting kits were installed on the face of the fan coils which reduces the spread of bacteria and viruses. Odours are managed and carefully mitigated by Dogtopia establishments.

Committee of Adjustment
 Received / Reçu le
 Revised / Modifié le : 2024-08-01
 City of Ottawa / Ville d'Ottawa
 Comité de dérogation



Notes & Legend

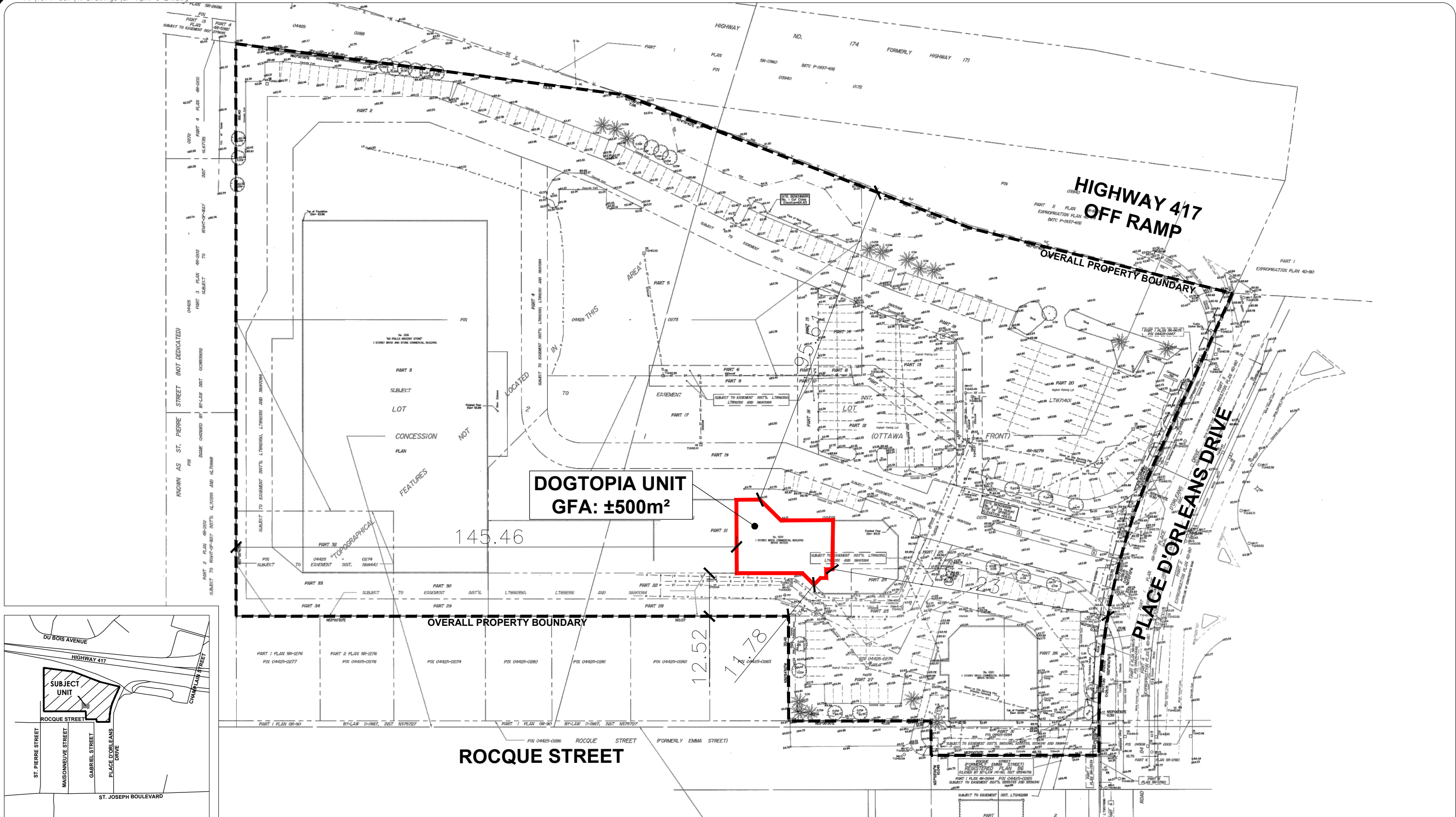
<ul style="list-style-type: none"> — Survey Monument Planted — Survey Monument Found — Standard Iron Bar — Short Standard Iron Bar — Iron Bar — Cut Cross — Concrete Pin — Round Iron Bar — Witness — Measured — Anna, O'Sullivan, Vollebek Ltd. — Plan 4R-9278 — Chain Link Fence — Board Fence — Diameter — Location of Elevations — Centreline — Undergrad Marker 	<ul style="list-style-type: none"> — Deciduous Tree — Coniferous Tree — Fire Hydrant — Water Valve — Maintenance Hole (Storm Sewer) — Maintenance Hole (Sanitary) — Maintenance Hole (Hydro) — Valve Chamber (Watermain) — Undergrad Storm Sewer — Undergrad Sanitary Sewer — Undergrad Water — Undergrad Power — Undergrad Gas — Undergrad Bell — Hydro Tower Base Outline 	<ul style="list-style-type: none"> — Catch Basin — Dish Inlet — Gas Meter — Handhole — Bell Terminal Box — Cable Terminal Box — Traffic Terminal Box — Undergrad Terminal Box — Bolted — Sign — Traffic Signal Post — Traffic Light — Utility Pole — Anchor — Light Standard — Top of Slope — Bottom of Slope — Stone Retaining Wall
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ELEVATION NOTES
 1. Elevations shown are geoidic and are referred to the CGVD2011 geoidic datum.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
 1. The drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, ascending etc.
 4. Underground utilities were marked on ground by Deepview located and/or taken from site surveying plan by A.J. Robinson & Associates Inc, drawing S2005-61, revised January 16, 1993.

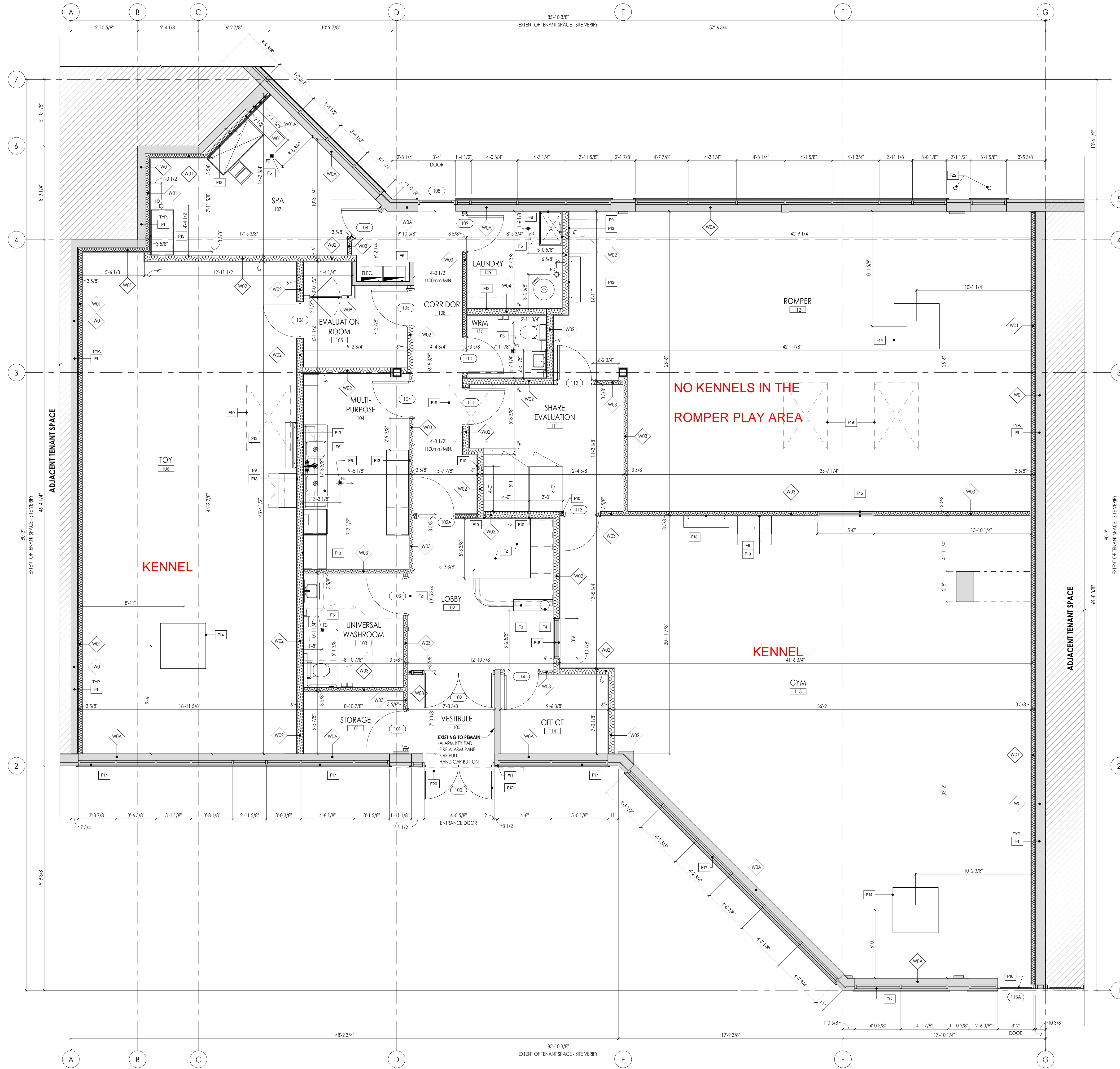
Oct. 21, 2017
 Date
 E. H. Herveyer
 Ontario Land Surveyor

BOUNDARY INFORMATION COMPILED FROM PLAN 4R-9278
 Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999822.
 For bearing comparisons, a rotation of 0°41'00" counter-clockwise was applied to bearings on plan 4R-9278.
 Bearings are grid bearings and are referred to the Central Meridian of N.T.M. Zone 17 (78° West Longitude) (NAD83) (English).
 © Annis, O'Sullivan, Vollebek Ltd. 2018. THIS PLAN IS PROTECTED BY COPYRIGHT.
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 Mississauga, Ont. M5S 2S8
 Phone: (905) 272-0880 / Fax: (905) 272-1079
 Email: info@annis-osullivan.com
 P. No. K-920-17-Data Processing Plan 3 of 3 - T. 12. 1



**DOGTOPIA
LOCATION PLAN
1124 PLACE D'ORLEANS DRIVE
CITY OF OTTAWA**

- LEGEND**
- SUBJECT LANDS
 - OVERALL PROPERTY BOUNDARY



- F1 EXISTING DEMISING WALL TO REMAIN. INTEGRITY OF EXISTING FIRE RATING TO REMAIN AS IS. ENSURE DEMISING WALLS ARE ALL SEALED PRIOR TO INSTALLING SOUND WALL AND SOUND CAULKING AS REQUIRED. SEE VERIFY THE SCOPE PRIOR TO SUBMITTING BID.
- F2 PROVIDE CONDUIT AND PULL WIRE FOR ELECTRICAL VOICE/DATA AT CASHWAP. COORDINATE CONDUIT STUB-INS IN CASHWAP WITH VENDOR'S SHOP DRAWINGS TO ENSURE ACCURATE AND CLEAN INSTALLATION IS ACCOMPLISHED. STUB-INS ARE TO BE CLEAN HOLES USING A DRILL BIT ONE SIZE LARGER THAN THE CONDUIT.
- F3 LED LIGHTING UNDERNEATH FRONT PORTION OF COUNTER. REFER TO DETAILS ON SHEET A4.4 & ELECTRICAL DWGS.
- F4 APPROXIMATE LOCATION OF TREAT MACHINE.
- F5 FLOOR DRAIN. REFER TO MECHANICAL DRAWINGS.
- F6 LOCATION OF ELECTRICAL PANELS AND EQUIPMENT. MAINTAIN A 3'-0" CLEARANCE IN FRONT OF ELECTRICAL EQUIPMENT - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- F7 RESERVED
- F8 CEMENT BOARD REQUIRED AT 48" IN MOP SINK, 3 COMP. SINK, WET AREAS & UP TO 7'2" BEHIND SPATUBS (SEE FINISH PLAN & INTERIOR ELEVATIONS FOR MORE INFO)
- F9 PLAYROOM CABINET. SEE CASEWORK DETAIL 1/A6.1.
- F10 BLOCKING IN WALLS FOR DOG SUITES. REQUIRED AT FRAME FASTENING LOCATION. FOR INSTALLATION SEE DETAIL 4/A6.2 AND 8/A6.2
- F11 LOCATION OF PUSH BUTTON OPERATORS FOR ENTRANCE DOOR TO BE CURRENT LOCAL & PROVINCIAL CODES. TENANT GC TO ENSURE POWER IS BROUGHT TO LOCATIONS. SEE ELECTRICAL DRAWINGS.
- F12 ACTIVE LEAF DOOR.
- F13 PROVIDE BLOCKING IN WALL FULL HEIGHT BLOCKING TO BE PROVIDED AT FULL DOWN PLAYROOM WORKSTATIONS. SEE DETAIL 8/A6.1
- F14 LOCATION OF POTTY PLACE. RUBBER FLOORING COLOUR 4/4 IS GREEN.
- F15 PLAYROOM TO PLAYROOM WINDOW TO BE 3/8" TEMPERED GLAZING. SEE DETAIL 4/A6.1 FOR MORE INFO.
- F16 LOBBY TO PLAYROOM WINDOW TO BE 1/2" ACOUSTICALLY LAMINATED, TEMPERED GLAZING. SEE DETAIL 4/A6.1 FOR MORE INFO.
- F17 VINYL GRAPHIC ON EXTERIOR OF GLAZING. RUN A CLEAR BEAD OF SILICONE AROUND ALL EDGES TO PREVENT PEELING
- F18 EXISTING DOOR TO BE LOCKED AND SEALED FROM THE INSIDE. REMOVE INTERIOR DOOR HARDWARE.
- F19 LINES DENOTES OUTLINE OF APPROXIMATE LOCATION OF EXISTING ROOF TOP UNIT ABOVE. SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- F20 LOCATION OF SIGNAGE. PROVIDE ADEQUATE BLOCKING BEHIND NEW SIGN. SEE ALSO ELEVATIONS AND RCP FOR MORE INFO. UNDER SEPARATE PERMIT REFER TO SIGNAGE DRAWING PACKAGE.
- F21 VISUAL LIGHT STROKE. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
- F22 EXISTING BOLLARDS.

2 CONSTRUCTION NOTES

No.	SYMBOL	DESCRIPTION
1	WD	EXISTING 2-HOUR DEMISING WALL (BTL L.L.) PATCH REPAIR/ ENSURE FIRESTOP AT ALL PENETRATIONS & AT ALL HORIZ./VERT. TRANSITIONS FOR CONTINUITY OF FIRE RATINGS AS NECESSARY. GC TO ENSURE DEMISING WALL IS COMPLETED AIR-TIGHT TO ADJACENT TENANT. SEAL AND SOUND CAULK ALL PENETRATIONS INCLUDING BOTTOM OF THE WALL AT FLOOR, AT DECK, ETC. TO PREVENT SOUND AND COOLING TRANSFER.
2	WDA	EXISTING EXTERIOR CONCRETE/BRICK WALLS PATCH AND REPAIR INTERIOR SIDE AS NECESSARY. ENSURE NOT TO DISTURB EXISTING INSULATION AND VAPOUR BARRIER. GC TO ADD CEMENT BOARD UP TO 48" AFF. ONLY ON PERIMETER WALLS WHERE THE DRYWALL WAS REMOVE. MATCHING THICKNESS
3	WD1	INTERIOR 3-5/8" STUD SOUND DAMPENING FURRING WALL @ NEW DEMISING WALL - STC 20 1" AIR GAP BETWEEN EXISTING DEMISING WALL & STUD TRACK FILL STUD CAVITY W/ 6" ROCKWOOL INSULATION (FULL HEIGHT) 3-5/8" 20 GA. STEEL STUDS @ 24" O.C. TO U/S OF ACOUSTICAL CLG. 2 LAYERS 5/8" GYP. BD. TO U/S OF EXISTING DECK (STAGGERED JOINTS/ TAPE & SANDED OUTSIDE LAYER) **GREEN BOARD REQUIRED UP TO 48" A.F.F. **SEAL ALL PENETRATIONS AND ENTIRE WALL PERIMETER WITH ACOUSTICAL SEALANT **ACOUSTICAL CAULKING AT BOTTOM AND TOP OF WALL
4	WD1A	INTERIOR 2-1/2" STUD SOUND DAMPENING FURRING WALL @ NEW DEMISING WALL - STC 20 1" AIR GAP BETWEEN EXISTING DEMISING WALL & STUD TRACK FILL STUD CAVITY W/ 6" ROCKWOOL INSULATION (FULL HEIGHT) 2-1/2" 20 GA. STEEL STUDS @ 24" O.C. TO U/S OF ACOUSTICAL CLG. 2 LAYERS 5/8" GYP. BD. TO U/S OF EXISTING DECK (STAGGERED JOINTS/ TAPE & SANDED OUTSIDE LAYER) **GREEN BOARD REQUIRED UP TO 48" A.F.F. **SEAL ALL PENETRATIONS AND ENTIRE WALL PERIMETER WITH ACOUSTICAL SEALANT **ACOUSTICAL CAULKING AT BOTTOM AND TOP OF WALL
5	WD2	INTERIOR 4" STUD SOUND DAMPENING PARTITION 1 LAYERS 5/8" GYP. BD. TO U/S OF EXISTING DECK (STAGGERED JOINTS/ TAPE & SANDED OUTSIDE LAYER)(PLAYROOM SIDE) 6" 20 GA. STEEL STUDS @ 16" O.C. TO U/S OF EXISTING DECK FILL STUD CAVITY W/ 6" ROCKWOOL INSULATION (FULL HEIGHT) w/ INSULATION STRAPS TO SECURE INSULATION TO WALLS 1 LAYER 5/8" GYP. BD. TO 17" ABOVE SUSPENDED CEILING. (TAPED/SANDED) **GREEN BOARD REQUIRED UP TO 48" A.F.F. **SEAL ALL PENETRATIONS AND ENTIRE WALL PERIMETER WITH ACOUSTICAL SEALANT **ACOUSTICAL CAULKING AT BOTTOM AND TOP OF WALL
6	WD3	INTERIOR 3-5/8" STUD SOUND DAMPENING PARTITION 1 LAYERS 5/8" GYP. BD. TO 17" ABOVE SUSPENDED CEILING. (TAPED/SANDED) 3-5/8" 20 GA. STEEL STUDS @ 16" O.C. (UP TO 17" ABOVE SUSPENDED CEILING) FILL STUD CAVITY W/ 6" ROCKWOOL INSULATION (UP TO 17" ABOVE SUSPENDED CEILING OR FULL HEIGHT) 1 LAYER 5/8" GYP. BD. TO 17" ABOVE SUSPENDED CEILING. (TAPED/SANDED) **GREEN BOARD REQUIRED UP TO 48" A.F.F. **SEAL ALL PENETRATIONS AND ENTIRE WALL PERIMETER WITH ACOUSTICAL SEALANT
7	WD4	INTERIOR 6" STUD PLUMBING WALL PARTITION 1 LAYER 5/8" GYP. BD. TO 17" ABOVE SUSPENDED CEILING. (TAPED/SANDED) 6" 20 GA. STEEL STUDS @ 16" O.C. (UP TO 17" ABOVE SUSPENDED CEILING) FILL STUD CAVITY W/ 6" ROCKWOOL INSULATION (UP TO 17" ABOVE SUSPENDED CEILING OR FULL HEIGHT) 1 LAYER 5/8" GYP. BD. TO 17" ABOVE SUSPENDED CEILING. (TAPED/SANDED) **GREEN BOARD REQUIRED UP TO 48" A.F.F.
8	WD5	INTERIOR 3-5/8" STUD (1 HOUR & R.U.C. MASS) 1 LAYER 5/8" GYP. BD. TO 17" ABOVE SUSPENDED CEILING (STAGGERED JOINTS/ TAPE & SANDED) 20 GA. STEEL STUDS @ 24" O.C. REFER TO PLAN FOR STUD SIZING 1 LAYER 5/8" GYP. BD. TO 17" ABOVE SUSPENDED CEILING (STAGGERED JOINTS/ TAPE & SANDED) **RESTOP ALL PENETRATIONS AND AT ALL HORIZONTAL AND VERTICAL TRANSITIONS. ENSURE CONTINUITY OF FIRE RATING.
9	WD6	INTERIOR 2-1/2" STUD PARTITION TO 7'2" AFF. @ SUITES 1 LAYER 5/8" GREEN BOARD TO 7'2" AFF. 2-1/2" 20 GA. STEEL STUD @ 16" O.C. 1 LAYER 5/8" GREEN BOARD TO 7'2" AFF.
10	WD7	INTERIOR 3-5/8" FURRING STUD 1 LAYER 5/8" GREEN BOARD TO U/S OF GRT AT 1/2" A.F.F. AND AT 3" A.F.F. IN TOY ROOM (TAPED & SANDED) 3-5/8" 20 GA. STEEL STUDS @ 16" O.C. BACK UP WALL, VOILD, OR COLUMN (REFER TO FLOOR PLANS)

