



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.

6. 3776, 3780 Albion (Ward 10 - Gloucester-Southgate)

6.1 D08-01-24/B-00136 - 00137

6.2 D08-02-24/A-00207 - 00208

Consent & Minor Variance Applications

Adjourned from September 3, 2024

Applicant(s): Albion Apartments Ltd.

Agent: T. Beed

To subdivide the property into two lots for back-to-back townhouse buildings (4 dwelling units and 4 additional dwelling units) with reduced driveway width, increased eaves and stair riser projection and individual and shared driveways on the same lot.

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.

6. 3776, 3780 Albion (Quartier 10 - Gloucester-Southgate)

6.1 D08-01-24/B-00136 - 00137

6.2 D08-02-24/A-00207 - 00208

Demandes d'autorisation et de dérogations mineures

Ajournée du 3 septembre 2024

Requérant(e)(s) : Albion Apartments Ltd.

Agent : T. Beed

Pour lotir le bien-fonds en deux lots qu'occuperaient des habitations en rangée dos à dos (abritant chacune quatre logements et quatre logements supplémentaires) avec des largeurs d'entrée de cour réduites, des saillies d'avant-toit et de contremarche augmentées ainsi que des entrées de cour individuelles et partagées sur un même lot.

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
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*

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

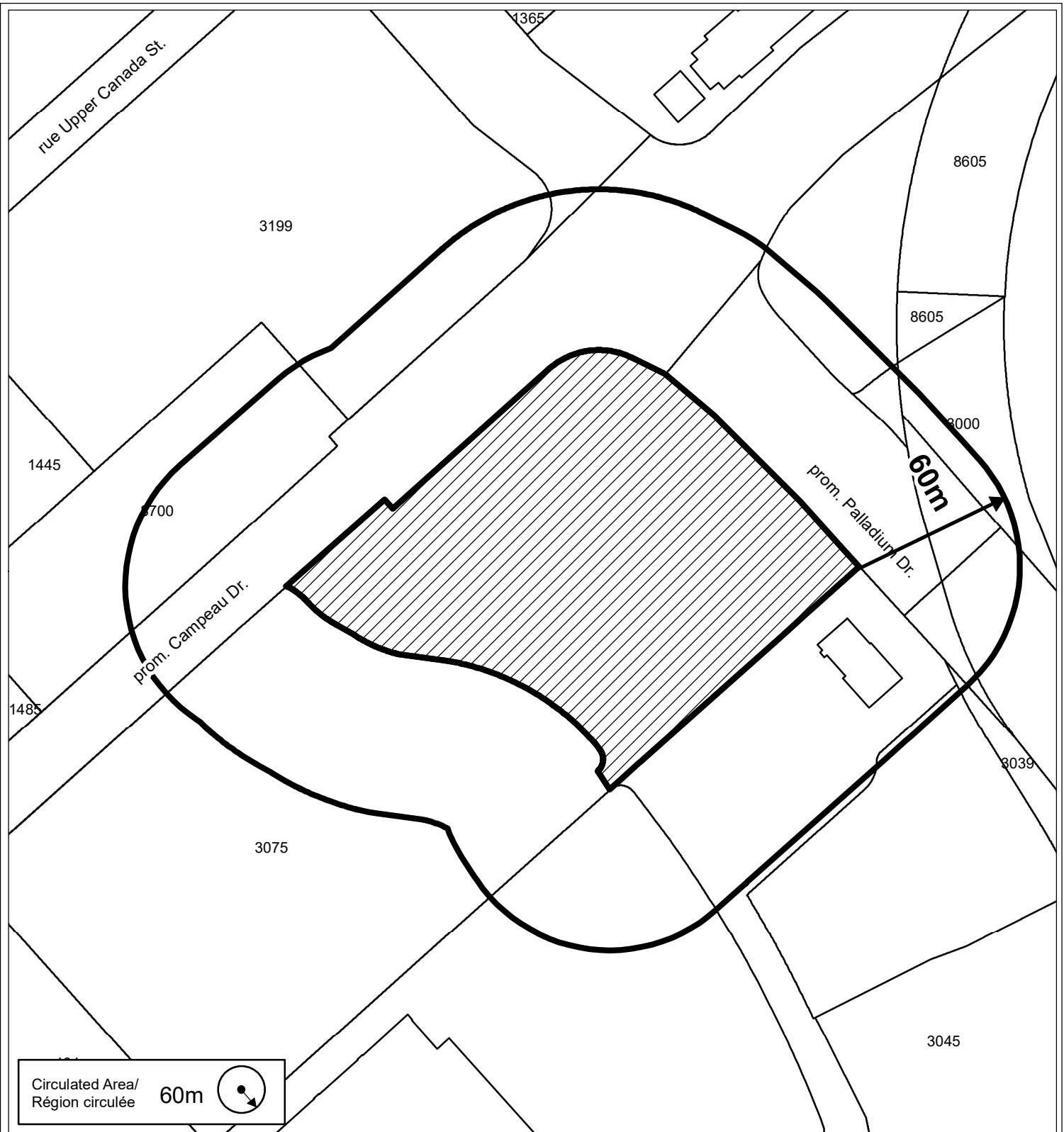


This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://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](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436



 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
 All rights reserved. May not be produced without permission
 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



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

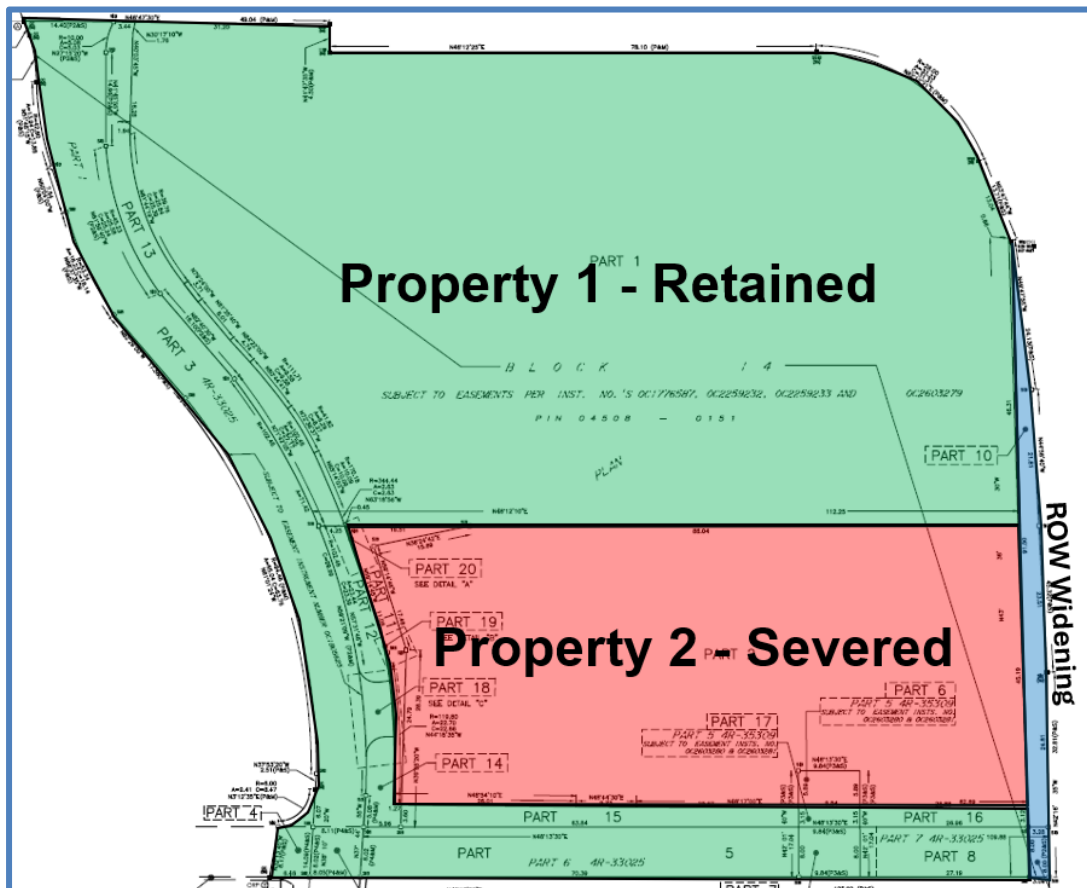
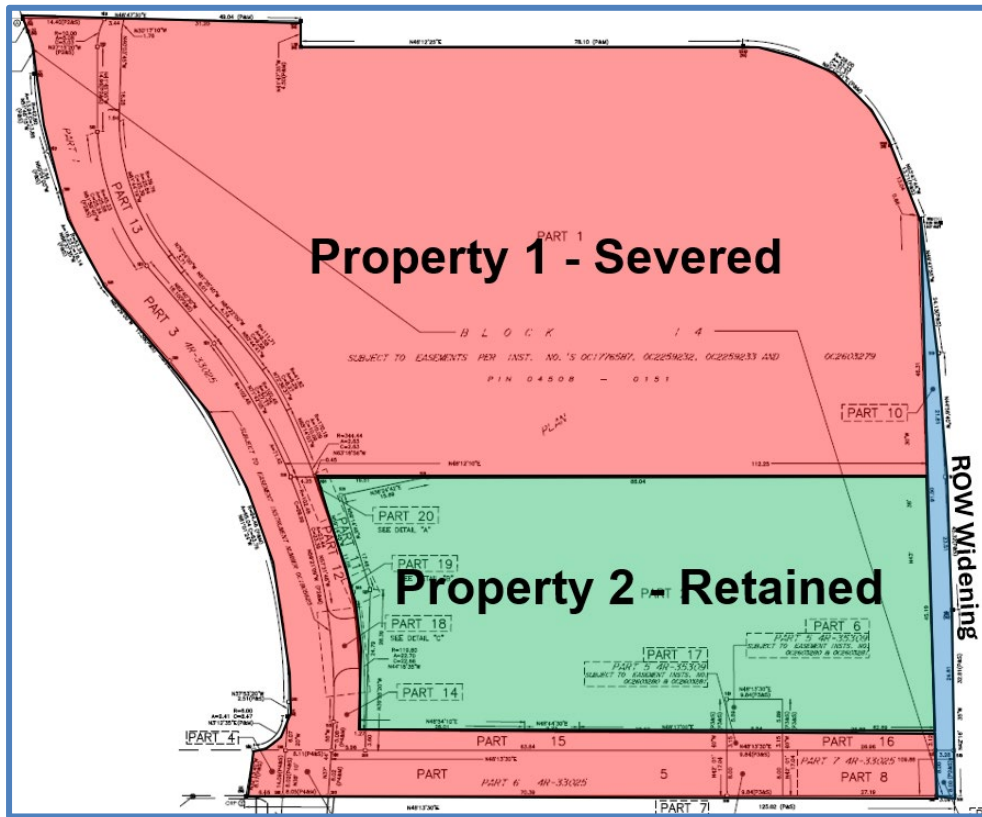