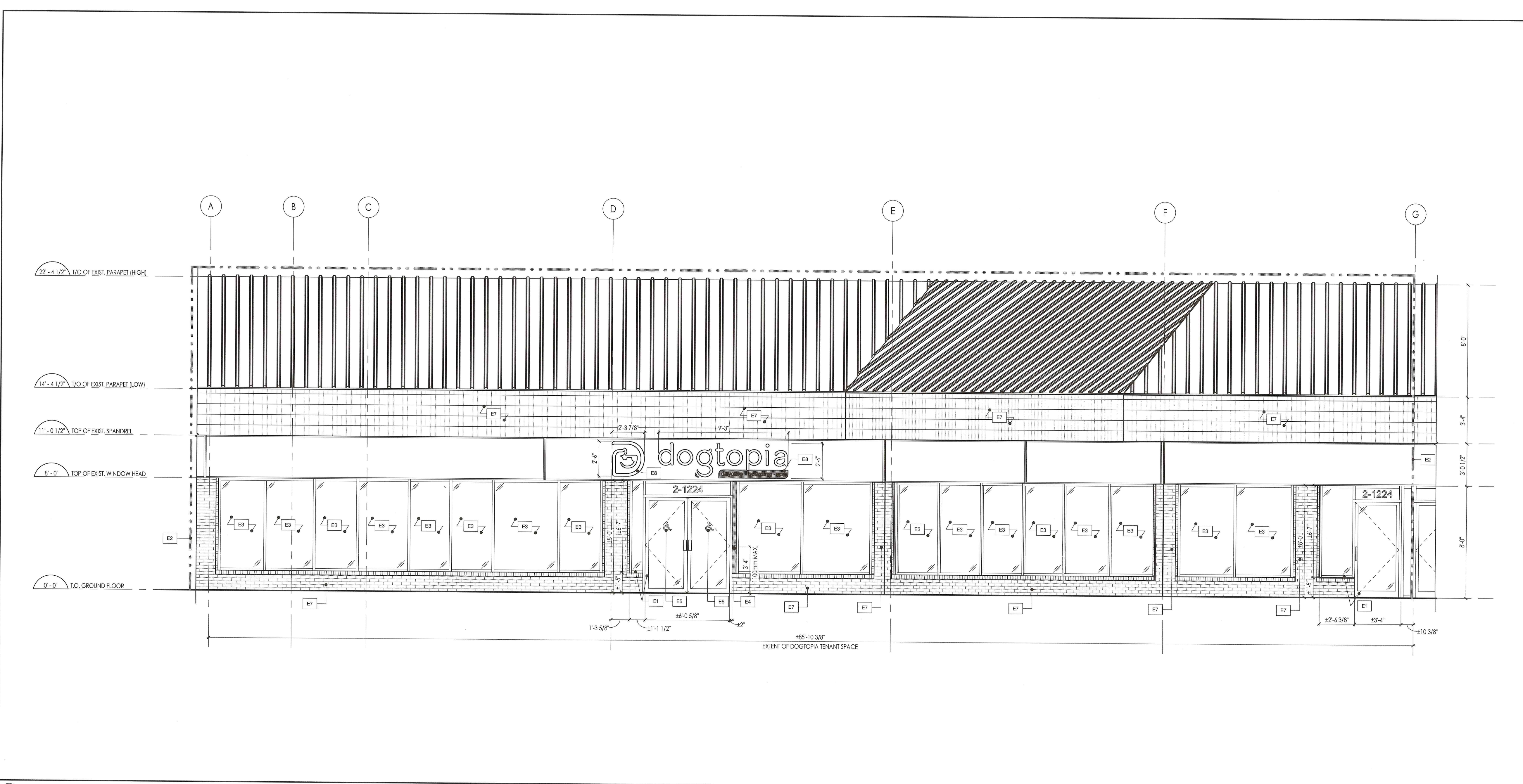
3 WALL ASSEMBLY LEGEND

- GENERAL NOTES:
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR CENTERLINE OF EQUIPMENT AND FURNITURE UNLESS NOTED OTHERWISE.
 - STUD SIZES AS INDICATED ON PLAN.
 - INTERIOR DOORS ARE 3" OFF OF PERPENDICULAR WALL UNLESS NOTED OTHERWISE.
 - ALL DIMENSIONS ARE TO BE HELD PER DRAWING UNLESS NOTED OTHERWISE. CONTACT ARCHITECT IF DISCREPANCY IS REQUIRED DUE TO AS-BUILT CONDITIONS.
 - SURFACE MOUNTED PIPING IS NOT ACCEPTABLE. PIPING AND CONDUITS OF ALL TYPES MUST BE CONCEALED WITHIN WALLS, FLOORS AND CEILINGS
 - CONTROL JOINTS @ 30'-0" O.C. OR AS REQ'D AT GYP. BD. ASSEMBLIES.
 - ALL GYP. BD. TO BE TAPED, SPACKLED THREE (3) COATS, AND PRIMED FOR FINISH.
 - DIAGONAL HATCHED AREA DENOTES AREAS NOT INCLUDED IN CONTRACT
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR UNLOADING AND HANDLING ALL OWNER SUPPLIED MATERIAL AND DISPOSAL OF ALL PACKING MATERIALS AT THE JOB SITE.
 - GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR QUALITY AND FIT OF ALL MATERIALS, INCLUDING, BUT NOT LIMITED TO, ALL REFINISHED MATERIALS. ALL REFINISHED MATERIALS TO APPEAR NEW.
 - IF THE CONTRACTOR CONSIDERS ANY SURFACE UNSUITABLE FOR A PROPER FINISH, HE OR SHE WILL NOTIFY ARCHITECT OF THE CONDITION AND NOT COMMENCE WORK UNTIL DIRECTED BY ARCHITECT.
 - GENERAL CONTRACTOR TO NOTIFY OWNER OF ANY DAMAGES/ SHORTAGES WITHIN 48 HOURS OF RECEIPT OR BEAR RESPONSIBILITY FOR REPLACEMENT OF SUCH.
 - ALL WORK WILL BE PERFORMED IN STRICT ACCORDANCE WITH THE PUBLISHED INSTALLATION SPECIFICATIONS AND PROCEDURES OF THE MANUFACTURER OF THE MATERIAL USED.
 - PROTECT OTHER WORK AND MERCHANDISE AS REQUIRED TO PREVENT ANY DAMAGE.
 - PROVIDE A CLEAN SMOOTH CONCRETE SURFACE FOR PROPER INSTALLATION OF ALL FLOOR FINISHES.
 - APPLICATIONS OF PAINT WILL BE ONE COAT PRIMER AND TWO COATS PAINT (U.S.O.). PRIMER WILL BE SPECIFIED OR RECOMMENDED BY PAINT MANUFACTURER.
 - ALL ADHESIVES TO BE SUPPLIED BY GENERAL CONTRACTOR. THE TYPE TO BE USED AS RECOMMENDED BY WALL COVERING MANUFACTURER SELECTED FOR THE TYPE OF INSTALLATION.
 - GENERAL CONTRACTOR WILL BE RESPONSIBLE TO INSPECT ALL WALL COVERING FOR QUALITY AND DEFECTS PRIOR TO INSTALLATION.
 - ALL SURFACES TO RECEIVE FABRIC OR WALL COVERING AS SELECTED WILL BE PROPERLY PREPARED AND SIZED AS RECOMMENDED BY WALL COVERING MANUFACTURER SELECTED FOR THE TYPE OF INSTALLATION. CONTRACTOR WILL NOTIFY ADA OF ANY SURFACE NOT SUITABLE FOR PROPER APPLICATION OF WALL COVERING. DO NOT APPLY ANY MATERIAL UNTIL SITUATION IS RESOLVED.
 - GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF BLOCKING FOR ALL WALL AND CEILING SUPPORTED ITEMS IN STORE. REVIEW ITEMS THOROUGHLY. COORDINATE WITH VENDOR AS NECESSARY.
 - GENERAL CONTRACTOR TO ENSURE TIGHT, SECURE, AND PROPER FASTENING OF ALL STANDARDS TO METAL STUDS.
 - ALL EXPOSED WALLS TO UNDERSIDE OF STRUCTURE WILL BE BUILT TIGHTLY AROUND STRUCTURE, PIPING, ETC.

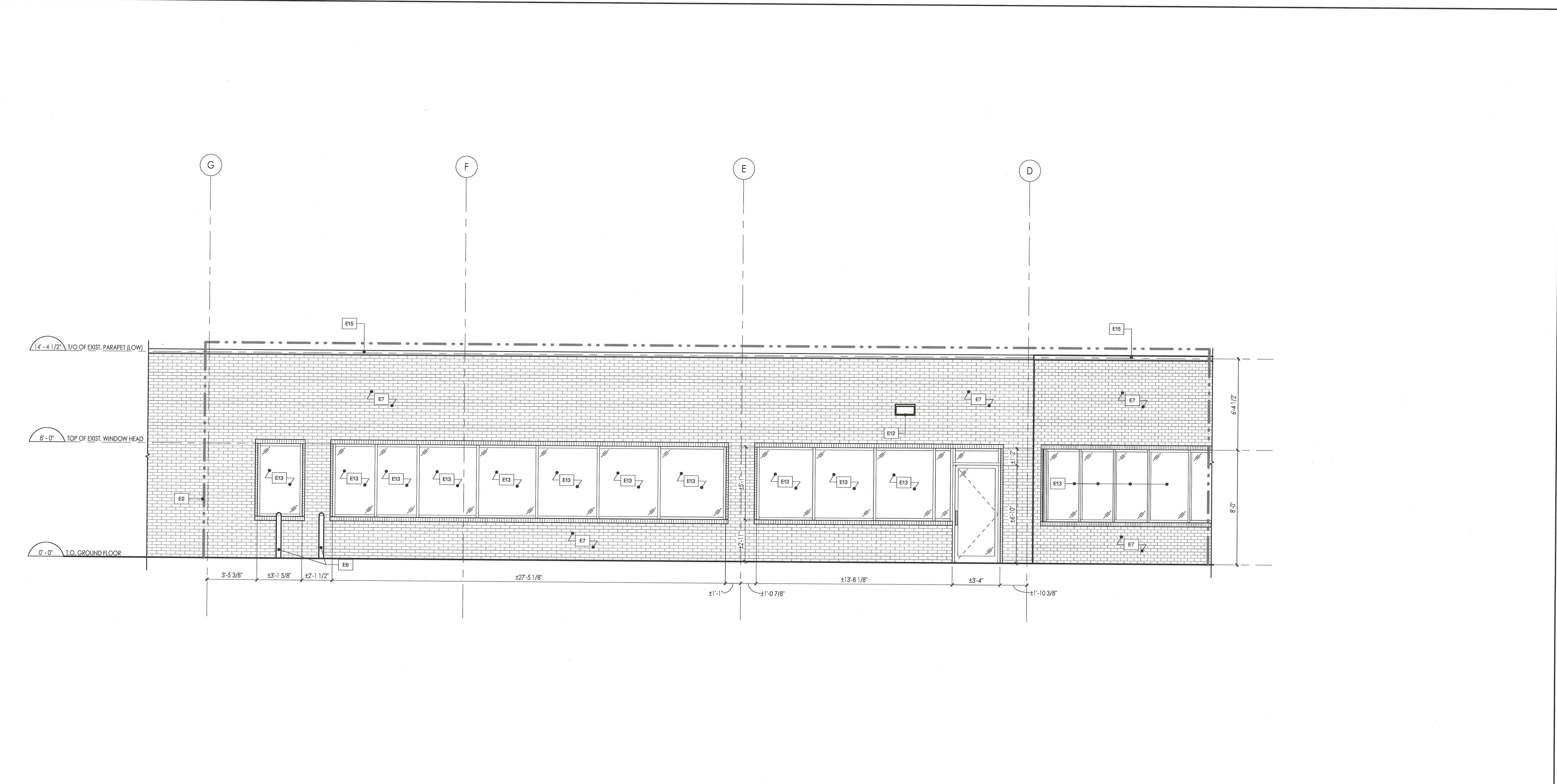
DRAWINGS MUST NOT BE SCALED.
CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.

STAMP: PROJECT NO: TRS: NO: 11

KEY PLAN



1 FRONT ELEVATION
1/4" = 1'-0"



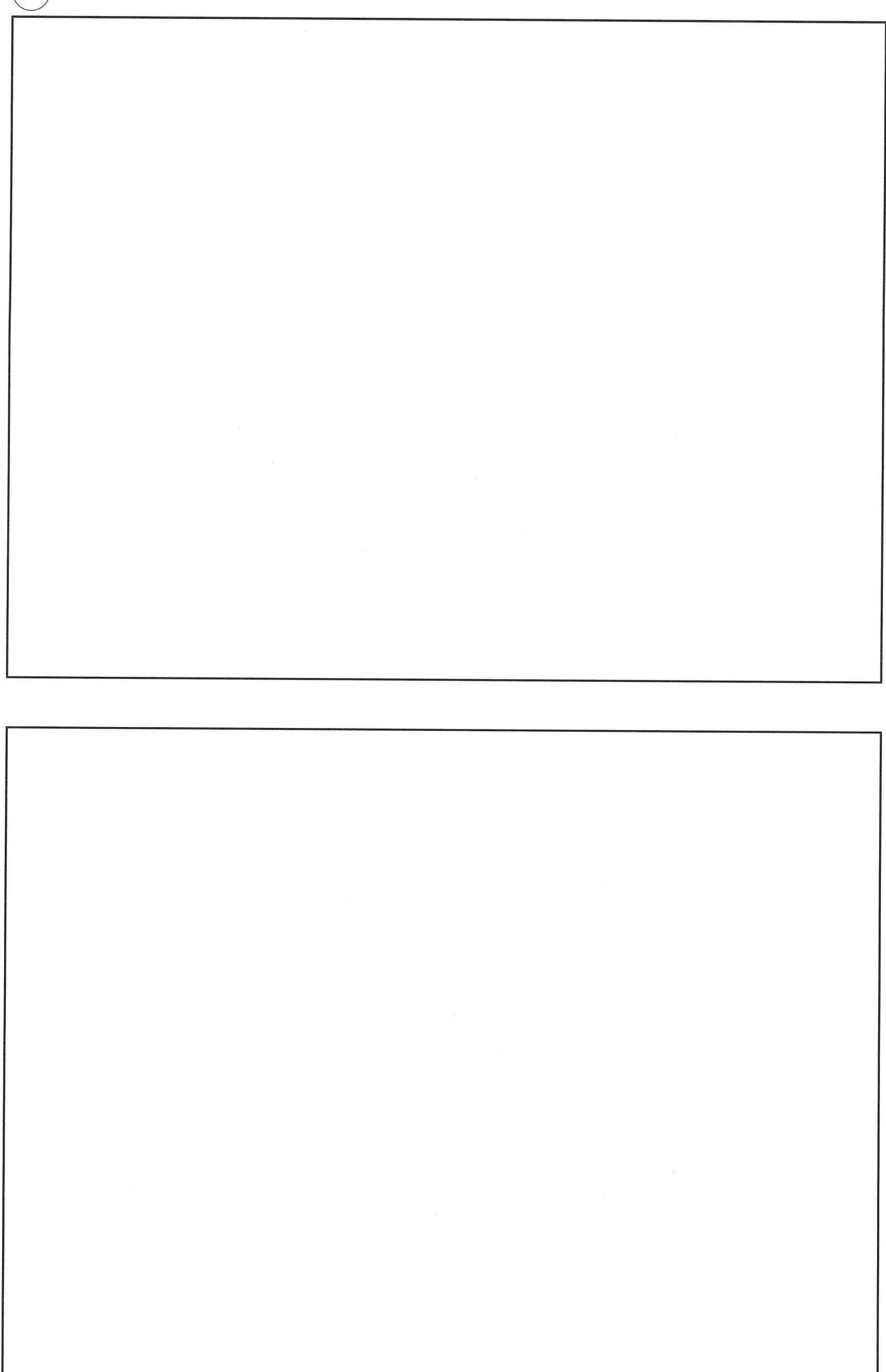
2 REAR ELEVATION
1/4" = 1'-0"

- E1 APPROXIMATE LOCATION OF EXISTING GLAZED DOOR & SIDELIGHT. SITE VERIFY CONDITION OF EXISTING DOOR.
- E2 EXISTING LEASE LINE
- E3 EXISTING STOREFRONT GLAZING & FRAMES TO REMAIN. ENSURE FRAMES AND CAULKING ARE IN GOOD CONDITIONS. MAKE GOOD ANY DAMAGE.
- E4 POWER DOOR PUSH BUTTON OPERATOR. ENSURE PUSH BUTTON MEETS CURRENT LOCAL & PROVINCIAL CODE REQUIREMENTS (BY LJI)
- E5 ACTIVE LEAF DOOR
- E6 EXISTING BOLLARDS
- E7 EXISTING FINISHES TO REMAIN
- E8 APPROXIMATE LOCATION AND SIZE OF SIGNAGE TO BE CONFIRMED WITH LOCAL AUTHORITIES AND LANDLORD'S DESIGN CRITERIA. SIGNAGE UNDER SEPARATE PERMIT. ALL SIGNS ON TIME CLOCK. GC TO COORDINATE POWER WITH SIGN VENDOR BEFORE INSTALLATION
- E9 RESERVED
- E10 RESERVED
- E11 RESERVED
- E12 EXTERIOR LIGHTING TO REMAIN
- E13 EXISTING WINDOWS TO REMAIN. VERIFY FRAMES AND CAULKING ARE IN GOOD CONDITION. MAKE GOOD ANY DAMAGE.
- E14 RESERVED
- E15 EXISTING PRE-FINISH METAL CAP AND FLASHING. MAKE GOOD ANY DAMAGE.

3 ELEVATION CONSTRUCTION NOTES

1. ALL SIGNAGE IS SUBMITTED AND APPROVED UNDER A SEPARATE PERMIT. SIGNAGE IS FOR REPRESENTATION ONLY. FOR MORE INFORMATION REFER TO SPECIFICATIONS BY THE SIGNAGE VENDOR.
2. ENSURE POWER IS RUN TO SIGNS AND CONNECTIONS ARE COMPLETED.
3. DOOR OPERATOR CONTROL TO HAVE FACE DIMENSION OF NO LESS THAN:
 - 2"X7" WHERE THE CONTROL IS RECTANGULAR
 - 2" DIAMETER WHERE THE CONTROL IS CIRCULAR.

4 ELEVATION GENERAL NOTES



DRAWINGS MUST NOT BE SCALED. CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS, SPECIFICATIONS AND DRAWINGS ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY OF THE WORK.

STAMP: ONTARIO ASSOCIATION OF ARCHITECTS
 ELLEN VAN GROLL
 LICENCE 4707

PROJECT NO: _____
 DRAWING NO: _____

KEY PLAN:

NO.	ISSUED FOR PERMIT	DESCRIPTION	MMAG	BY	DATE

ISSUED FOR PERMIT: _____

DESCRIPTION: _____

MMAG: _____ BY: _____ DATE: _____

VGA van Groll & Associates Inc.
 290 Robinson Street, Suite 300
 Oakville, ON L6J 1G7
 905.339.2811
 ARCHITECTURE vongrollassociates.com

CLIENT: **dogtopia.**

PROJECT: **DOGTOPIA** City of Ottawa
 JUL 13 2023
 BCSB
 103 Centrepointe Dr.

ADDRESS: 1224 PLACE D'ORLÉANS DR
 ORLÉANS, OTTAWA
 ON K1C 7K3

DRAWING TITLE: **EXTERIOR ELEVATIONS**

DATE: 2023.04.08 SCALE: 1/4" = 1'-0"
 DRAWN: MMAG SHEET NUMBER:
 JOB NUMBER:

23-143-121 **A3.0**

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 2
Tuesday, September 17, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.: D08-02-24/A-00213
Application: Minor Variance under section 45 of the *Planning Act*
Applicant: 13370445 Canada Inc.
Property Address: 340 Poulin Avenue
Ward: 7 - Bay
Legal Description: Part of Lots 11 and 12, South Side of Conn Street,
Registered Plan 227
Zoning: R2F
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to construct a semi-detached dwelling, with additional dwelling units, as shown on plans filed with the Committee. The existing detached dwelling and accessory structure will be demolished.

At its hearing on May 18, 2022, the Committee granted Consent and Minor Variance applications (D08-01-22/B-00114-00115 and D08-02-22/A-00104-00105) to subdivide the property into two parcels for the construction of a semi-detached dwelling. The Applicant no

longer wants to pursue subdividing the property and has revised the plans for the proposed semi-detached dwelling. Additional minor variances are required for one of the units.

REQUESTED VARIANCES:

The Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00213 340 Poulin Avenue, one-half of proposed semi-detached dwelling:

- a) To permit a reduced front yard setback of 3.66 metres, whereas the By-law requires a minimum front yard setback of 6 metres.
- b) To permit a reduced corner side yard setback of 3.66 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- c) To permit an interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the

panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August, 30, 2024



Ce document est également offert en français.

Committee of Adjustment

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

Ottawa.ca/CommitteeofAdjustment

cofa@ottawa.ca

613-580-2436



Comité de dérogation

Ville d'Ottawa

101, promenade Centrepointe

Ottawa ON K2G 5K7

Ottawa.ca/Comitedederogation

cded@ottawa.ca

613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 2
Mardi 17 septembre 2024
13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-02-24/A-00213
Demande : Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérante : 13370445 Canada Inc.
Adresse municipale : 340, avenue Poulin
Quartier : 7 - Baie
Description officielle : Partie des lots 11 et 12, côté sud de la rue Conn, plan enregistré 227
Zonage : R2F
Règlement de zonage : n° 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La requérante souhaite construire une maison jumelée abritant des logements supplémentaires, conformément aux plans déposés auprès du Comité. Il est prévu démolir la maison isolée et la structure accessoire qui se trouvent sur la propriété.

Lors de l'audience du 18 mai 2022, le Comité a accepté les demandes d'autorisation et de dérogations mineures (D08-01-22/B-00114-00115 et D08-02-22/A-00104-00105) visant à lotir la

propriété en deux parcelles pour la construction d'une maison jumelée. La requérante ne souhaite plus aller de l'avant avec le lotissement de la propriété et a révisé les plans de la maison jumelée proposée. Des dérogations mineures supplémentaires sont requises pour l'une des unités d'habitation.

DÉROGATIONS DEMANDÉES :

La requérante demande au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

A-00213 340, avenue Poulin, une moitié de la maison jumelée proposée :

- a) Permettre la réduction de la marge de recul de la cour avant à 3,66 mètres, alors que le Règlement exige une marge de recul avant d'au moins 6,0 mètres.
- b) Permettre la réduction de la marge de recul de la cour latérale d'angle à 3,66 mètres, alors que le Règlement exige une marge de recul latérale d'angle d'au moins 4,5 mètres.
- c) Permettre la réduction de la marge de recul de la cour latérale intérieure à 1,2 mètre, alors que le Règlement exige une marge de recul latérale intérieure d'au moins 1,5 mètre.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous

pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 30 août 2024



This document is also available in English.

Committee of Adjustment

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

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cofa@ottawa.ca

613-580-2436



Comité de dérogation

Ville d'Ottawa

101, promenade Centrepointe


Ottawa ON K2G 5K7

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cded@ottawa.ca

613-580-2436



Circulated Area /
Région circulée 60m 



SUBJECT LAND / TERRE EN QUESTION

340 av. Poulin Avenue

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

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NOT TO SCALE
NON À L'ÉCHELLE

2024-08-06

City of Ottawa | Ville d'Ottawa
Comité de dérogation



August 2, 2024

Mr. Michel Bellemare
Secretary Treasurer
Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7

**RE: Applications for Reauthorization of Minor Variances
340 Poulin Avenue, City of Ottawa, K2B 5V1
PART OF LOT 12, SOUTH SIDE OF CONN STREET, PLAN 227 DESIGNATED AS PARTS 1,2
PLAN 4R-34714; CITY OF OTTAWA
Owner: 13370445 CANADA INC.;**

Dear Committee Members:

HPUrban and The Stirling Group have been retained by the Property Owner to assist with the minor variance application for the property located at 340 Poulin Avenue, described as PART OF LOT 12, SOUTH SIDE OF CONN STREET, PLAN 227 DESIGNATED AS PARTS 1,2 PLAN 4R-34714; CITY OF OTTAWA. The property is a corner lot, rectangular in shape and resides within the Bay Community, Ward 7.

The property was subject to minor variance and consent applications under File Numbers:

- D08-01-22/B-00114
- D08-01-22/B-00115
- D08-02-22/A-00104
- D08-02-22/A-00105

These applications were heard in May of 2022 and approval was granted. Since that time, the design has changed and as a result, reauthorization of the variances is required.

The subject property resides within the Neighbourhood land use designation with an Evolving Neighborhood overlay in the Official Plan, Schedule B2 Inner Urban Transect. The subject property is zoned Residential Second Density, subzone F (R2F) in the City of Ottawa Zoning By-Law.

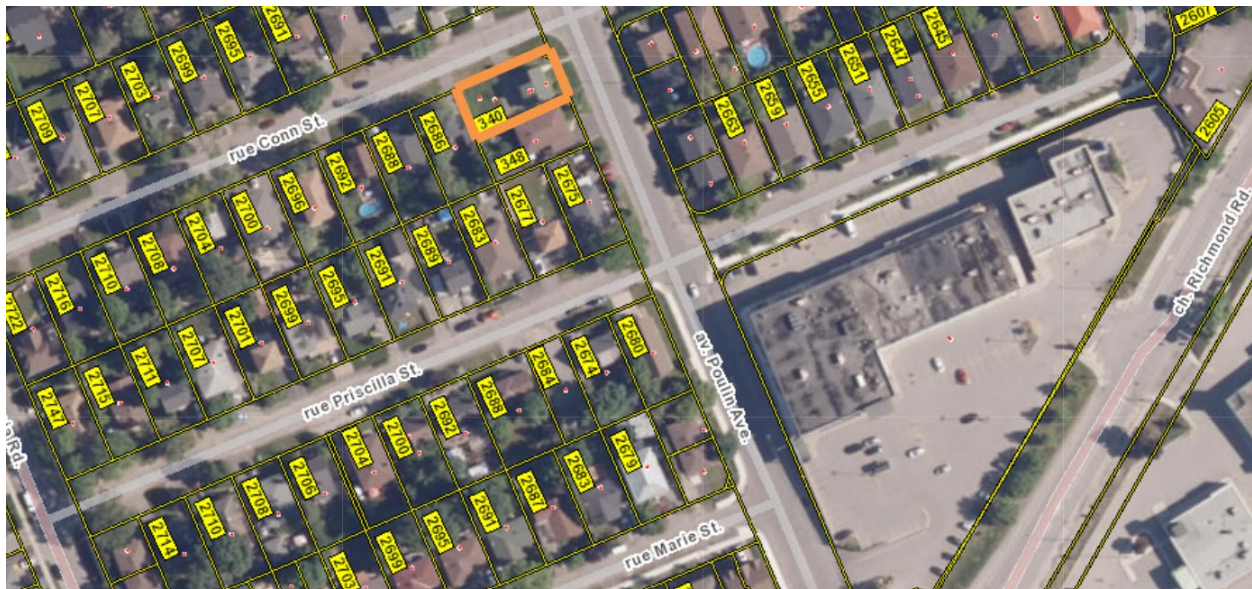
The property owner is proposing a semi-detached dwelling with additional dwelling units in each side of the semi. One dwelling will front on to Poulin Avenue and one dwelling will front

on to Conn Street. To proceed with the development as proposed, reauthorization of the minor variances is required.

SITE LOCATION

The subject property is a corner lot located at the intersection of Poulin Avenue and Conn Street with a civic address of 340 Poulin Avenue, PART OF LOT 12, SOUTH SIDE OF CONN STREET, PLAN 227 DESIGNATED AS PARTS 1,2 PLAN 4R-34714; CITY OF OTTAWA (Figure 1). The lot is approximately 456 m².

As seen in Figure 1, the other surrounding land uses predominantly consist of residential. A commercial shopping plaza is located to the southeast of the subject property at the intersection of Poulin Avenue and Richmond Road.



Aerial View of Subject Property

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

Section 1.0 speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy, and resilient communities.

- *The proposed development adheres to this policy as it will add additional dwelling units on a lot that historically held one single detached dwelling. It will provide an increase in value to the land and to the community while maintaining compatibility with its surrounding area.*

Section 1.1 speaks about managing and directing land use to achieve efficient and resilient development.

- *The subject site is located within a built-up community with the proposed development offering opportunities for additional dwelling units. This promotes the sustainability of these communities without affecting settlement area boundaries or the surrounding environment.*

Section 1.6 speaks about infrastructure and public service facilities.

- *The proposed development will require services through the existing City infrastructure already in place. This makes good use of existing services that have the capacity to support this semidetached dwelling.*

Section 2.2 speaks to Water, with no water resources identified on the subject property.

Section 2.3 speaks to Agriculture, with no identified agricultural resources or prime agricultural areas identified the subject property.

Section 2.4 speaks to Minerals and Petroleum, with no identified resources found on the subject property while **Section 2.5** speaks to Mineral Aggregate Resources, with no identified resources found on the subject property.

Section 3.0 of the PPS speaks to Protecting Public Health and Safety

- *The subject site does not contain any identified natural hazards or known man-made hazards and there have been no documented sources of contamination on the property.*

As shown above, the proposed minor variances align with the Provincial Policy Statement (2020).

CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B2 – Inner Urban – of the Official Plan identifies the land designation for the subject property as Neighbourhood with an Evolving Neighborhood overlay.

The City of Ottawa’s Growth Management Framework is set out in Section 3 of the Official Plan. It focuses on the goal of providing sufficient development opportunities to increase sustainable transportation mode shares and use of existing and planned infrastructure, while reducing greenhouse gas emissions.

The intent of the City’s Growth Management Framework is:

- To provide an appropriate range and mix of housing that considered 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 services;
- To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

The proposed minor variance application at 340 Poulin Avenue would allow for intensification on the subject site and meets the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
 - *The subject property is designated Neighbourhood and the proposal seeks to provide for gentle intensification of the site. The subject property is in close proximity to the Lincoln Field Transit station and subsequent Hub surrounding that area.*
- **Policy 4 in Section 3.2** states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.

- *The subject property has municipal water and sewer services along Poulin Avenue.*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.
 - *The proposed development seeks to develop a semidetached dwelling with additional dwelling units in each side. This provides for a variety of unit sizes and choices.*

Section 4.2.1 of the new Plan’s housing policy provides that the City will support mid density low rise multi unit housing by allowing housing forms that are denser, of smaller scale, of 3 or more units in appropriate locations.

- *The proposed semi-detached dwelling conforms to the new plans housing direction.*

Further, **Section 4.6.6** further outlines that low-rise buildings shall be designed to respond to context, and shall include areas for soft landscaping, front porches, or balconies, where appropriate.

- *The proposal at 340 Poulin Avenue provides for low-rise buildings that include room for soft landscaping and front porches.*

As defined in the Official Plan... *“Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities.”*

Section 6.3.1 of the Plan speaks to the function of Neighbourhoods and Policy 4) notes that “the Zoning By-law and approvals under the Planning Act shall allow a range of residential and nonresidential built forms within the Neighbourhood designation”, including: b) “Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);”

Section 6.3.2 1) further notes that “The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15- minute neighbourhoods. Innovative building forms include, but are not limited to:... development of a single lot or a consolidation of lots to produce missing middle housing;”

- *As noted, if approved, the application would allow for the creation of missing middle housing units on a single lot where one single detached dwelling had previously existed all while meeting most of the provisions of the R2F Zoning.*

As demonstrated above, the proposed variances comply with and are supported by the policies found within the City of Ottawa Official Plan (2022).

THE PROPOSAL

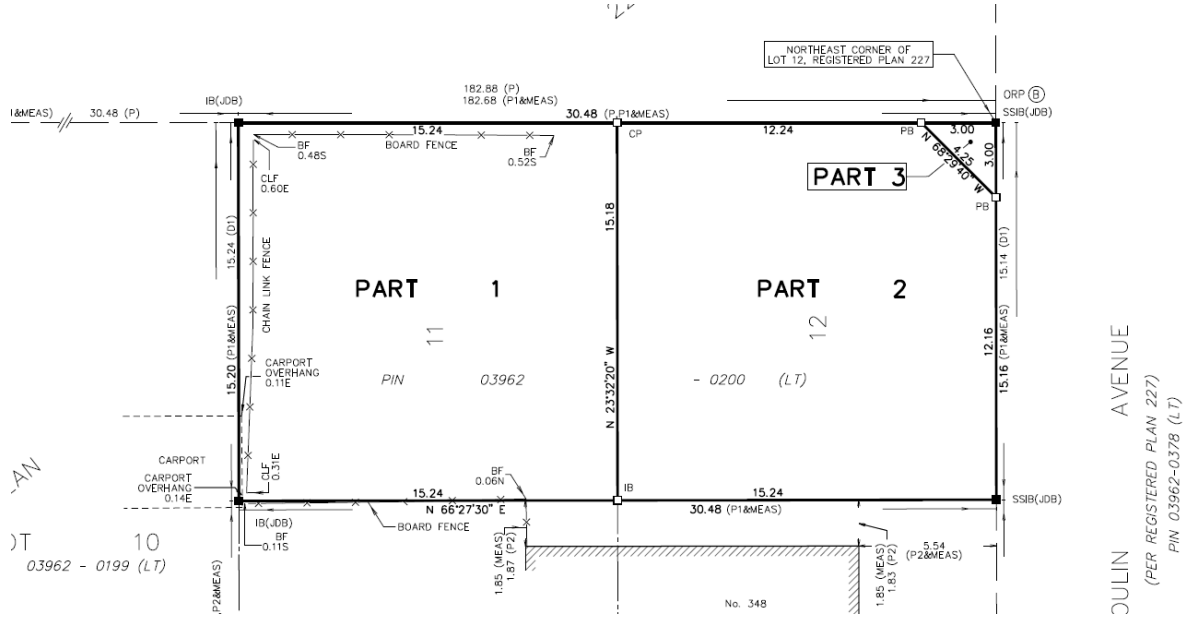
As noted earlier, the property was subject to minor variance and consent applications under File Numbers: D08-01-22/B-00114, D08-01-22/B-00115, D08-02-22/A-00104, & D08-02-22/A-00105. These applications were heard in May of 2022 and approval was granted.

The design of the development has changed slightly, and it was determined in consultation with Committee and Building Code Services Staff that the minor variances for front yard setback, interior side yard setback and corner side yard setback need to be reauthorized. Building Code Services has confirmed that the lot area variances received under the previous application are valid however out of an abundance of caution they are included in this application.

The consent applications (D08-01-22/B-00114, D08-01-22/B-00115) that were previously approved have expired. At this time the severance of the parts is not being pursued and if required in future the Owner will reapply.

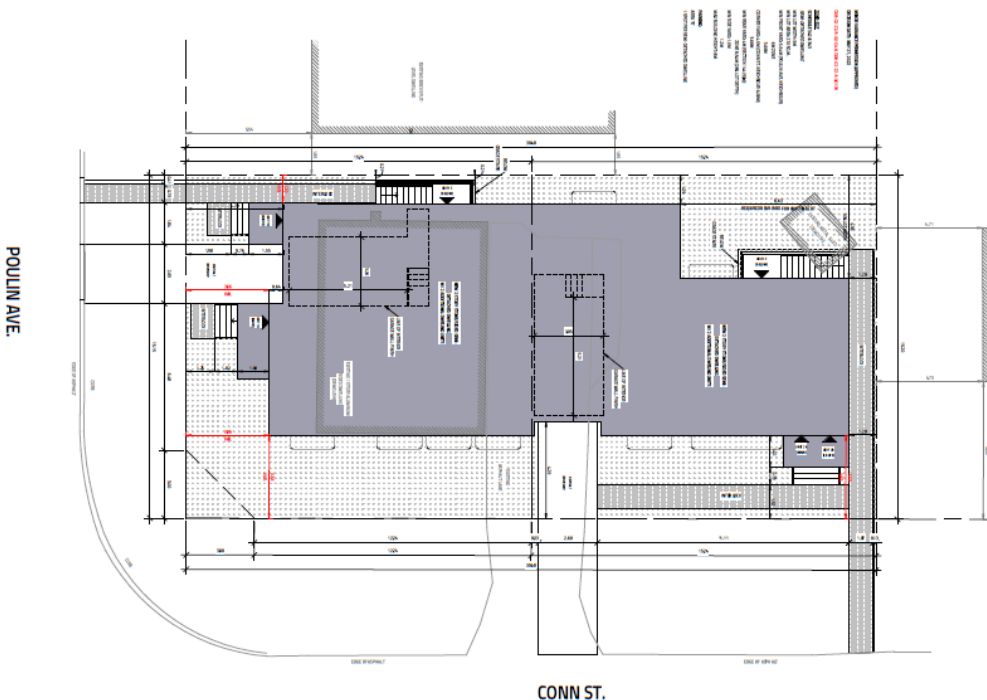
The below reference plan has been deposited on the property and the variance in lot areas was approved under applications A-00104 and A-00105.

- A-00104 – Part 1 - To permit a reduced lot area of 231.5 square metres, whereas the By-law requires a minimum lot area of 270 square metres
- A-00105 – Part 2 - To permit a reduced lot area of 231.19 square metres, whereas the By-law requires a minimum lot area of 270 square metres



To facilitate the development of the semidetached dwelling with additional dwelling units within each side, reauthorization of the previously approved minor variances is required.

A conceptual site plan is provided below.



CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted above, the subject site is zoned Residential Second Density, subzone F (R2F).

Section 157 outlines the permitted uses within the R2 Zone as follows:

- bed and breakfast,
- *detached dwelling*
- diplomatic mission
- duplex dwelling
- group home
- home-based business
- home-based daycare
- linked-detached dwelling
- retirement home
- additional dwelling unit
- *semi-detached dwelling*
- urban agriculture

R2F Provisions – Semidetached	Required	Proposed
Minimum Lot Width	9m	15.15m
Minimum Lot Area	Part 1 - 231.5m ² <i>Approved under application A-00104</i>	231.5m ²
	Part 2 231.19 m ² <i>Approved under application A-00105</i>	231.19m ²
Building Height	8m	8m
Minimum Front Yard	6m	3.66m
Minimum Rear Yard	8.54m	8.63m
Minimum Interior Side Yard	1.5m	1.2m
Minimum Corner Side Yard	4.5m	3.66m

As noted above, minor variances are required to modify the provisions of the required front yard setback, interior side yard setback and corner side yard setback.

The property is zoned Residential Second Density Zone Subzone F (R2F), which permits a range of residential uses, including semi-detached dwellings. The purpose of this zone is to limit

development to detached and two principal unit buildings, provide additional housing choices, and regulate development in a manner that is compatible with existing land use patterns. The proposed semi-detached dwelling also includes two secondary dwelling units in the basement.

COMMUNITY CONTEXT



View looking at the subject property from Poulin Avenue; 340 Poulin Avenue.



View of the subject property from the frontage along Conn Street.

DISCUSSION

As noted earlier in the Letter, minor variances are required to be reauthorized for the front yard setback, interior side yard setback, and corner side yard setback and lot area.

The intent of the front yard and corner yard setback provisions are to establish a consistent built form along the street, and to ensure that there is appropriate separation from the street. The requested reduced front yard setback and corner side yard setback still accommodate the appropriate built form along the street edge. Existing lots in the neighbourhood have varying degrees of front yard and corner yard setbacks. The below image shows a handful of front yard and corner side yard setbacks existing today.



Various front yard and corner side yard setbacks existing today

The interior side yard setback is minor in nature and does not cause any adverse impact to the neighboring property at 348 Poulin Avenue. As shown in the above photo, the dwelling at 348 Poulin Avenue is built right to the lot line. The proposed setback of 1.2m instead of the required 1.5m does not impact the existing neighbor.

Finally, the semidetached unit has been designed in such a way to ensure that it is compatible with existing abutting residential dwellings which are designed in a hip roof style.

FOUR TESTS

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.
The requested variances are minor in nature and will have no impact on adjacent properties.
2. The variance is desirable for the appropriate development or use of the property.
The requested variance is appropriate so that sensitive infill development can be constructed meeting the City of Ottawa's housing goals and contributing to a density that supports the 15-minute neighbourhood.
3. The general intent and purpose of the Zoning By-law is maintained.
The proposed semidetached dwelling is a permitted use in the R2F zone. The intent of the zoning bylaw provisions related to front and corner side yard is to create a relatively uniform and pleasing streetscape. The requested variance does not alter the existing streetscape and therefore the proposed variance is not out of keeping with the neighbourhood.
4. The general intent and purpose of the Official Plan is maintained.
The site is designated Neighbourhood and as such the construction of rental housing in a low-rise denser form is consistent with the strategic direction of the Official Plan.



SUMMARY

The applicant is seeking to reauthorize the minor variances for the property known as 340 Poulin Avenue for the purpose of developing a revised semidetached dwelling.

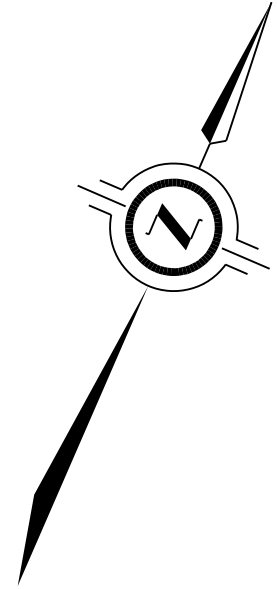
The proposed variances are consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with most of the Zoning By-Law requirements of the Residential Second Density, subzone F (R2F) zone for the intended use of the lot.

Please contact us if you require any additional information.

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group

Committee of Adjustment
Received | Reçu le
2024-08-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY OF
PART OF LOTS 11 AND 12
SOUTH SIDE OF CONN STREET
REGISTERED PLAN 227
CITY OF OTTAWA

SCALE 1 : 150
2.5 0 2.5 5 10 metres

J.D. BARNES LIMITED
© COPYRIGHT 2021
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

PART 2 - SURVEY REPORT

- DESCRIPTION
PART OF LOTS 11 & 12 (SOUTH SIDE CONN STREET), REGISTERED PLAN 227 BEING PIN 03692-0200(LT) IN THE CITY OF OTTAWA.
- REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY
NONE NOTED
- BOUNDARY FEATURES
NOTE LOCATION OF BOARD FENCES AND ROW OF CEDARS ALONG THE SOUTHERLY LIMIT.
NOTE LOCATION OF CHAIN LINK FENCE ALONG WESTERLY LIMIT.
NOTE LOCATION OF CARPORT ALONG PORTION OF WESTERLY LIMIT.
NOTE LOCATION OF BOARD FENCES ALONG THE NORTHERLY LIMIT.
- ZONING COMPLIANCE
NOT VERIFIED BY THIS REPORT.