Figure 3: Secondary Consent - Severed (Red) and Retained (Green) Parcels



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

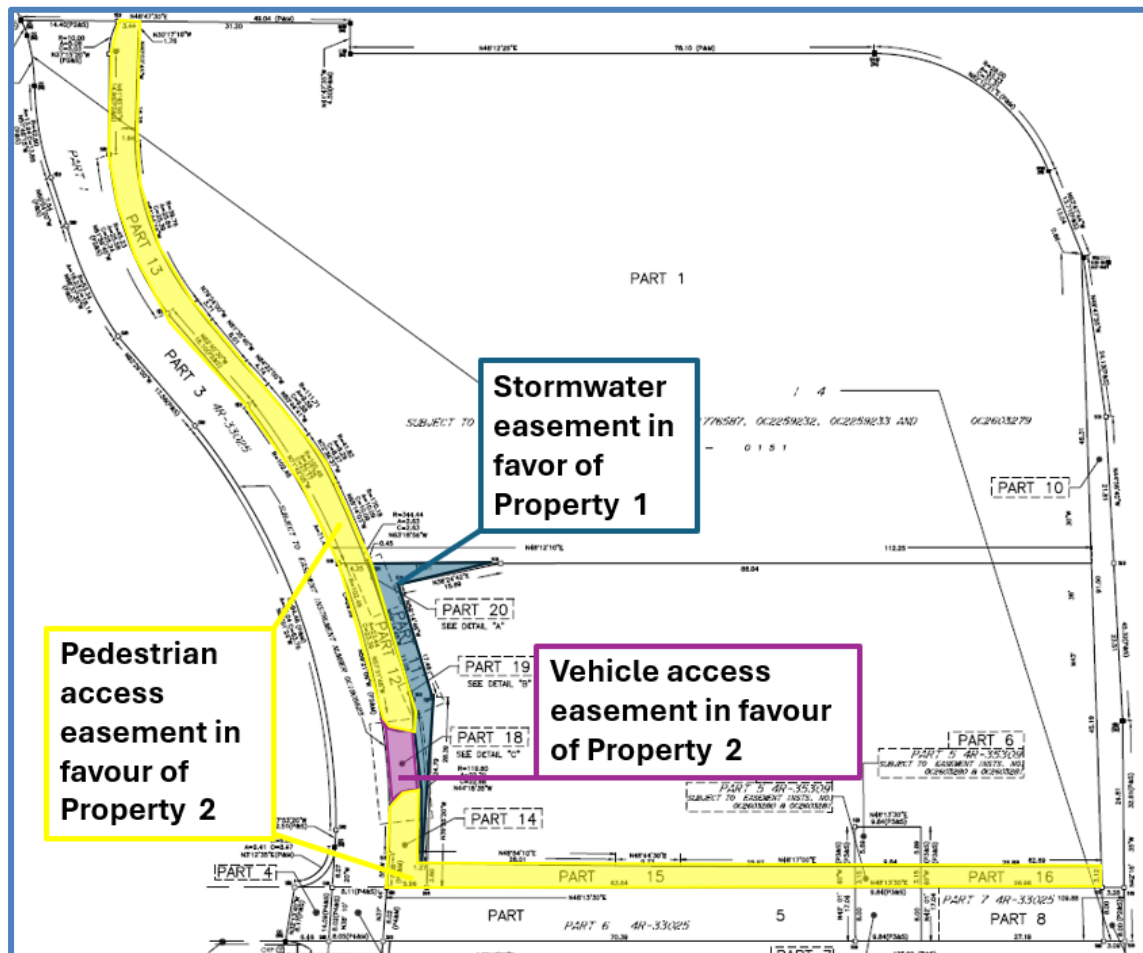
Vehicle and Pedestrian Access

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

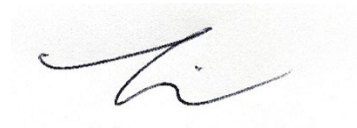
Summary

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.