NOTES
BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83, (ORIGINAL).
FOR BEARING COMPARISONS, A ROTATION OF 0°31'20" COUNTER-CLOCKWISE WAS APPLIED TO BEARINGS ON REGISTERED PLAN 227.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999932.
ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED

LEGEND

■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT SET
▣	DENOTES STANDARD IRON BAR
▤	DENOTES SHORT STANDARD IRON BAR
▥	DENOTES IRON BAR
▦	DENOTES MEASURED
▧	DENOTES J.D. BARNES LIMITED
▨	DENOTES NO IDENTIFICATION
A&O	DENOTES ANNIS & O'SULLIVAN LTD.
1697	DENOTES H.A. KEN SHIPMAN, O.L.S.
Acc	DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
Prop	DENOTES ACCEPTED
P	DENOTES REGISTERED PLAN 227
P1	DENOTES PLAN 58-11008
P2	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY BY H.A. KEN SHIPMAN SURVEYING LTD., DATED JULY 30, 2002.
BF	DENOTES BOARD FENCE
CL	DENOTES CHAIN LINK FENCE

N=NORTH / S=SOUTH / E=EAST / W=WEST
ALL SET SSIB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.C. 525/91.

TOPOGRAPHIC LEGEND

□	DENOTES CATCHBASIN
○	DENOTES MANHOLE
○	DENOTES WATER MANHOLE
+	DENOTES FIRE HYDRANT
FB	DENOTES FLOWER BED
CONC.	DENOTES CONCRETE
ASP.	DENOTES ASPHALT
⊙	DENOTES SHRUB
CL	DENOTES CENTRELINE
-69.79	DENOTES SPOT ELEVATION

ELEVATION NOTE:
1. ELEVATIONS ARE GEODETIC AND WERE ESTABLISHED USING GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) EQUIPMENT TO ESTABLISH ELLIPSOIDAL HEIGHTS. ELLIPSOIDAL HEIGHTS WERE TRANSFORMED TO CGVD-1928-78 DATUM (GEODETIC) USING THE FEDERAL HT 2.0 HEIGHT TRANSFORMATION MODEL.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
3. SITE BENCHMARK IS TOP OF HYDRANT SPINDLE HAVING AN ELEVATION OF 70.44 METERS.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON NOVEMBER 17, 2021.

DECEMBER 8, 2021
DATE
SHAWN LEROUX
ONTARIO LAND SURVEYOR

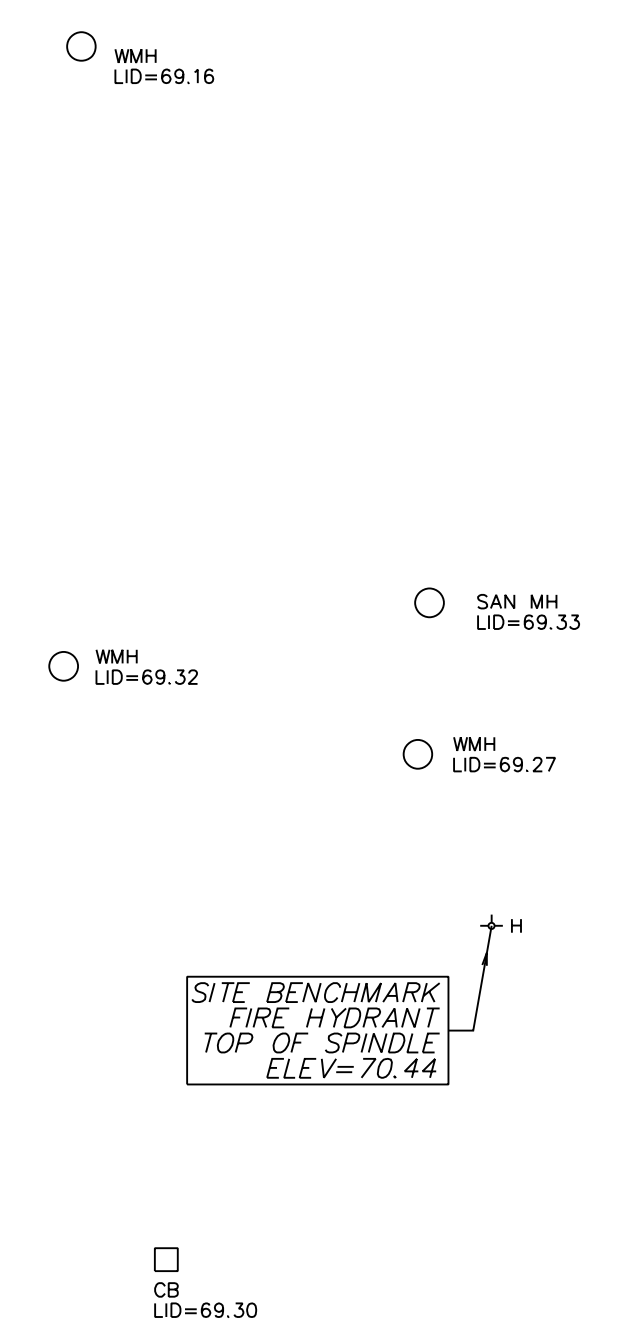
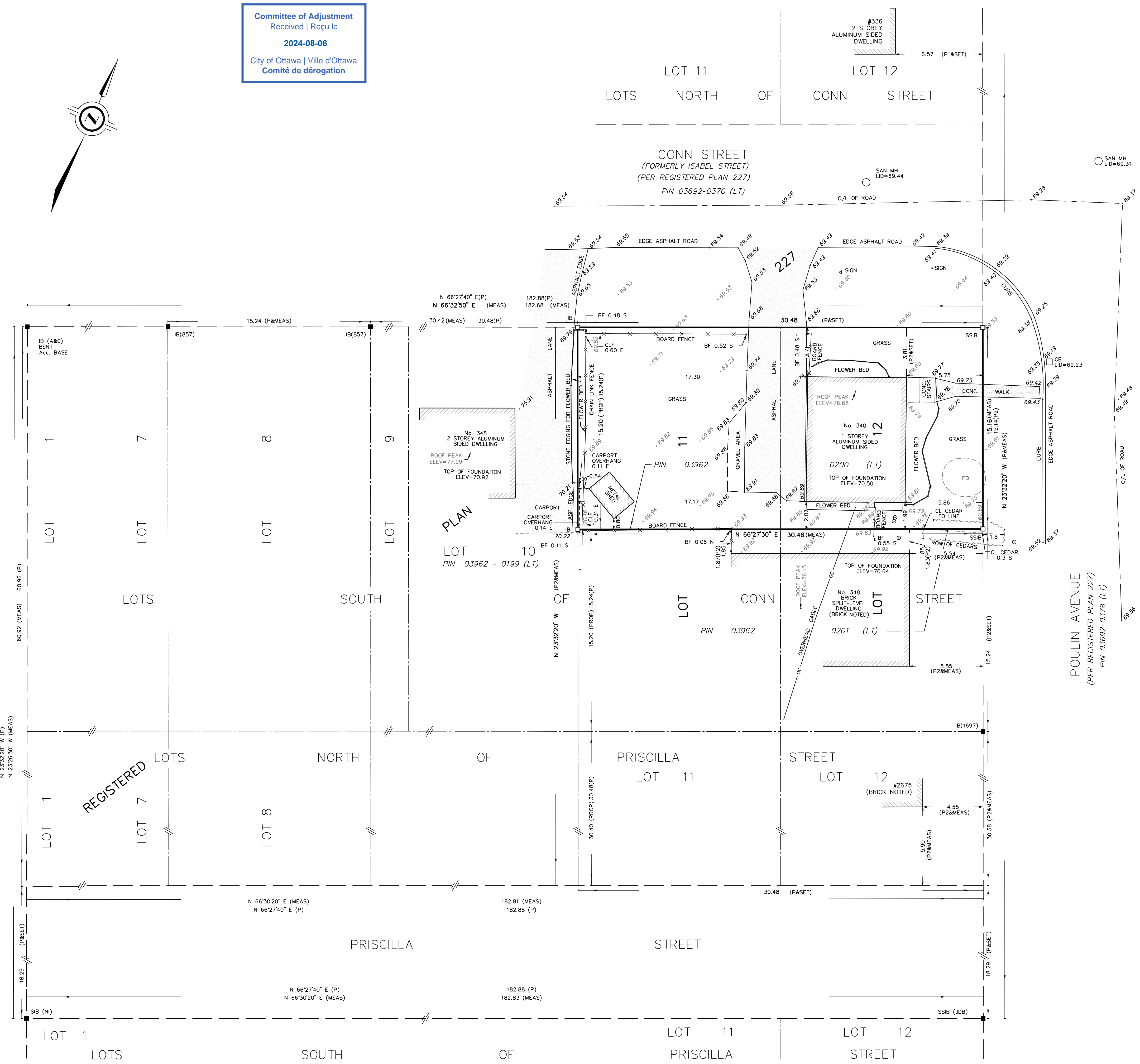
ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
2160478
THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 21(13).



DRAWN BY: CE	CHECKED BY: SL	REFERENCE NO.: 21-10-145-00
PLOTTED: 12/8/2021		DATED: 12/08/21

PREPARED FOR: 1337045 ONTARIO INC.

FILE: G:\21-10-145\00\Drawing\21-10-145-00.dgn

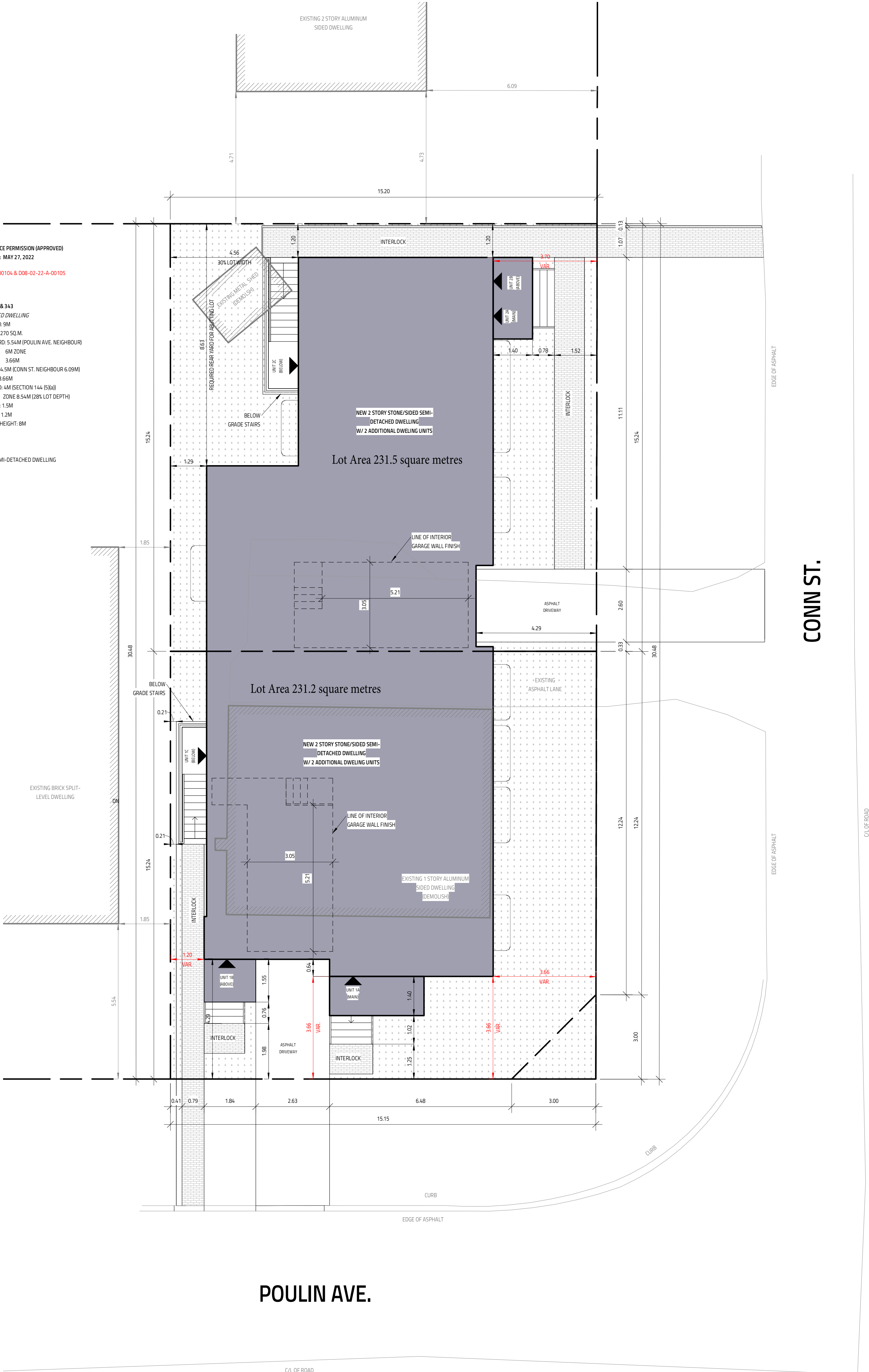


LOT 1 LOTS SOUTH OF PRISCILLA STREET LOT 11 LOT 12
LOT 7 LOT 8 LOT 9
LOT 10
PIN 03962 - 0199 (LT)
PIN 03962
PIN 03692-0378 (LT)

MINOR VARIANCE PERMISSION (APPROVED)
 DECISION DATE: MAY 27, 2022
 D08-02-22/A-00104 & D08-02-22/A-00105

ZONE: R2F
 SCHEDULE 342 & 343
 SEMI-DETACHED DWELLING
 MIN LOT WIDTH: 9M
 MIN FRONT YARD: 5.54M (POULIN AVE. NEIGHBOUR)
 6M ZONE
 3.66M
 CORNER YARD: 4.5M (CONN ST. NEIGHBOUR 6.09M)
 3.66M
 MIN REAR YARD: 4M (SECTION 144 (5)a(i))
 ZONE & 54M (28% LOT DEPTH)
 MIN SIDE YARD: 1.5M
 1.2M
 MAX BUILDING HEIGHT: 8M

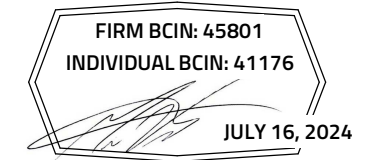
PARKING:
 AREA 'B'
 1 SPOT PER SEMI-DETACHED DWELLING



***ARCHITECTURAL SITE PLAN PREPARED
 USING I.D. BARNES LTD. SURVEYORS
 SIGNED AND DATED DECEMBER 8, 2021***

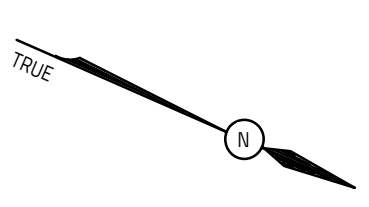
LOT HAS NO TREES ON LOT OR
 NEIGHBOURING PROPERTIES

THIS DRAWING SHALL NOT BE USED
 FOR CONSTRUCTION UNTIL SIGNED
 AND DATED BY THE DESIGNER



I REVIEW & TAKE RESPONSIBILITY FOR
 THE DESIGN WORK ON BEHALF OF A
 FIRM REGISTERED UNDER SUBSECTION
 3.2.4 OF THE OBC 2012. I AM QUALIFIED
 & THE FIRM IS REGISTERED IN THE
 APPROPRIATE CLASSES/CATEGORIES.

GENERAL NOTES:
 - E & D.E.
 - DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS
 ONLY TO BE USED
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO
 CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT
 ALL DISCREPANCIES
 - GENERAL CONTRACTOR TO CONSTRUCT IN
 ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY
 LAWS & ALL OTHER APPLICABLE CODES



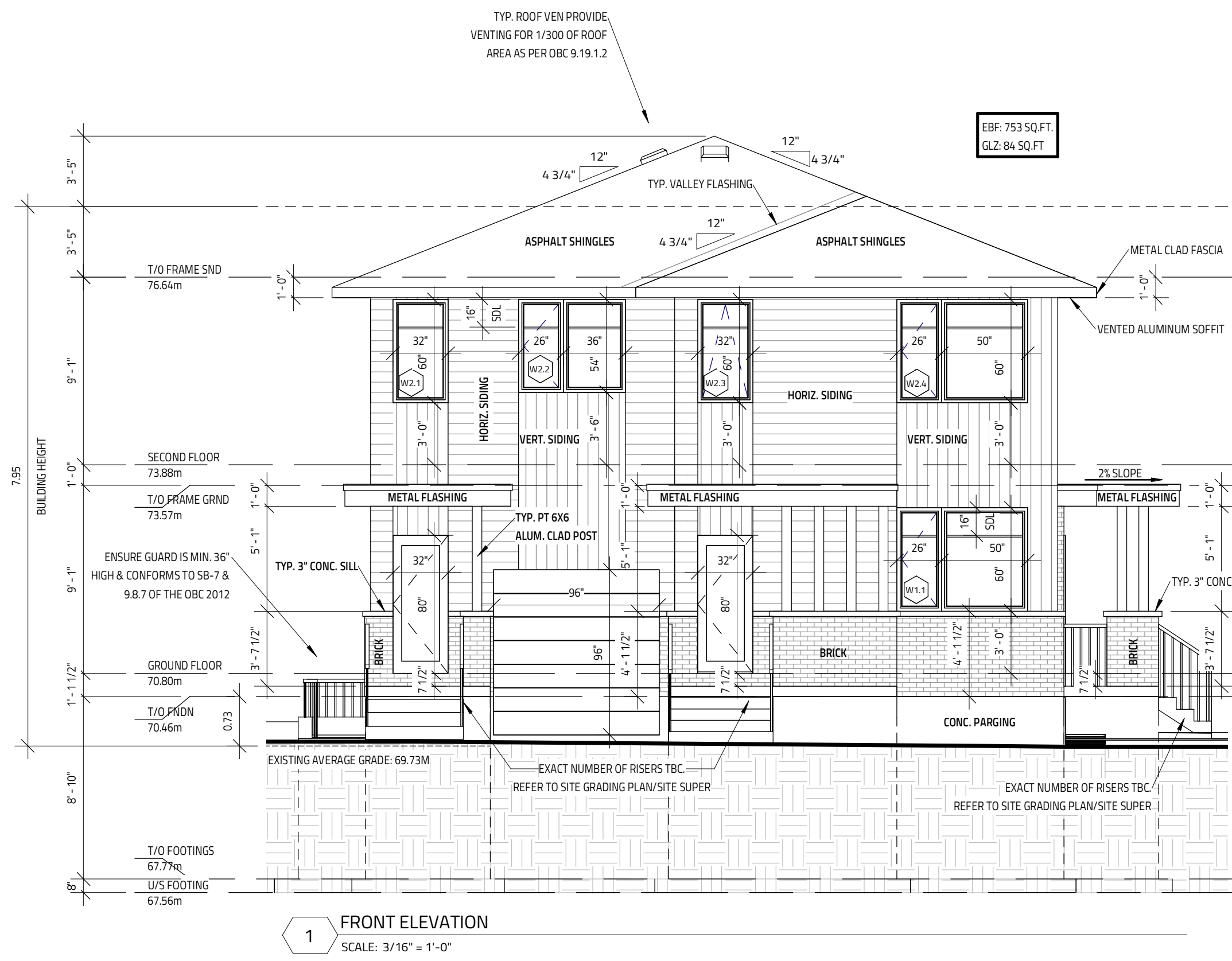
NO.	REVISION	DATE
6	CITY ZONING COMMENTS APPLIED	JULY 16, 2024
5	SITE PLAN NO TREES ON LOTS NOTE ADDED	JUNE 19, 2024
4	ENERGY ANALYSIS - INSULATION UPDATED	APRIL 15, 2024
3	ISSUED FOR PERMIT	MARCH 14, 2024
2	ISSUED FOR GRADING/MECHANICAL	DECEMBER 22, 2023
1	ISSUED FOR STRUCTURAL REVIEW	DECEMBER 19, 2023

PROJECT:
340 POULIN AVE.
 BASEMENT: 1763 SQ.FT.
 GROUND: 1815 SQ.FT.
 SECOND: 2427 SQ.FT.
 TOTAL: 4242 SQ.FT. (NO BSMNT.)