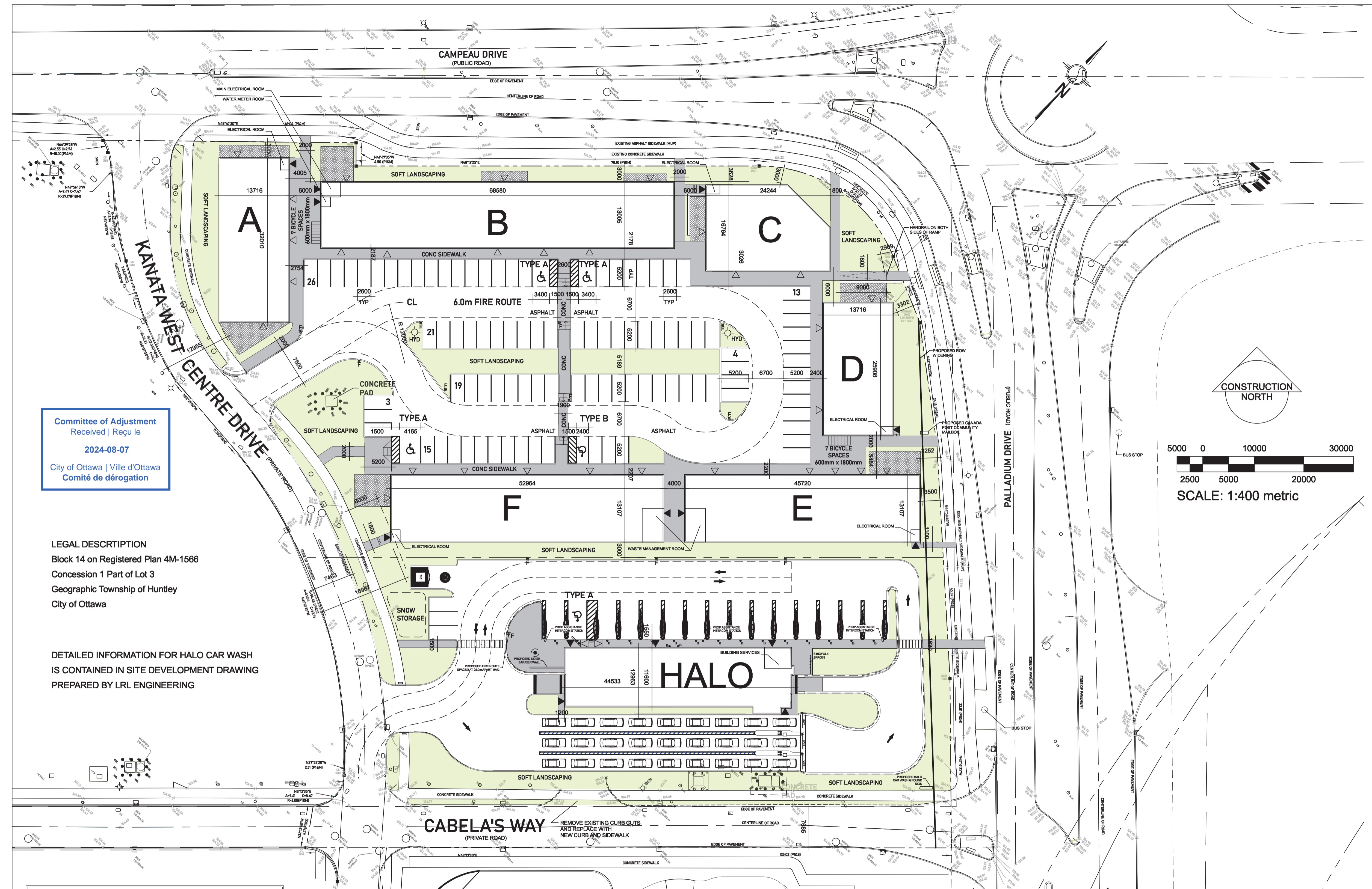
The proposed parcels conform with existing zoning and Ottawa policy for the creation of new lots. Ongoing planning for the development of the site through the Site Plan Control process has established an acceptable plan that conforms with Ottawa's Official Plan and *Planning Act* Section 51(24).

Yours truly,

J.F. Sabourin and Associates Inc.



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



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	STARTER
PI	REGISTERED PLAN 4M-1566	REGISTERED PLAN 4M-1566
●	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 19021

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](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederoigation](https://ottawa.ca/Comitedederoigation)
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](https://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](https://ottawa.ca/Comitedederogation)

cded@ottawa.ca

613-580-2436

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.