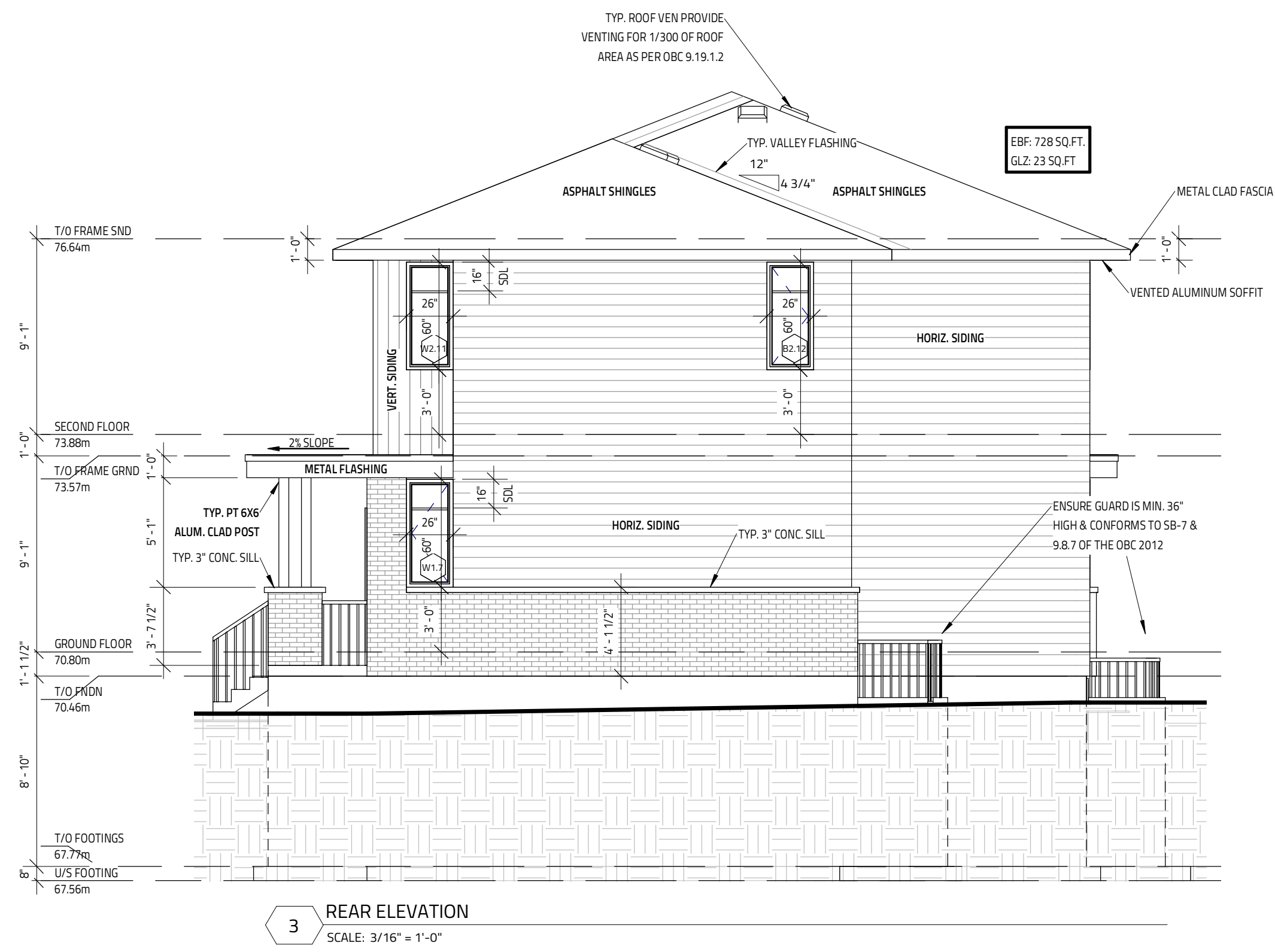
OTTAWA, ON



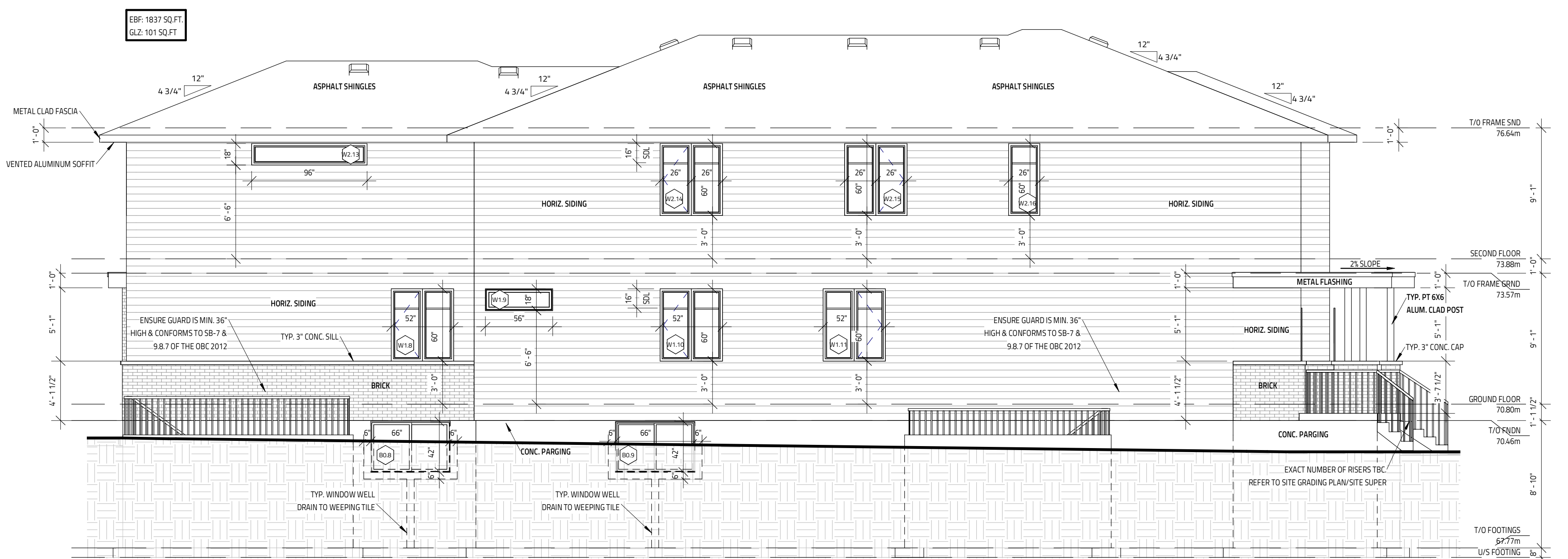
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SITE PLAN	
DATE DRAWN: DECEMBER 11, 2023	SCALE: 1:75
DRAWN BY: MV	FILE NAME: R2F-00105
CHECKED BY: SS	DRAW. NO.:
A0.1	



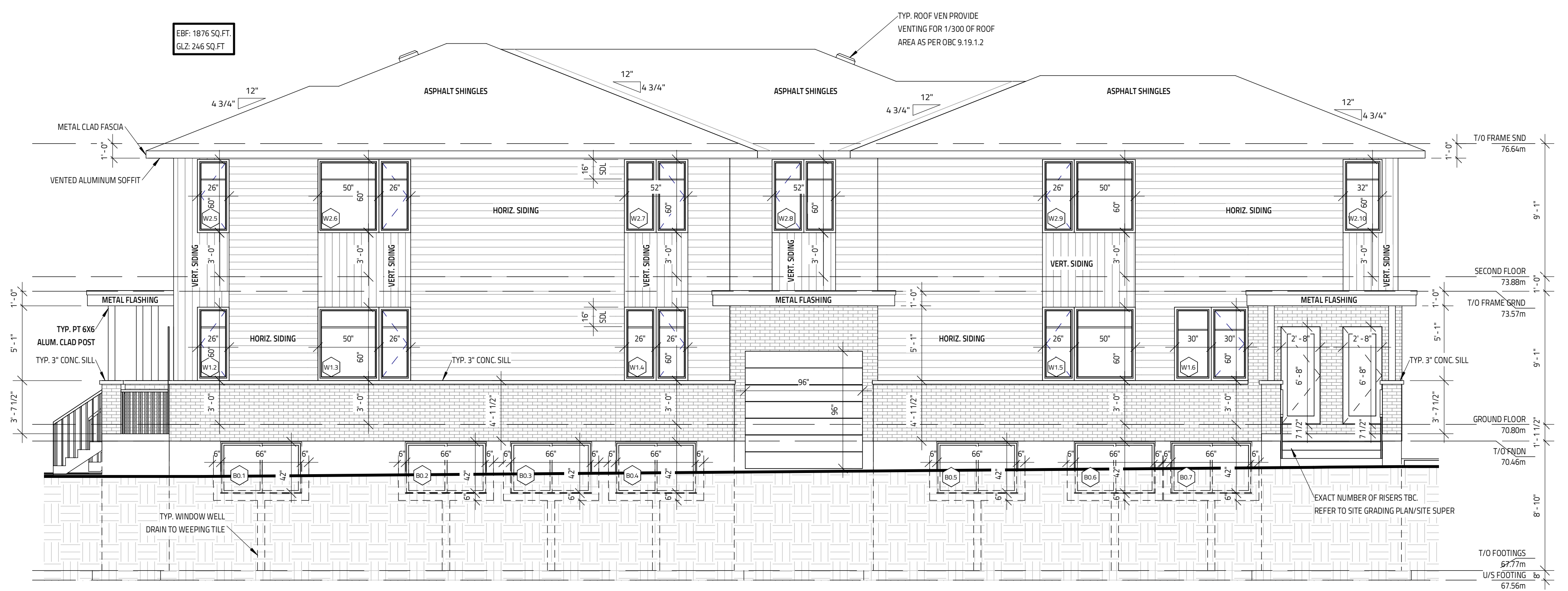
1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



2 LEFT ELEVATION
SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNTIL SIGNED AND DATED BY THE DESIGNER

FIRM BCIN: A5801
INDIVIDUAL BCIN: 41176
JULY 16, 2024

I REVIEW & TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4 OF THE OBC 2012. I AM QUALIFIED & THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES/CATEGORIES.

GENERAL NOTES:
- E & D.E.
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE W/ THE O.B.C. 2012, ANY MUNICIPAL LAWS & ALL OTHER APPLICABLE CODES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY THE WINDOW AND DOOR DIMENSIONS ALONG WITH WINDOW TYPE AND SIZING WITH THE DRAWINGS AND CONDITIONS ON SITE & REPORT ALL DISCREPANCIES TO DESIGNER PRIOR TO PUTTING WINDOW & DOOR ORDER INTO PRODUCTION

MATERIALS USED & CONSTRUCTION PROCEDURE MUST CONFORM TO:
1. SPECIFICATIONS & NOTES SHOWN ON THIS DRAWING
2. NOTES & DETAILS SHOWN ON STRUCTURAL DRAWINGS
3. PROVISIONS IN PART 9 OF O.B.C. 2012

2 PLY MOD BITUMINOUS FLAT ROOF MEMBRANE IS 'SOMPREMA RESISTO' CONFORMING TO CCMC 13288-L

EXTERIOR FINISH EIFS IS 'ADEX-MFS' SYSTEM CONFORMING TO CCMC 12913-R

METAL PANELING IS 'AL13 COMPOSITE PANEL' CONFORMING TO CAN/ULC S134, CAN/ULC S102, NFPA 285 & ASTM E84

METAL FOLDED WALL PANEL IS 'LUX FOLDED WALL' CONFORMING TO CCMC 14137-L

EXTERIOR FINISH CEMENT BOARD PANELING IS HARDIE PANEL H2S CONFORMING TO CCMC 12678-R

NO.	REVISION	DATE
6	CITY ZONING COMMENTS APPLIED	JULY 16, 2024
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TOTAL: 4242 SQ.FT. (NO BSMT.)
OTTAWA, ON



ELEVATIONS	
DATE DRAWN: DECEMBER 11, 2023	SCALE: 3/16" = 1'-0"
DRAWN BY: MW	FILE NAME: K23-00289
CHECKED BY: SS	DRAWING NO:
A4.0	

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 2
Tuesday, September 17, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.: D08-01-24/B-00089
Application: Consent under section 53 of the *Planning Act*
Applicants: Kuok and Chui Kong
Property Address: 10 Meadowlands Drive
Ward: 8 – College
Legal Description: Part of Lot 67, Registered Plan 522
Zoning: R3Z [646]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicants want to subdivide their property into two separate parcels of land to establish separate ownerships for each half of the semi-detached dwelling currently under construction.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants require the Committee's consent to sever the land.

The severed land, shown as Part 1 on the draft 4R-Plan filed with the application, will have a frontage of 8.37 metres, a depth of 41.2 metres and a lot area of 343.34 square metres. This parcel will contain one half of the semi-detached dwelling and will be known municipally as 10B Meadowlands Drive.

The land to be retained, shown as Part 2 on said plan, will have a frontage of 8.37 metres, a depth of 41.2 metres and a lot area of 343.34 square metres. This parcel will contain the other half of the semi-detached dwelling and will be known municipally as 10A Meadowlands Drive.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August 30, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande d'autorisation

Groupe 2
Mardi 17 septembre 2024
13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-01-24/B-00089
Demande : Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Requérants : Kuok et Chui Kong
Adresse municipale : 10, promenade Meadowlands
Quartier : 8 – Collège
Description officielle : Partie du lot 67, plan enregistré 522
Zonage : R3Z [646]
Règlement de zonage : n° 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent lotir leur propriété en deux parcelles distinctes afin d'établir des titres de propriété distincts pour chacune des moitiés de la maison jumelée en cours de construction.

AUTORISATION REQUISE :

Les requérants nécessitent l'autorisation du Comité pour morceler le bien-fonds.

Le terrain disjoint est représenté par la partie 1 sur le plan 4R préliminaire déposé avec la demande. Il aura une façade de 8,37 mètres, une profondeur de 41,2 mètres et une superficie de 343,34 mètres carrés. Cette parcelle comprendra une moitié de la maison jumelée dont l'adresse municipale sera le 10B, promenade Meadowlands.

Le terrain qui sera conservé est représenté par la partie 2 sur ledit plan. Il aura une façade de 8,37 mètres, une profondeur de 41,2 mètres et une superficie de 343,34 mètres carrés. Cette parcelle comprendra l'autre moitié de la maison jumelée dont l'adresse municipale sera le 10A, promenade Meadowlands.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 30 août 2024



This document is also available in English.

Committee of Adjustment

City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7

Ottawa.ca/CommitteeofAdjustment

cofa@ottawa.ca

613-580-2436



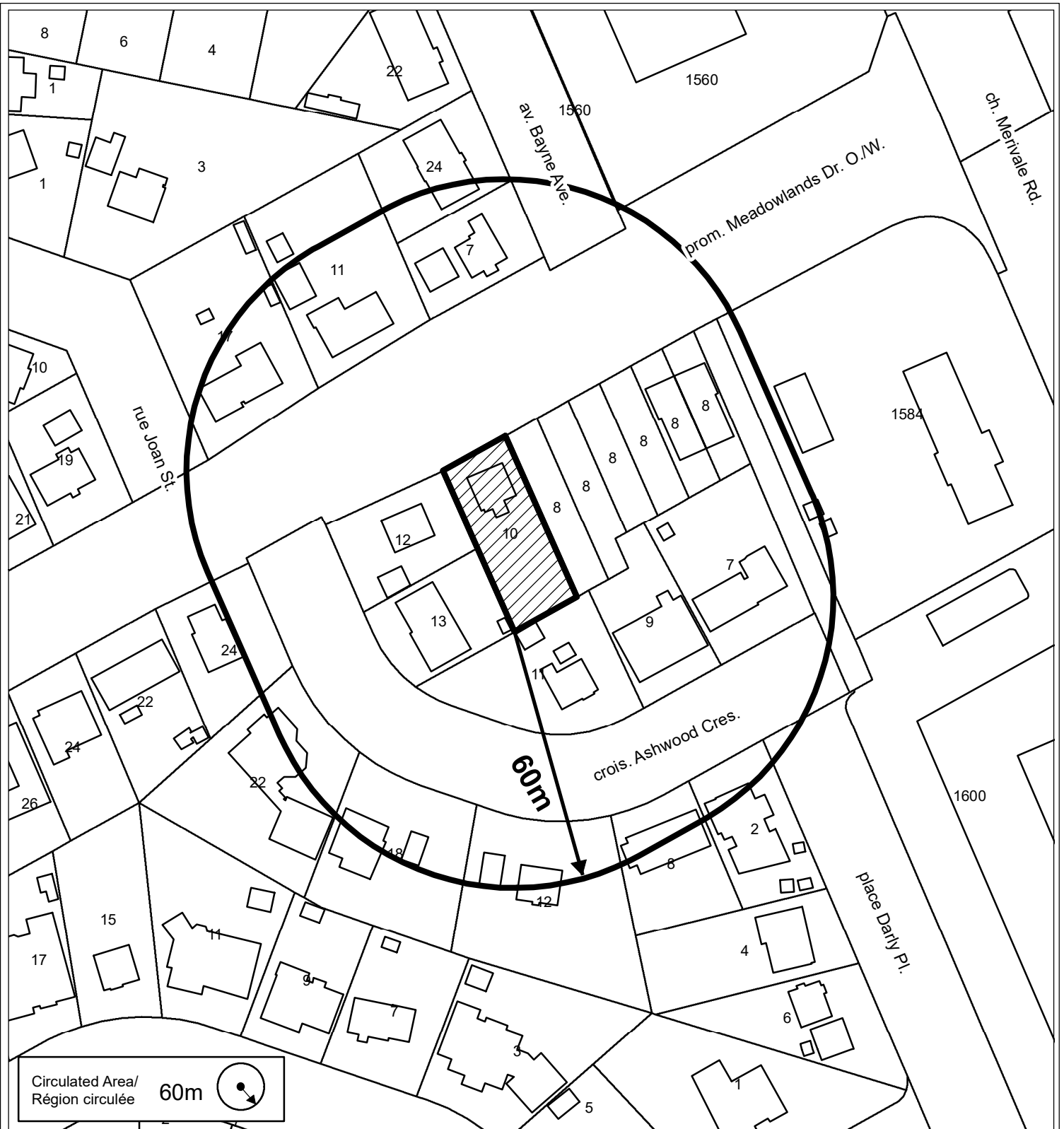
Comité de dérogation


Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7

Ottawa.ca/Comitedederogation

cded@ottawa.ca

613-580-2436



Circulated Area/
Région circulée 60m 

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION



SUBJECT LAND / TERRAIN EN QUESTION
10 prom. Meadowlands Drive West

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
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THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE



NOT TO SCALE
NON À L'ÉCHELLE

Committee of Adjustment

MAY 08 2024

City of Ottawa

10 Meadowlands Severance Proposal

May 08, 2024

The purpose of this proposal is to divide the property at 10 Meadowlands drive in two. The property is being developed with the new construction of a semi-detached house, containing four units. Two basement units and two ground floor units, with the proposed property split containing one basement unit and one ground floor unit per new property division. The property is currently zoned as R3Z[646].

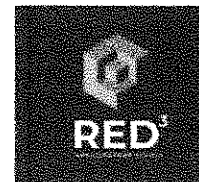
The property is proposed to be split lengthwise with two driveway access points along meadowlands drive, requiring an additional curb depression. The existing mature trees on the property are to be pruned per arborist report, but otherwise are not to be disturbed by the proposed development.

The current parcel frontage along Meadowlands drive is 54.93ft, the proposed parcels will then both be 27.46ft wide, and 135.15ft deep. Precedent for this lot size is in keeping with the adjacent lot at 8 Meadowlands, which was subdivided into parcels 8A through F, each with a 27.4ft width. The adjacent property has also had a semi-detached dwelling built, with a unit on 8A and 8B parcels, in the exact same manner as our proposal describes.

Section2: No conservation, no resources or scientific interest etc... (j) rentals

(p) appropriate location of growth and development: located adjacent to already developed semi-detached, at major intersection with adequate public transportation.

Thank you for your consideration.



DO NOT SCALE DRAWINGS

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCING ANY WORK.
ALL ERRORS, OMISSIONS AND DISCREPANCIES ON THE DRAWINGS, SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS MUST BE REPORTED IN WRITING TO THE CONTRACTOR WITHIN 10 DAYS UPON DISCOVERY.
THE DESIGNER DOES NOT ASSUME ANY RESPONSIBILITY AND LIABILITY IF THESE INSTRUCTIONS ARE NOT MET.
DO NOT COPY, REPRODUCE OR ALL THE MATERIAL CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

10 MEADOWLANDS

OTTAWA, ON
K2G 2R2
18/05/23
DATE: 18/05/23
DRAWN BY: [Name]
CHECKED BY: [Name]

NOT FOR CONSTRUCTION

- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING MATURE CORPSELEAF TREE
- EXISTING MAIZE TREE
- EXISTING SHrub

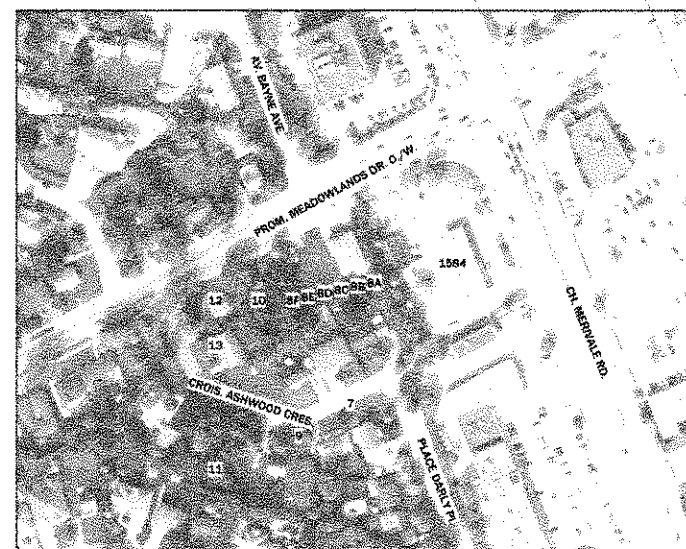
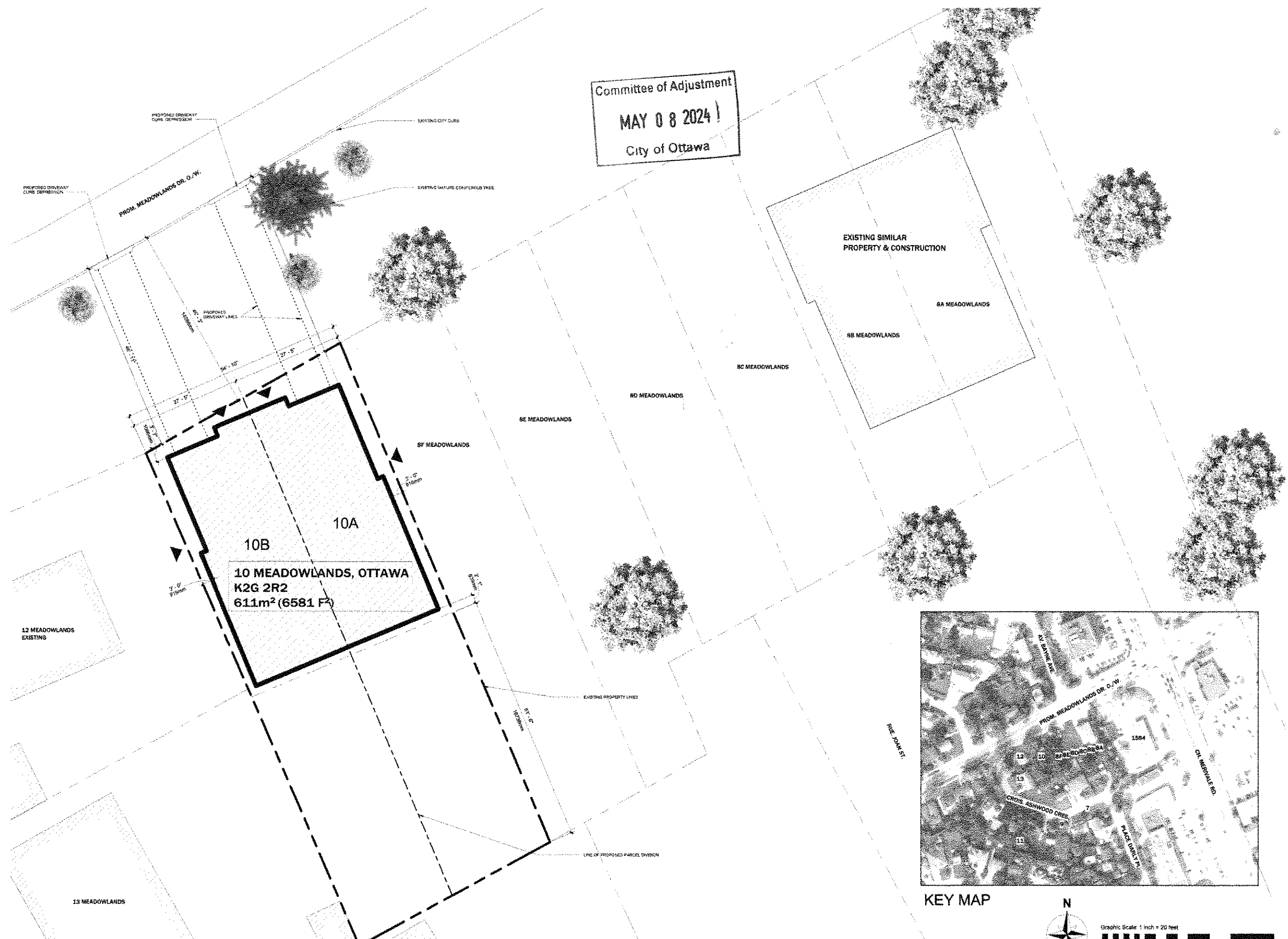
SEVERANCE PROPOSAL PLAN

SCALE: As Indicated

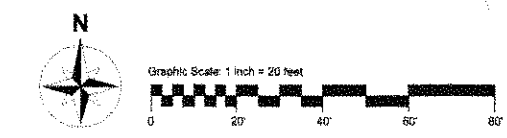
V0

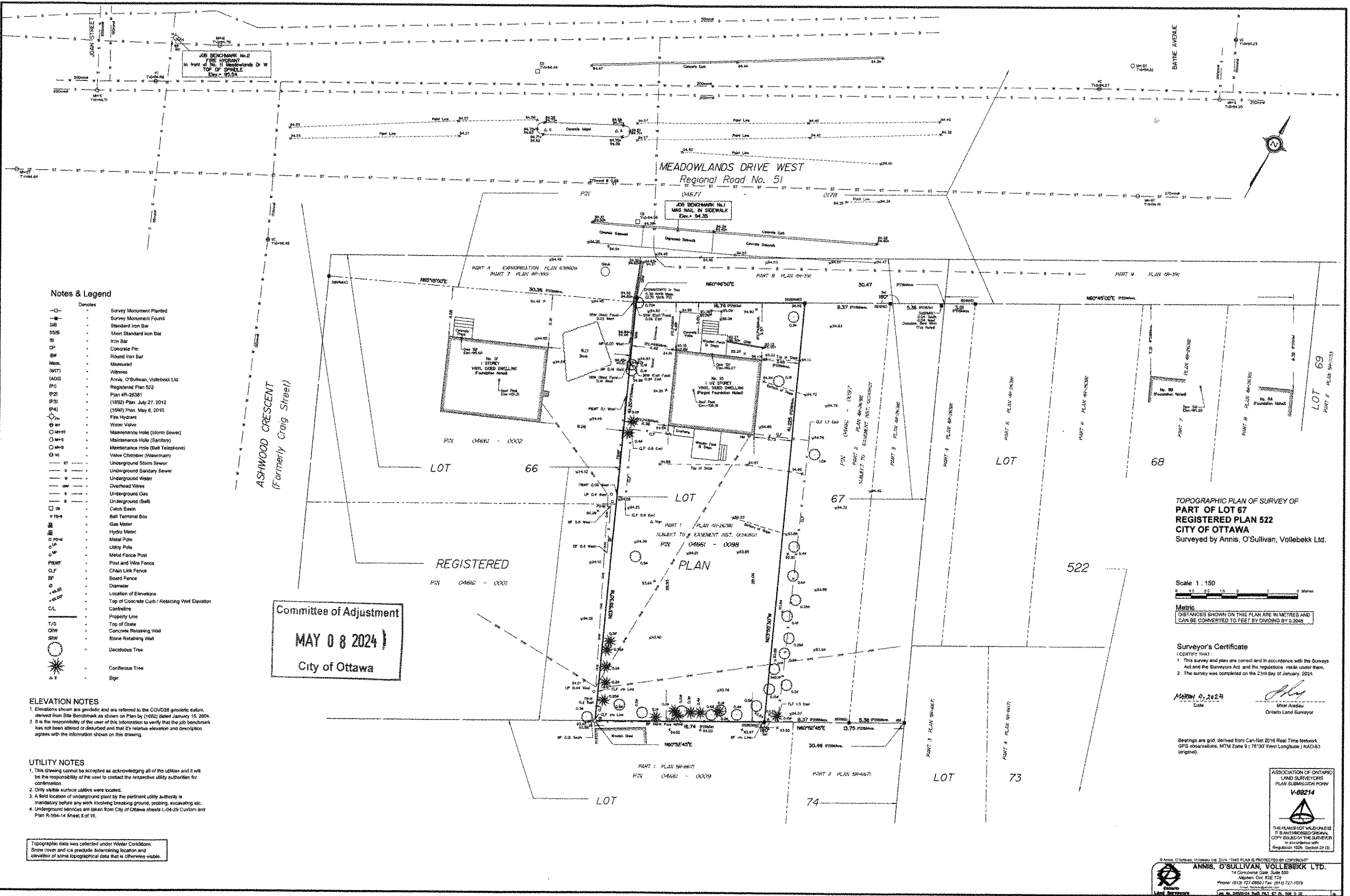
DRAWN BY: [Name] HC

Committee of Adjustment
MAY 08 2024
City of Ottawa



KEY MAP





Notes & Legend

- | | | |
|---------|---------|-----------------------------------|
| —○— | Denials | Survey Monument Planted |
| —●— | | Survey Monument Found |
| —■— | | Standard Iron Bar |
| —SSB— | | Short Standard Iron Bar |
| —I— | | Iron Bar |
| —CP— | | Concrete Pin |
| —R— | | Round Iron Bar |
| —M— | | Measured |
| —(WIT)— | | Witness |
| —(AOS)— | | Annis, O'Sullivan, Vollebek Ltd. |
| —(P)— | | Registered Plan 522 |
| —(P2)— | | Plan 4R-26381 |
| —(P3)— | | (1992) Plan, July 27, 2012 |
| —(P4)— | | (1990) Plan, May 6, 2010 |
| —FH— | | Fire Hydrant |
| —WV— | | Water Valve |
| —MHST— | | Maintenance Hole (Storm Sewer) |
| —MH2— | | Maintenance Hole (Sanitary) |
| —MH3— | | Maintenance Hole (Bell Telephone) |
| —VC— | | Valve Chamber (Watermain) |
| —ST— | | Underground Storm Sewer |
| —S— | | Underground Sanitary Sewer |
| —U— | | Underground Water |
| —OV— | | Overhead Wire |
| —UG— | | Underground Gas |
| —UB— | | Underground (Bell) |
| —CB— | | Catch Basin |
| —TB— | | Bell Terminal Box |
| —GM— | | Gas Meter |
| —HM— | | Hydro Meter |
| —MP— | | Metal Pole |
| —UP— | | Utility Pole |
| —FP— | | Almetal Fence Post |
| —PWF— | | Post and Wire Fence |
| —CLF— | | Chain Link Fence |
| —BF— | | Board Fence |
| —D— | | Diameter |
| —E— | | Location of Elevations |
| —CAL— | | Centreline |
| —PL— | | Property Line |
| —T/G— | | Top of Grate |
| —CRW— | | Concrete Retaining Wall |
| —SRW— | | Stone Retaining Wall |
| —T— | | Deciduous Tree |
| —C— | | Coniferous Tree |
| —S— | | Sign |

ELEVATION NOTES
 1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum, derived from Site Benchmark as shown on Plan by (1992) dated January 15, 2004.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.
 4. Underground services are taken from City of Ottawa sheets L-04-29 Custom and Plan R-594-14 Sheet 8 of 18.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

Committee of Adjustment
MAY 08 2024
 City of Ottawa

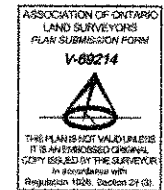
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 67 REGISTERED PLAN 522 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

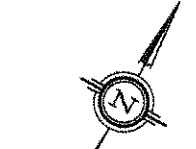
Scale 1 : 150
 Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act and the Regulations made under them;
 2. The survey was completed on the 23rd day of January, 2024.

MARCH 4, 2024
 Date
 Mirei Arédeau
 Ontario Land Surveyor

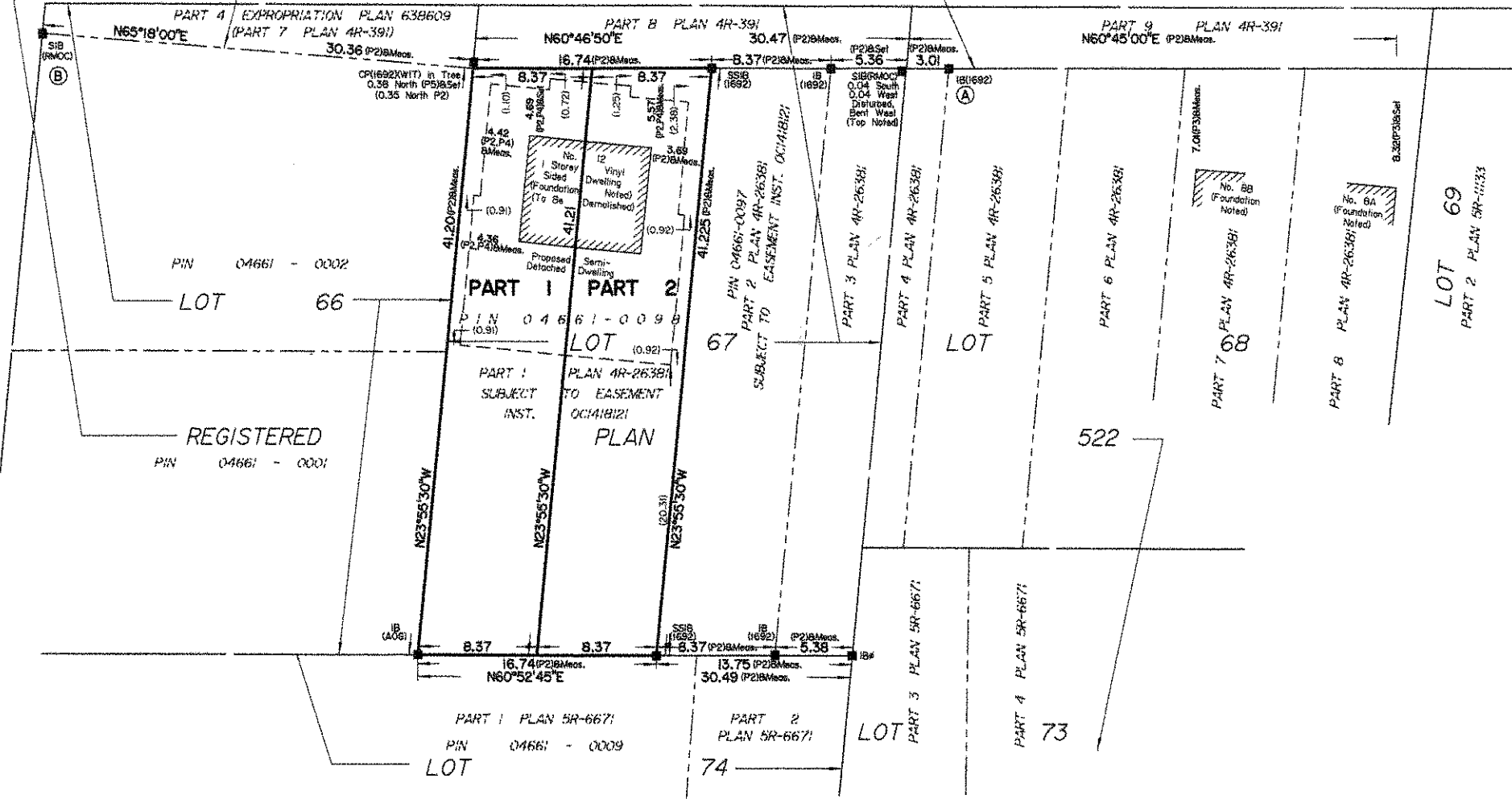
Bearings are grid, derived from Can-Nat 2015 Real Time Network GPS observations, MTN Zone 9 (178°30' West Longitude) NAD-83 (original).





ASHWOOD CRESCENT
(Formerly Craig Street)

MEADOWLANDS DRIVE WEST
Regional Road No. 51
PIN 04677 - 0178



Committee of Adjustment
MAY 08 2024
City of Ottawa

- Notes & Legend**
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB " Standard Iron Bar
 - SSIB " Short Standard Iron Bar
 - IB " Iron Bar
 - CP " Concrete Pin
 - IB# " Round Iron Bar
 - Mecs. " Measured
 - (WIT) " Witness
 - (AOG) " Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) " Registered Plan 522
 - (P2) " Plan 4R-26381
 - (P3) " (1692) Plan July 27, 2012
 - (P4) " (1692) Plan, May 6, 2010

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.9999xx.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of Nxx°xx'xx"W and are referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°00'00" counter-clockwise was applied to bearings on plan

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919750705, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

. 01919680005	Northing	5027191.26	Easting	361496.76
. 01919750705	Northing	5016816.93	Easting	360806.84
. Point A	Northing		Easting	
. Point B	Northing		Easting	

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

SCHEDULE				
AREA (Sq.m.)	PART	LOT	PLAN	PIN
343.5	1	PART OF 67	522	ALL OF 04661-0098
343.5	2			

Parts 1 and 2: Subject to easement, Inst. OC1418121.

**PLAN OF SURVEY OF
PART OF LOT 67
REGISTERED PLAN 522
CITY OF OTTAWA**

Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 300



The intended plot size of the plan is 610 mm in width by 356 mm in height when plotted at a scale of 1:300.

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 - The survey was completed on the ___ day of _____, 2024.

Date _____ T. Hartwick
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@avdtd.com

Ontario Land Surveyors Job No. 24528-24 Rev3 P.L.T. 67 PL 522 R.D1

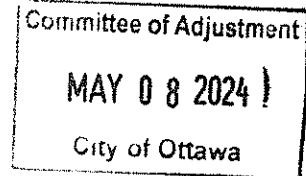
Tree King
5723 Loyalist St
Osgoode, ON K0A2W0



613-627-2017
info@treekingottawa.ca
www.treekingottawa.ca

May 2, 2024

Tree Information Report Long



For:

D.W. Inc.
Yousef Abuzribeh
10 Meadowlands Drive
Nepean, ON K2G 2R2

This report details pre-construction tree information for the above property in Ottawa, ON. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law no. 2020-340). The work proposed for this residential property consists of excavation and new construction. This tree information report outlines all impacted distinctive trees on the subject property and on adjacent private properties. Within the inner & outer urban area of Ottawa distinctive trees are considered as having diameter breast height (DBH) of 30 cm or greater. Eleven distinct trees were found on **10 Meadowland Drive**. One city tree could potentially be impacted by the project. A site visit for this report was completed in early May 2024.

The attributes of the relevant trees are noted in tables 1 on page 2 of this report. The location of each tree is shown on the tree information plan included on page 3.

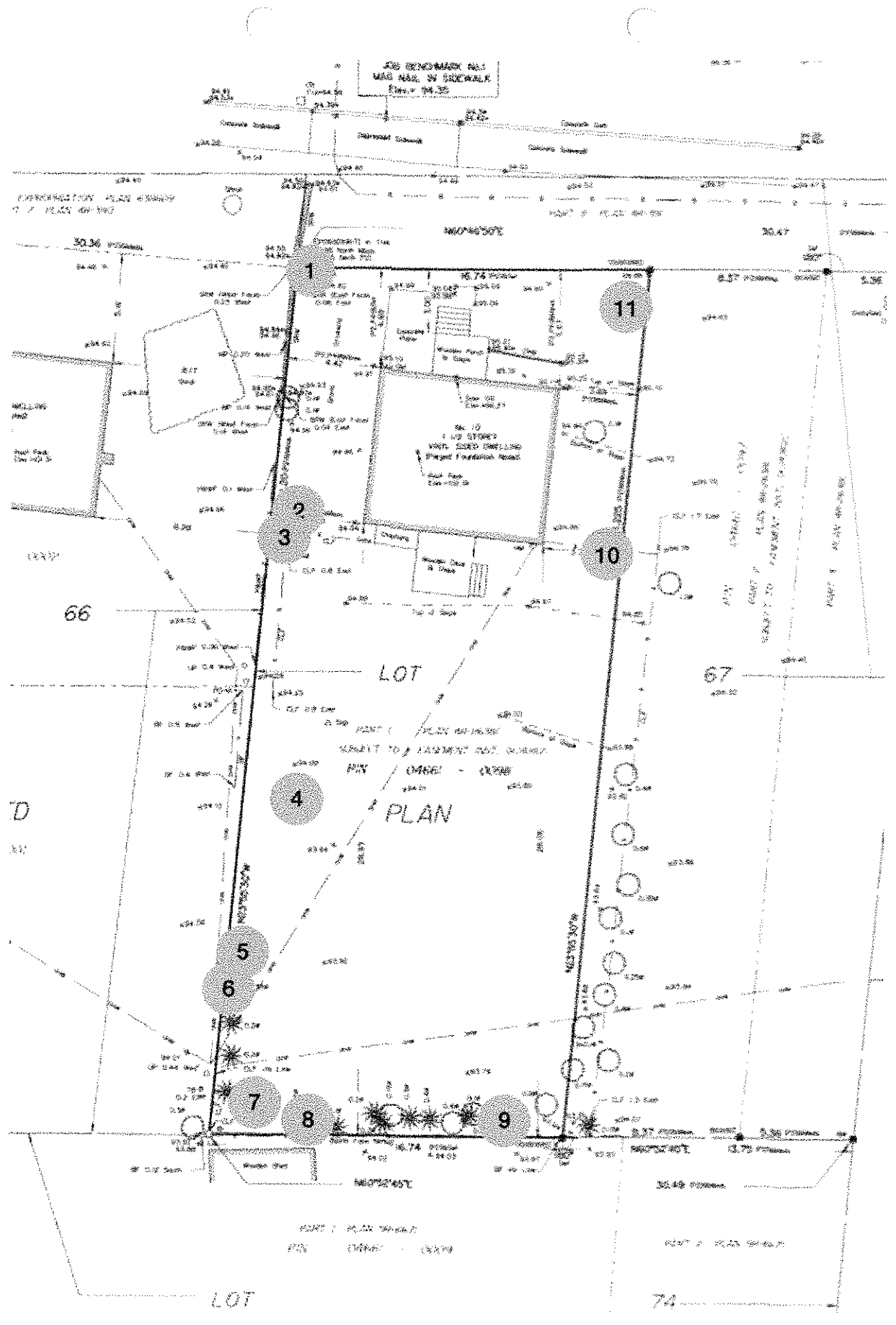
FEDERAL AND PROVINCIAL REGULATIONS

Federal and provincial regulations can be applicable to trees on private and public property. The following regulation have been considered for this property:

- 1) Endangered Species Act (2007): No butternuts (*Juglans cinerea*) were identified on the subject or adjacent properties. This species of tree is listed as threatened under the Province of Ontario's Endangered Species Act (2007) and so is protected from harm.
- 2) Migratory Bird Convention Act (1994): In the period between April and August of each year nest surveys must be performed by a suitably trained person no more than five (5) days before trees or other similar nesting habitat are to be removed.