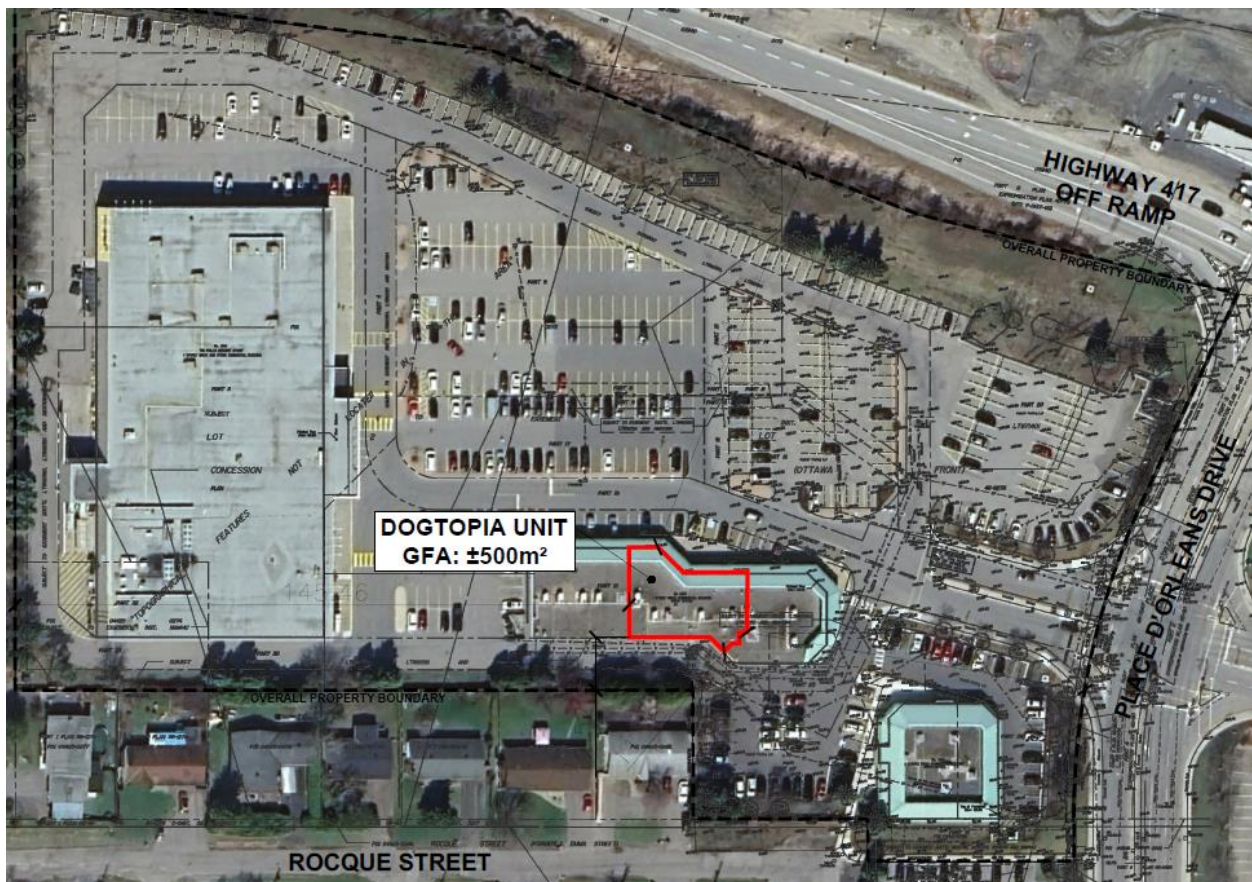


Figure 1 - Dogtopia Unit 111A

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.

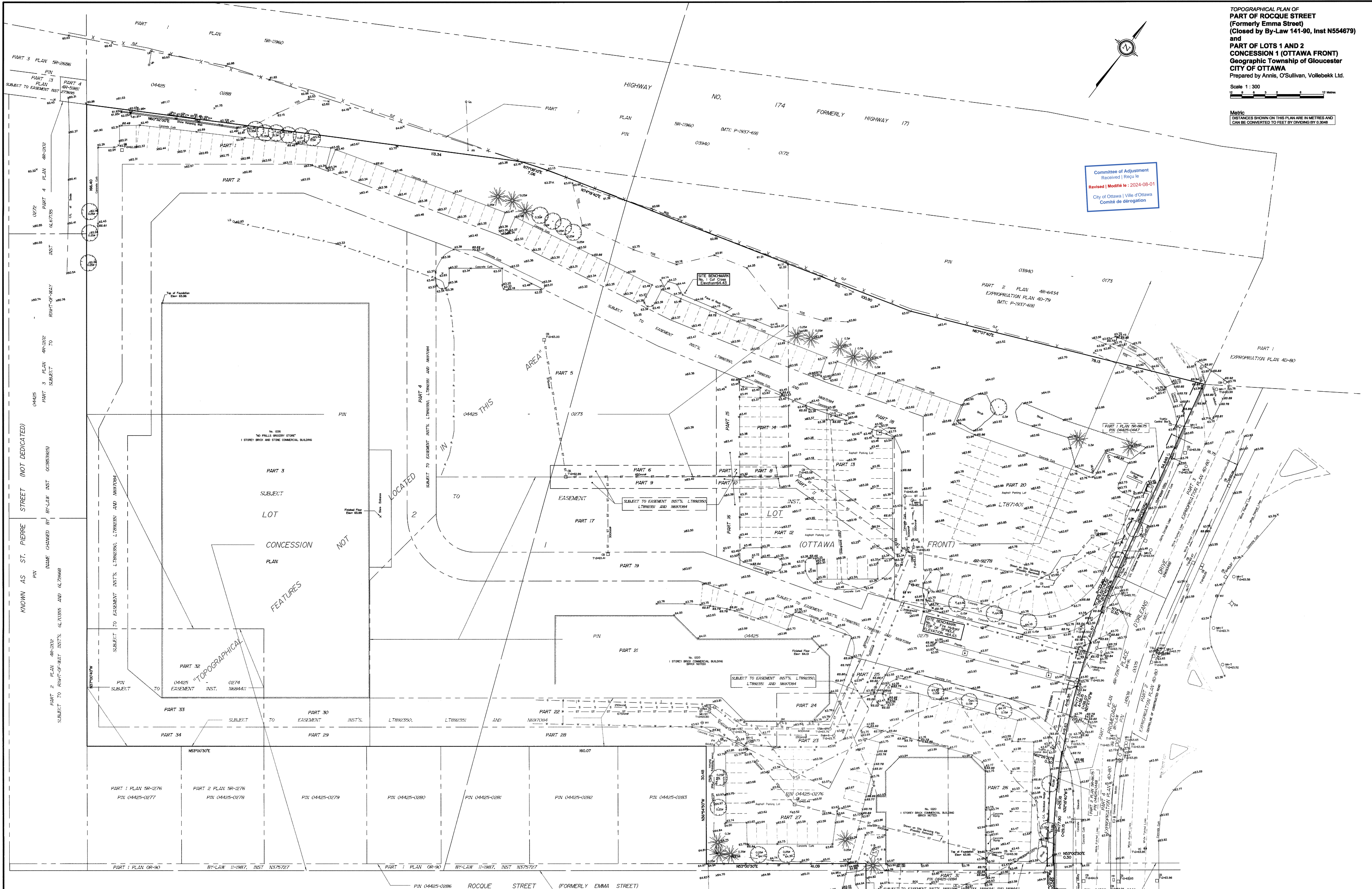
Cleaning and Odour Control

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.