Table 1: Tree information for 10 Meadowland Drive

Tree #	Tree Species	DBH (cm)	Ownership	Tree Condition	Reason for removal	Arborist recommendation
1	White Oak	82	City of Ottawa	Good; NO obvious signs of decay, main stem looks solid, compacted root zone from gravel driveway, needs pruning.	NA (to be preserved)	Preserve/Prune
2	Red Pine	32	Private	Fair; no signs of decay in main stem, canopy unbalanced due to surrounding trees, light storm damage in upper canopy	NA (to be preserved)	Preserve/Prune
3	Red Pine	31	Private	Fair; main stem shows signs of sapsucker damage, no significant decay noted, canopy is unbalanced due to proximity to surrounding trees	NA (to be preserved)	Preserve/Prune
4	Silver Maple	113	Private	Poor; major decay in main stem with large cavities present - decay and cavities present in lower canopy with significant storm damage - decay and cavities in upper canopy	Potential Hazard	Removal
5	Red Pine	31.5	Private	Poor; main stem shows no obvious decay - upper canopy is bare due to old storm damage - top of tree has died	Potential Hazard	Removal
6	Red Pine	36.5	Private	Fair; sapsucker damage along main stem - canopy is unbalanced due to proximity of neighbouring trees - leaning towards neighbours property	NA (to be preserved)	Preserve/Prune
7	Ash	56	Private	Dead; this tree was infested with emerald ash borer at some point in the past and is now dead	Dead	Removal
8	Box Elder	41.5	Private	Very Poor; decay along main stem and at first major unions - one main stem completely decayed and broken off - cavities present	Major Decay	Removal
9	Box Elder	56	Private	Poor; co-dominant with included bark - one of the main stems has a split running through it - no obvious signs of decay in the upper canopy	Co-dominant Limb with split	Removal
10	Silver Maple	42.5	Private	Fair; decay present at the base of the main stem - co dominant with included bark- chainlink fence has been included in the main stem - upper canopy shows little decay or damage	NA (to be preserved)	Preserve/Prune
11	Red Pine	33	Private	Dead	Dead	Removal



TREE PRESERVATION AND PROTECTION MEASURES

Preservation and protection measures are intended to mitigate damage of preserved distinct trees during the construction period. The following measures are the minimum requirements outlined by the City of Ottawa to ensure the trees survival during and after construction. They are to be implemented prior to any site works and maintained for the duration of all construction.

1. As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the critical rooting zone (CRZ) of the tree(s);
2. Do not place any material or equipment within the CRZ of the tree(s);
3. Do not attach any signs, notices or posters to any tree;
4. Do not raise or lower the existing grade within the CRZ without approval;
5. Tunnel or bore instead of trenching within the CRZ of any tree;
6. Do not damage the root system, trunk or branches of any tree;
7. Ensure that exhaust fumes from all equipment are not directed towards any tree's crown.

The critical root zone (CRZ) is established as being 10 centimetres from the trunk of a tree for every centimetre of trunk diameter at breast height (DBH). The CRZ is calculated as $DBH \times 10$ cm.

REPLACEMENT TREE PLANTING OR COMPENSATION

As the property is within the inner urban area of Ottawa the following ratios are used in terms of replacement tree planting: 2:1 for each distinctive tree measuring 30-49 cm in diameter and 3:1 for each distinctive tree measuring 50 cm or greater in diameter. Financial compensation may be accepted if some of the required compensation trees cannot be accommodated on the site. Developments proceeding under the Planning Act will be required to provide suitable numbers of new or replacement trees through the required Landscape Plan.

Report Prepared By:

Michael Robinson
(ISA ON-2838A)

Tree King
613-627-2017
www.treekingottawa.ca

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 2
Tuesday, September 17, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.: D08-02-24/A-00222
Application: Minor Variance under section 45 of the *Planning Act*
Applicant: Antonio Spadaccini
Property Address: 37 Tower Road
Ward: 8 - College
Legal Description: Lots 917 and 916, Registered Plan 375
Zoning: RIFF [632]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to legalize the existing hard landscaping and parking spaces on the property, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

The Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit two vehicle parking spaces in the corner side yard, whereas the By-law prohibits parking abutting a street in a required and provided corner side yard.
- b) To permit a reduced soft landscape area of 10.7% of the corner side yard fronting on Pender Street, whereas the By-law requires a minimum soft landscape area of 40%.
- c) To permit a reduced soft landscape area of 32.3% of the front yard fronting on Tower Road, whereas the By-law requires a minimum soft landscape area of 40%.
- d) To permit a driveway width of 7.60 metres fronting on Tower Road, whereas the By-law permits a maximum driveway width of 5.5 metres.
- e) To permit a driveway width of 6.71 metres fronting on Pender Street, whereas the By-law permits a maximum driveway width of 6.0 metres.
- f) To permit two walkways fronting on Pender Street to have no separation from the driveway, whereas the By-law requires the walkways to be separated by at least 0.6 metres of soft landscaping.
- g) To permit a 2.50 metre wide walkway fronting on Pender Street, whereas the By-law permits a maximum walkway width of 1.2 metres.
- h) To permit a 7.47 metre wide walkway fronting on Pender Street, whereas the By-law permits a maximum walkway width of 1.2 metres.
- i) To permit a 2.44 m wide walkway facing Tower Road, whereas the By-law permits a maximum walkway width of 1.2 metres.
- j) To permit a 16.68 metre wide (57.6% of frontage) private approach fronting on Pender Street, whereas the By-law permits a maximum private approach width of 9.0 metres, and in no case shall exceed 50% of the frontage on which the approach is located.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August 30, 2024



Ce document est également offert en français.

Committee of Adjustment

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

Ottawa.ca/CommitteeofAdjustment

cofa@ottawa.ca

613-580-2436



Comité de dérogation

Ville d'Ottawa

101, promenade Centrepointe

Ottawa ON K2G 5K7

Ottawa.ca/Comitedederogation

cded@ottawa.ca

613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 2
Mardi 17 septembre 2024
13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-02-24/A-00222
Demande : Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérant : Antonio Spadaccini
Adresse municipale : 37, chemin Tower
Quartier : 8 - Collège
Description officielle : Lots 917 et 916, plan enregistré 375
Zonage : RIFF [632]
Règlement de zonage : n° 2008-250

PROPOSITION DU REQUÉRANT ET OBJET DE LA DEMANDE :

Le requérant souhaite légaliser l'aménagement paysager minéral et les places de stationnement qui se trouvent sur la propriété, conformément aux plans déposés auprès du Comité.

DÉROGATIONS DEMANDÉES :

Le requérant demande au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

- a) Permettre deux places de stationnement dans la cour latérale d'angle, alors que le Règlement interdit le stationnement le long d'une rue dans une cour latérale d'angle requise et aménagée.
- b) Permettre un paysagement végétalisé réduit à 10,7 % de la cour latérale d'angle donnant sur la rue Pender, alors que le Règlement exige un paysagement végétalisé d'au moins 40 %.
- c) Permettre un paysagement végétalisé réduit à 32,3 % de la cour avant donnant sur le chemin Tower, alors que le Règlement exige un paysagement végétalisé d'au moins de 40 %.
- d) Permettre une largeur d'entrée de cour de 7,60 mètres donnant sur le chemin Tower, alors que le Règlement permet une largeur d'entrée de cour maximale de 5,5 mètres.
- e) Permettre une largeur d'entrée de cour de 6,71 mètres donnant sur la rue Pender, alors que le Règlement permet une largeur d'entrée de cour maximale de 6,0 mètres.
- f) Permettre que deux allées donnant sur la rue Pender ne soient pas séparées de l'entrée de cour, alors que le Règlement exige que les allées soient séparées par un paysagement végétalisé d'au moins 0,6 mètre.
- g) Permettre une allée d'une largeur de 2,50 mètres donnant sur la rue Pender, alors que le Règlement permet une largeur maximale de 1,2 mètre.
- h) Permettre une allée d'une largeur de 7,47 mètres donnant sur la rue Pender, alors que le Règlement permet une largeur maximale de 1,2 mètre.
- i) Permettre une allée d'une largeur de 2,44 mètres donnant sur le chemin Tower, alors que le Règlement permet une largeur maximale de 1,2 mètre.
- j) Permettre une voie d'accès privée de 16,68 mètres de largeur (57,6 % de la façade) donnant sur la rue Pender, alors que le Règlement permet une voie d'accès privée d'une largeur maximale de 9,0 mètres, et qui ne doit en aucun cas dépasser 50 % de la façade sur laquelle la voie d'accès est située.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 30 août 2024



This document is also available in English.

Committee of Adjustment

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

Ottawa.ca/CommitteeofAdjustment

cofa@ottawa.ca

613-580-2436



Comité de dérogation

Ville d'Ottawa

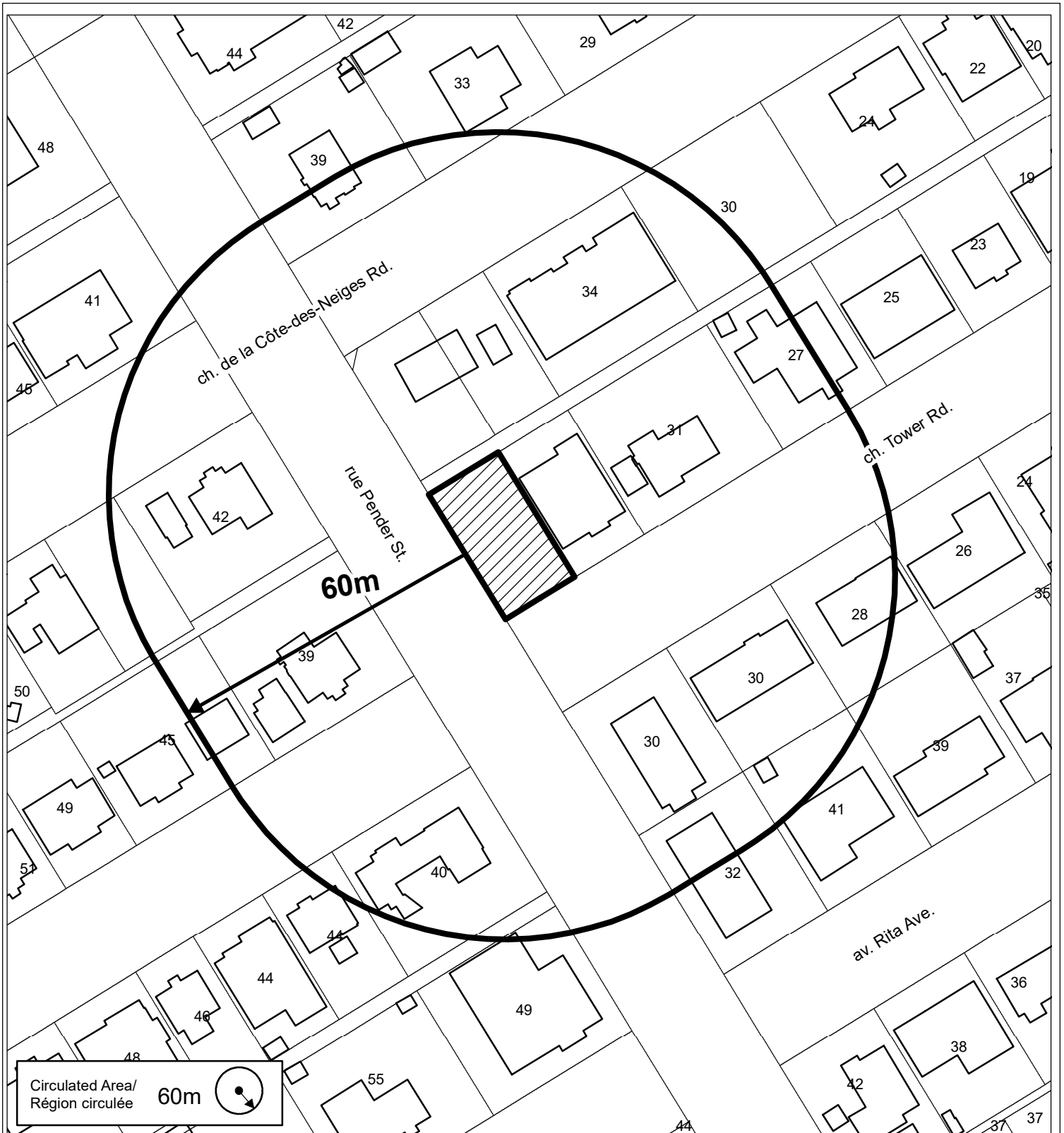
101, promenade Centrepointe

Ottawa ON K2G 5K7

Ottawa.ca/Comitedederogation

cded@ottawa.ca

613-580-2436



 **Committee of Adjustment**
Comité de dérogation

**CIRCULATION MAP /
 PLAN DE CIRCULATION**

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SUBJECT LAND / TERRE EN QUESTION

37 ch. Tower Road



**NOT TO SCALE
 NON À L'ÉCHELLE**

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

August 8, 2024

To: **Committee of Adjustment**
City of Ottawa
101 Centrepointe Drive,
Ottawa, Ontario K2G 5K7

Attention: **Mr. Michel Bellemare**
Secretary Treasurer
And Committee Members

Re: **Application for Minor Variance for lands at 37 Tower Road, Ottawa, ON.**
Lots 914, 915, 916 & 917, and part of lane
Registered Plan 375
Ward 8, College
Zoning R1FF [632]
Zoning By-law 2008-250

Committee of Adjustment
Received | Reçu le

2024-08-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

I, Antonio Spadaccini, the owner of 37 Tower Road, am applying for minor variances to legalize several existing hardscaping features on my property.

Following completion of the landscaping around my new home, I received a Notice of Violation from Ottawa By-law stating that the ditch has been filled without appropriate approvals and that the private approach from Pender Street is not permitted.

I am making this application to the Committee of Adjustment in order to submit the enclosed revised Lot Grading Plan prepared by EAU Structural Environmental Services for review and approval.

The corner side yard parking spaces and surrounding hardscaping are required to provide accessible parking, as well as accessible paved pathways for access to the house for my elderly parents. I wish to apply for the following minor variances to legalize the existing hard landscaping and parking on the property. We can demonstrate with the enclosed Lot Grading Plan that this hardscaping allows for proper drainage of the lot and will meet the City's Care and Use of Roads By-law.

Enclosed please find:

1. Application Form
2. Covering Letter
3. Existing Site Plan
4. Revised Lot Grading Plan prepared by EAU Structural Environmental Services
5. Originally Approved Lot Grading Plan prepared by T.L. Mak Engineering Consultants Ltd.
6. Copy of Notice of Violation
7. Copy of Reinstatement Letter & Site Plan

Relief Requested

Requesting the Authority of the Committee for the following Minor Variances:

- A. To permit 2 vehicle parking spaces in the corner side yard, whereas the By-law prohibits parking abutting a street in a required and provide corner side yard. [Zoning By-law 2008-250, Sec. 109 (3)]
- B. To permit a reduced soft landscape area of 10.7% of the corner side yard fronting on Pender Street, whereas the By-law requires a minimum soft landscape area of 40%. [Zoning By-law 2008-250, Sec. 139, Table 139(1)]
- C. To permit a reduced soft landscape area of 32.3% of the front yard fronting on Tower Road, whereas the By-law requires a minimum soft landscape area of 40%. [Zoning By-law 2008-250, Sec. 139, Table 139(1)]
- D. To permit a driveway width of 7.60m fronting on Tower Road, whereas the By-law permits a maximum driveway width of 5.5 metres. [Zoning By-law 2008-250, Sec. 139, Table 139(3)(v)]
- E. To permit a driveway width of 6.71m fronting on Pender Street, whereas the By-law permits a maximum driveway width of 6.0 metres. [Zoning By-law 2008-250, Sec. 139, Table 139(3)(vi)]
- F. To permit the walkways fronting on Pender Street to have no separation from the driveway, whereas the By-law requires the walkway to be separated by at least 0.6m of soft landscaping. [Zoning By-law 2008-250, Sec. 139 (4)(b)]
- G. To permit a 2.50m wide walkway fronting on Pender Street, whereas the By-law permits a maximum width of 1.2m. [Zoning By-law 2008-250, Sec. 139 (4)(c)]
- H. To permit a 7.47m wide walkway fronting on Pender Street, whereas the By-law permits a maximum width of 1.2m. [Zoning By-law 2008-250, Sec. 139 (4)(c)]
- I. To permit a 2.44m wide walkway facing Tower Road, whereas the By-law permits a maximum width of 1.2m. [Zoning By-law 2008-250, Sec. 139 (4)(c)]
- J. To permit a 16.68m wide (57.6% of frontage) private approach fronting on Pender Street, whereas the By-law permits a maximum width of 9.0m, and in no case shall exceed 50% of the frontage on which the approach is located. [Private Approach By-law 2003-447, Sec. 10 & Sec. 26]

Four Tests

1. General Intent and Purpose of the Official Plan is Maintained

The official plan speaks of providing diverse and accessible housing options for different tenures and family needs. This is a multi-generational home, designed with accessible access features in keeping with the direction of the official plan. This is a low-rise residential use that is encouraged under the neighborhood designation of the official plan.

2. General Intent and Purpose of the Zoning By-law is Maintained

The intent of this zone is to limit development to detached dwellings, which this home is. The intent of the regulations for parking widths, walkway widths, culverts, and soft landscaping are to ensure that the lot has proper drainage and does not negatively impact adjacent properties or roads. It is demonstrated with the attached Lot Grading Plan that this site is properly drained following recommendations from a professional engineer.

3. Desirable for the appropriate development and use of the property

This is an accessible multi-generational family home, which is desirable for the needs of the family and the City's housing stock.

4. The variance is minor

There are several examples of similar corner lots with private approach access from both streets. See enclosed examples. The private approach on Pender Street was already existing prior to construction, maintaining its use has no adverse impacts and is a minor variance.

The variances for increased hardscape and driveway widths are minor because they do not have any adverse impact on the adjacent neighbours, and it is demonstrated on the attached revised Lot Grading Plan that they are appropriate for the City's Care and Use of Roads By-law.

Conclusion

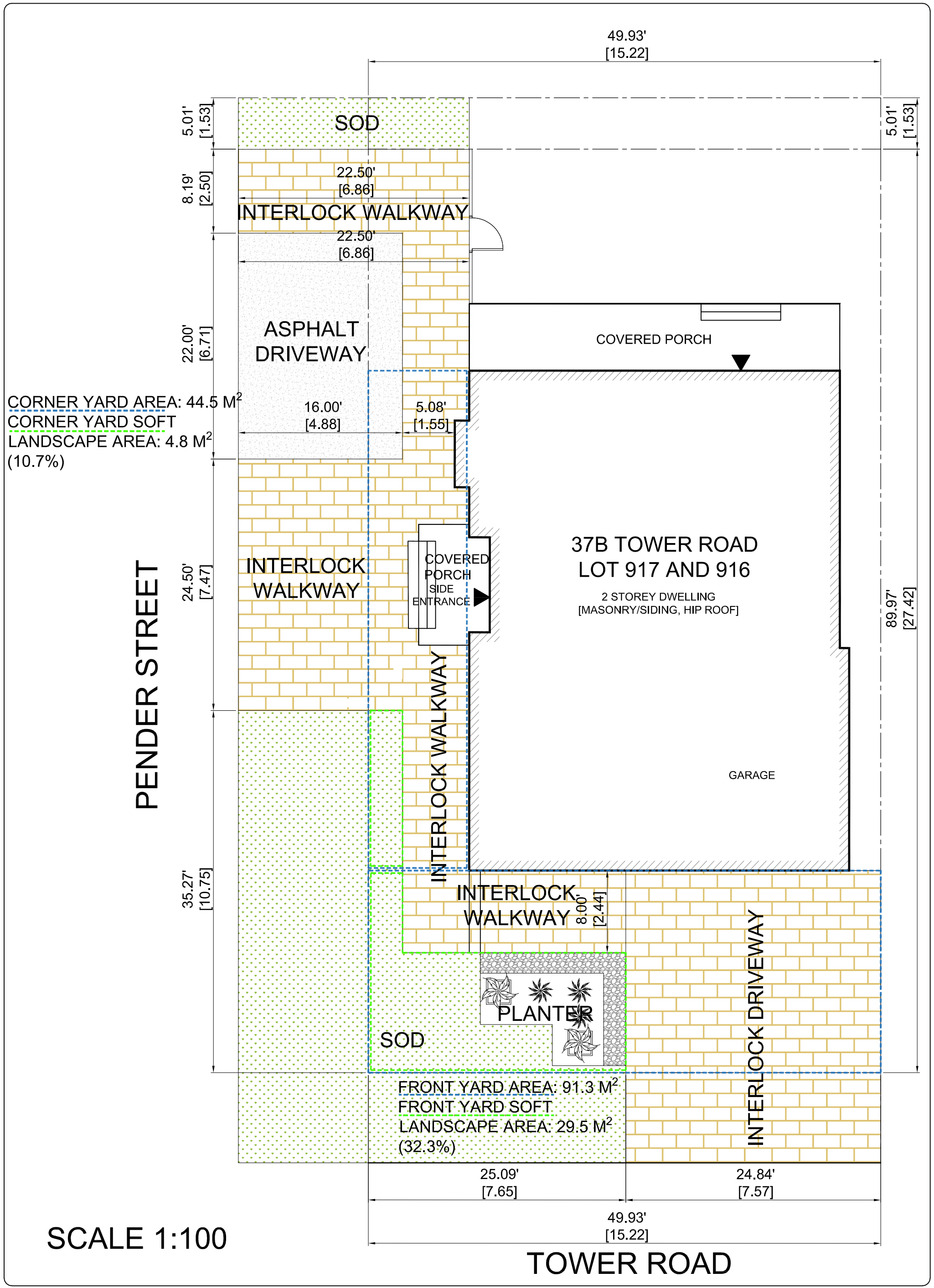
In conclusion, I feel that the requested minor variances, which would allow me to retain the accessible parking spaces and hardscaping already installed around my home, are appropriate.

I feel it is in keeping with the City's official plan and zoning by-law intentions, is desirable for the use of the property, and the variances are minor in nature.

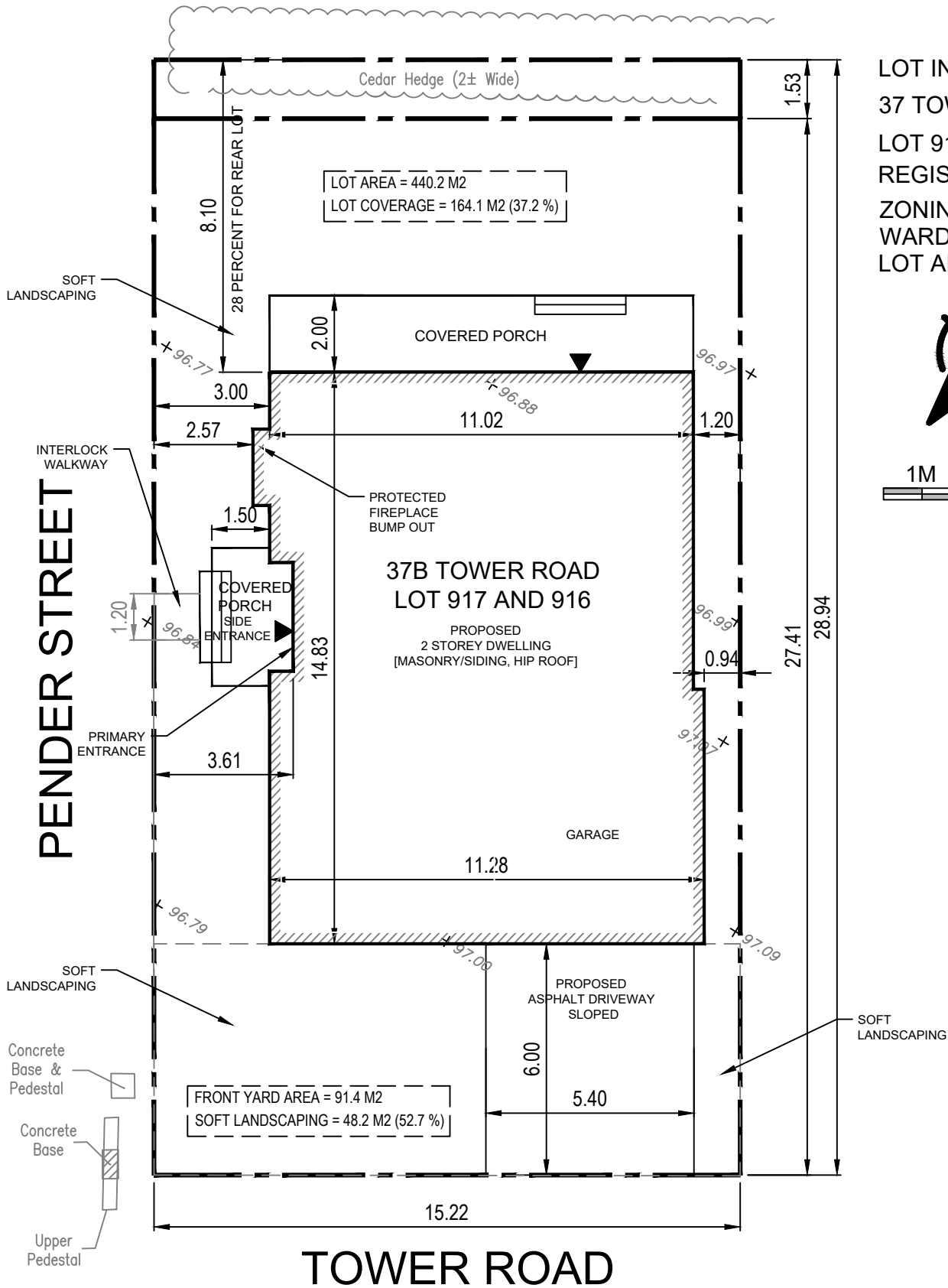
I hope that the Committee will agree to support these minor variances, and will approve the enclosed revised Lot Grading Plan.

Sincerely,

Antonio Spadaccini



SCALE 1:100



ZONING REQUIREMENTS: R1FF

MINOR VARIANCE OBTAINED FOR LOT WIDTH, AREA AND MIN. SIDE YARD

	MIN LOT WIDE(M)	MIN LOT AREA(M ²)	MIN FRONT YARD SETBACK(M)	MIN REAR YARD SETBACK(M)	MIN INTERIOR SIDE YARD (M)	MIN SIDE YARD SETBACK(M)	MAX LOT COVERAGE	MAX BUILDING HEIGHT(M)
	19.5	600	6.0	8.10 (28%)	2.1 TOTAL (.94 MIN ONE SIDE)	4.5	45 %	8.5
917 & 916	15.22*	440.2*	6.0	8.10	2.85	3.0*	37.2 % (164M ²)	

AVERAGE GRADE EXISTING CALCULATION:

EXISTING GRADING POINTS TAKEN FROM BOTH SIDE LOT LINES AT FRONT AND BACK YARD SETBACKS PRIOR TO ANY SITE ALTERATION, PLEASE SEE REGISTERED SURVEY PLAN TO CONFIRM GRADES.
 CALCULATION = 96.79 + 97.09 + 96.97 + 96.77 = 387.62 / 4 = AVERAGE EXISTING GRADING 96.91M

NOTES: URBAN EXCEPTION 632: SOLELY AND SPECIFICALLY FOR THE PURPOSES OF CALCULATING MINIMUM LOT AREA, MAXIMUM LOT COVERAGE AND MINIMUM REAR YARD REQUIREMENTS FOR LANDS DESCRIBED HEREIN, THE OWNER OF THE LOTS ON PLAN 375 MAY UTILIZE A PORTION OF THE LANE NOT EXCEEDING 1.6 M IN DEPTH MEASURED PERPENDICULARLY FROM AND RUNNING ALONG THE ENTIRE LENGTH OF THE REAR LOT LINE BUT NOT EXTENDING BEYOND THE POINTS OF INTERSECTION WITH BOTH OF THE SIDE LOT LINES

NOTES:
 - ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS HAVING JURISDICTION.
 - IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND/OR OMISSIONS TO OWNER PRIOR TO COMMENCEMENT.
 -DO NOT SCALE DRAWINGS.

DATE (YYYY-MM-DD): 2022-10-13
 DRAWN BY: AMF
 SHEET SIZE: 11"x17"
 SCALE: 1:150


PROJECT: 37B TOWER ROAD
 TITLE: SITE PLAN

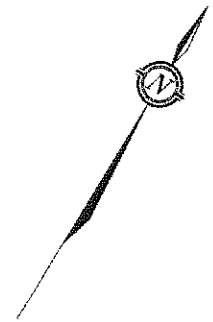
DRAWING No.:

A0.1

METRIC
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
 CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

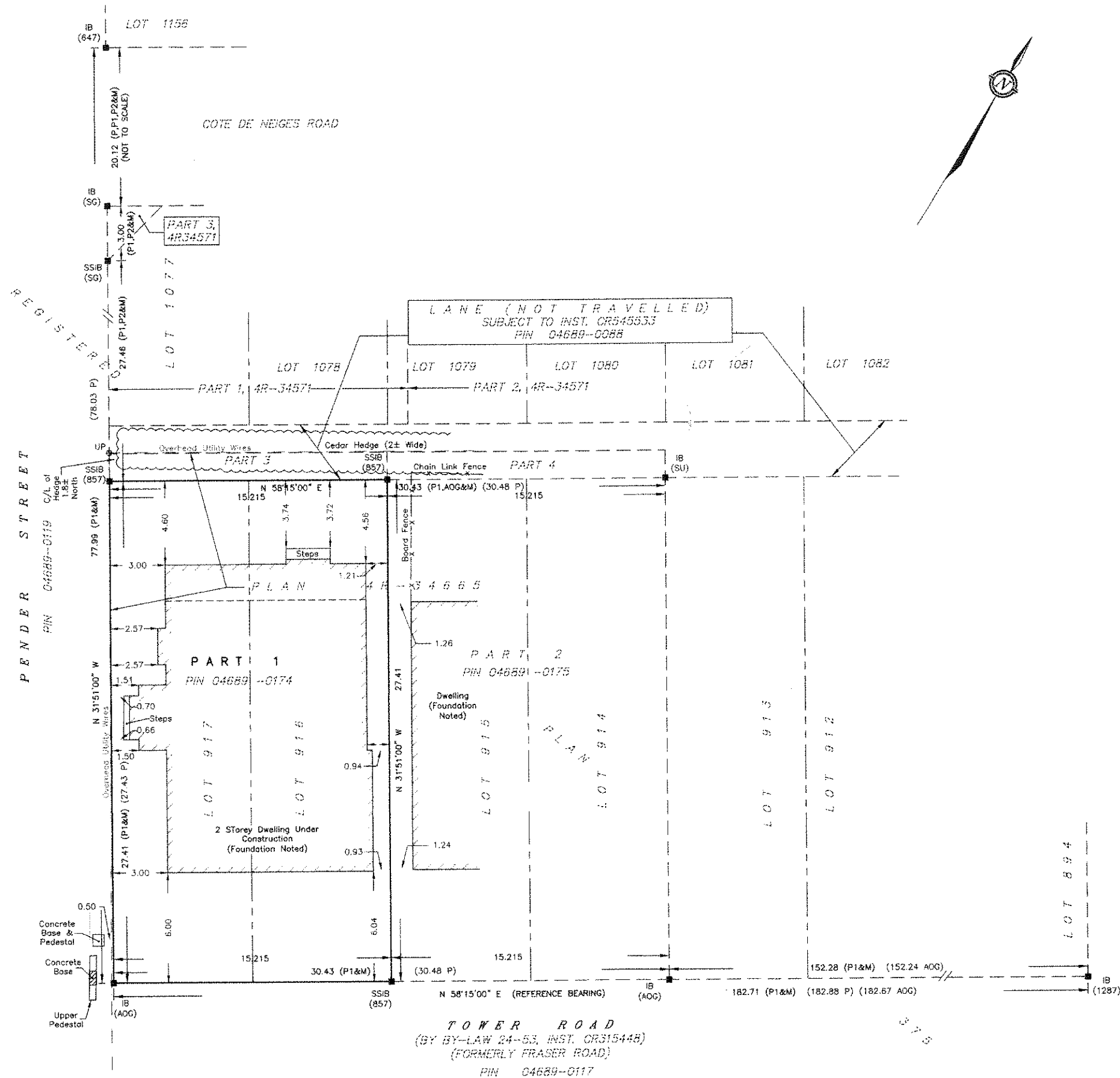
SURVEYOR'S REAL PROPERTY REPORT - PART 1
 PLAN OF
 LOTS 916 & 917
 REGISTERED PLAN 375
 CITY OF OTTAWA

SCALE 1 : 150

FAIRHALL, MOFFATT & WOODLAND LIMITED
 ONTARIO LAND SURVEYORS

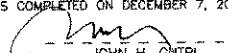



NOTES
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY
 LIMIT OF TOWER ROAD AS SHOWN ON REGISTERED PLAN 375 HAVING A
 BEARING OF N58°15'00"E.

- LEGEND**
- - SURVEY MONUMENT FOUND
 - IB - IRON BAR
 - SSIB - SHORT STANDARD IRON BAR
 - (P) - REGISTERED PLAN 375
 - (P1) - PLAN 4R-34665
 - (P2) - PLAN 4R-34571
 - (M) - MEASURED
 - (S) - SET
 - (647) - H. R. FARLEY, O.L.S.
 - (857) - FAIRHALL, MOFFATT & WOODLAND LTD., O.L.S.
 - (1287) - P. G. SMITH, O.L.S.
 - (AOG) - ANNIS, O'SULLIVAN & VOLLEBEKK LTD., O.L.S. (REF. 0-536-98)
 - (SG) - STANTEC GEOMATICS
 - (SU) - SOURCE UNKNOWN
 - PIN - PROPERTY IDENTIFIER NUMBER
 - C/L - CENTERLINE
 - ⊙ UP - UTILITY POLE
 - - OVERHEAD UTILITY WIRES



SURVEYOR'S REAL PROPERTY REPORT - PART 2
 REPORT SUMMARY

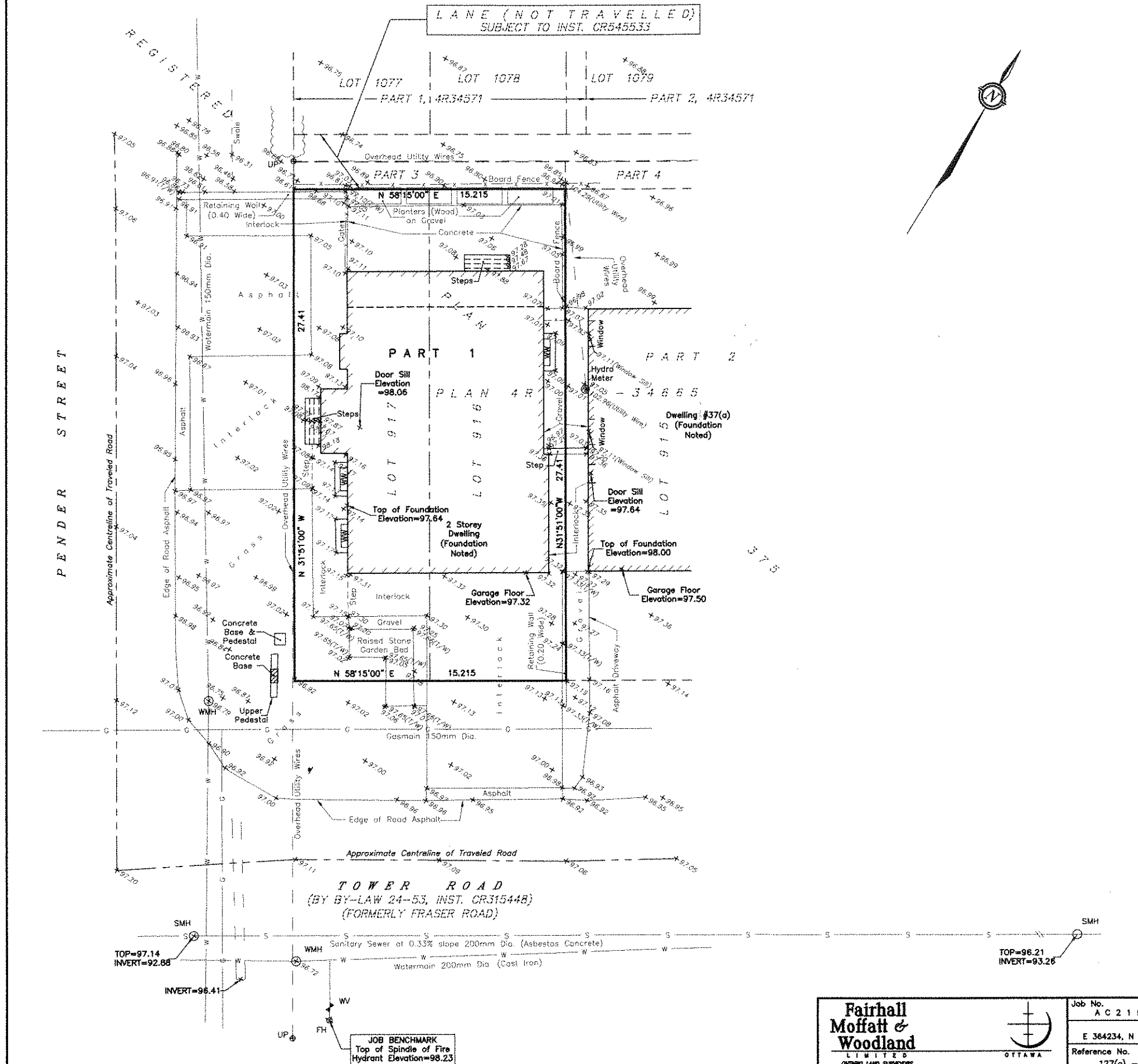
DESCRIPTION OF LAND LOTS 916 & 917, REGISTERED PLAN 375, CITY OF OTTAWA AS IN ALL OF PIN 04689-0174.	
REGISTERED EASEMENTS NONE REGISTERED.	
ZONING COMPLIANCE WITH ZONING, LAND USE, ENVIRONMENTAL AND BUILDING REGULATIONS NOT CERTIFIED BY THIS REPORT.	
THIS REPORT WAS PREPARED FOR ANTONIO SPADACCINI THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES.	
SURVEYOR'S CERTIFICATE I CERTIFY THAT: 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM. 2. THE SURVEY WAS COMPLETED ON DECEMBER 7, 2022. 2022/12/12 DATE  JOHN H. GNUTRI ONTARIO LAND SURVEYOR	
ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-40481  THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).	
JOB No. AC21900 E 364233, N 5024178 REFERENCE No. 127(b) - 375	
Fairhall Moffatt & Woodland LIMITED ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-800 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6 TEL: (613) 591-2580 FAX: (613) 591-1495 www.fmw.on.ca	

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 OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF
 FAIRHALL, MOFFATT & WOODLAND LIMITED IS PROHIBITED.

TOWER ROAD
 (BY BY-LAW 24-53, INST. CR315448)
 (FORMERLY FRASER ROAD)
 PIN 04689-0117

METRIC
DISTANCES AND ELEVATIONS SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

CAUTION
THIS IS NOT A PLAN OF SURVEY AND SHALL NOT
BE USED EXCEPT FOR THE PURPOSE INDICATED
IN THE TITLE BLOCK.



ELEVATION NOTES

- ELEVATIONS SHOWN HEREON ARE REFERRED TO GEODETIC DATUM (CGVD28).
- ELEVATIONS FOR MANHOLE COVERS AND CATCH BASINS HAVE TO BE INDEPENDENTLY CONFIRMED BEFORE THEY CAN BE ACCEPTED FOR FINAL DESIGN OR CONSTRUCTION PURPOSES.
- IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREE WITH THE INFORMATION SHOWN ON THIS DRAWING.

UTILITY NOTES

- THIS DRAWING CANNOT BE ACCEPTED AS ACKNOWLEDGING ALL OF THE UNDERGROUND UTILITIES AND IT WILL BE THE RESPONSIBILITY OF THE USER TO CONTACT THE RESPECTIVE UTILITY AUTHORITIES FOR CONFIRMATION OR LOCATION.
- UNDERGROUND UTILITIES, AS REPORTED ON THIS DRAWING, ARE NOT BASED ON AN ACTUAL 'FIELD LOCATE' BY THE RESPECTIVE UTILITY AGENCIES BUT HAVE BEEN COMPILED FROM DATA OBTAINED FROM THE FOLLOWING SOURCE:
a) CITY OF OTTAWA PUBLIC UTILITIES REGISTRY
- BEFORE ANY WORK INVOLVING PROBING, EXCAVATING, ETC., A FIELD LOCATION OF UNDERGROUND PLANT BY THE PERTINENT UTILITY AUTHORITY IS MANDATORY.

NOTES

- PROPERTY DIMENSIONS AND BUILDING LOCATIONS ARE AS SHOWN ON A PLAN OF SURVEY BY FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S., DATED DECEMBER 22, 2022 (REF. N° 127(b)-375).
- THE SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON SEPTEMBER 12, 2023.

LEGEND

- DIA - DIAMETER
- INV. - INVERT
- WW - WINDOW WELL
- (T/W) - TOP OF RETAINING WALL ELEVATION
- SMH - SANITARY MANHOLE
- WMH - WATER MANHOLE
- ⊙ UP - UTILITY POLE
- ⊙ WV - WATER VALVE
- ⊙ - SIGN
- ⊙ FH - FIRE HYDRANT
- W- WATERMAIN
- - - OVERHEAD UTILITY WIRES
- G- GAS MAIN
- S- SANITARY SEWER

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Moffatt &
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Job No.
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Reference No.
127(c) - 375
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LOTS 916 & 917
REGISTERED PLAN 375
CITY OF OTTAWA
SKETCH SHOWING
AS-BUILT GRADES

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URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

October 11, 2022

Alessandro Ferrante
37B Tower Road
Ottawa (Nepean), ON
K2G 2E4

RE: TREE INFORMATION REPORT FOR 37B TOWER ROAD

Dear Alessandro,

Further to your request, this brief letter report provides a review of the above noted address in terms of tree information in support of the redevelopment of 37B Tower Road in Nepean. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340).

I can confirm the property holds no 'distinctive' trees, those 30cm in diameter or greater, nor are there any similar-sized trees on adjacent private property that would have their critical rooting zones impacted by construction (see picture 1 on page 2). Further, no trees are present on nearby city-owned land. Consequently, there are no relevant trees to report.

Please do not hesitate to contact me with any questions you may have.

Yours,



Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester





Picture 1. Vegetation now present at 37B Tower Road. The lower deciduous trees are less than 30cm DBH, and therefore not distinctive, while the neighbouring spruce is far enough away so as to not be impacted by the work proposed for the subject property.