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

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



Notes & Legend

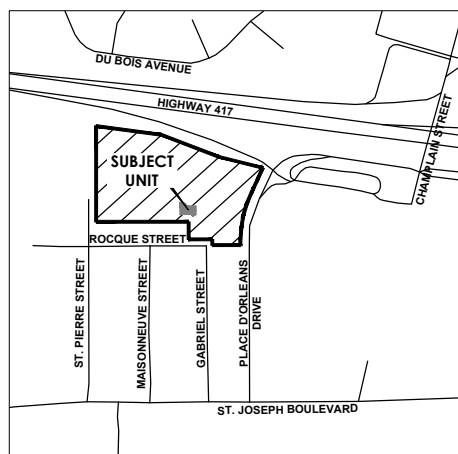
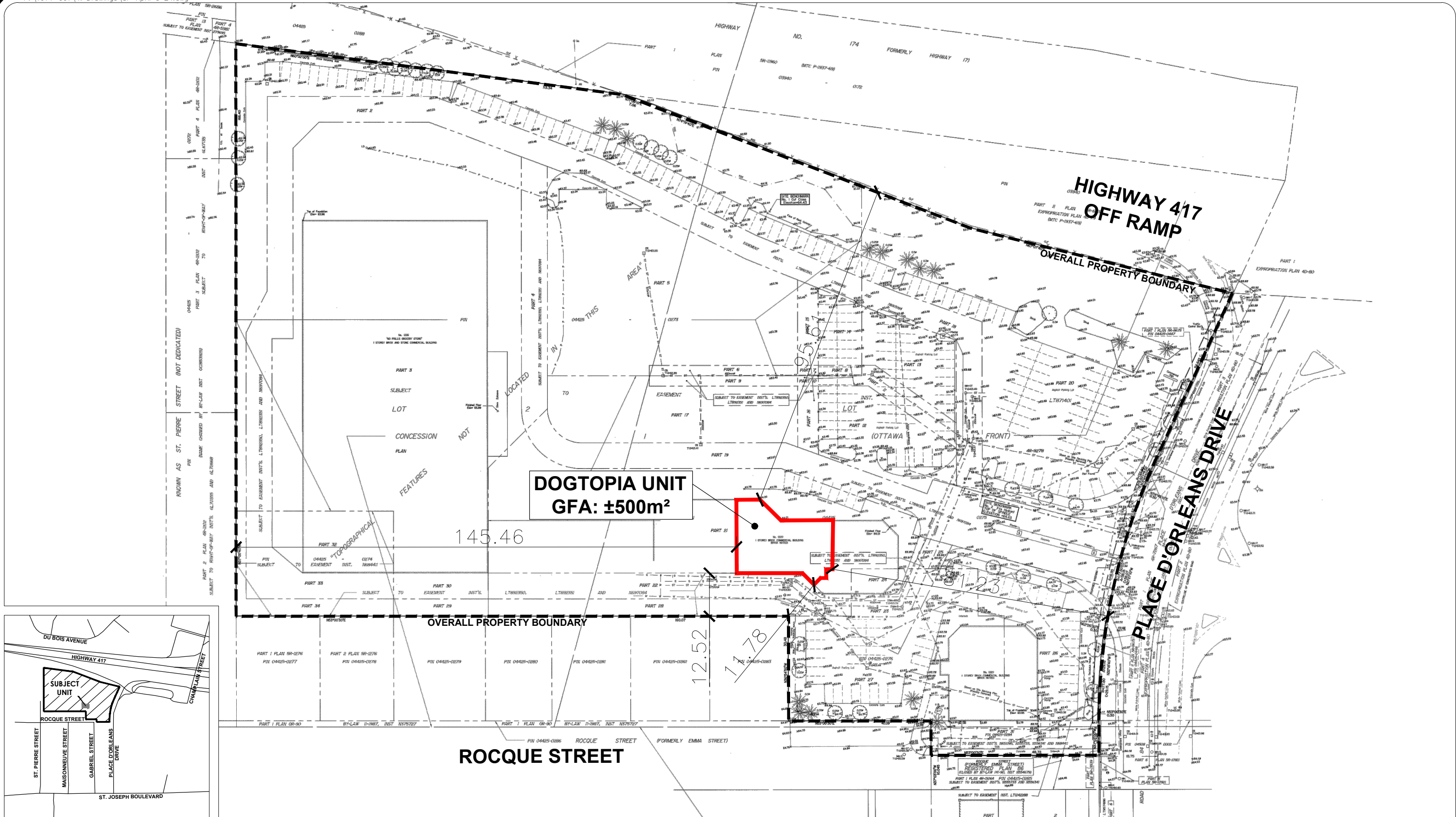
<ul style="list-style-type: none"> — Survey Monument Planted — Survey Monument Found — Standard Iron Bar — Short Standard Iron Bar — Iron Bar — Cut Cross — Concrete Pin — Round Iron Bar — Witness — Measured — Annis, O'Sullivan, Vollebek Ltd. — Plan 4R-6278 — Chain Link Fence — Board Fence — Diameter — 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 (Traffic) — 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
---	--	--

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. 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, ascending etc.
 4. Underground utilities were marked on ground by Deepview located and/or taken from site servicing 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-6278
 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-6278.
 Bearings are grid bearings and are referred to the Central Meridian of N.T.M. Zone 17 (76° West Longitude) (NAD83) (English).
 © Annis, O'Sullivan, Vollebek Ltd. 2018. THIS PLAN IS PROTECTED BY COPYRIGHT.
 14 Gloucester Drive, Suite 300
 Ottawa, Ont. K2E 7S6
 Phone: (613) 727-0880 / Fax: (613) 727-1079
 Email: info@anniso.com
 Plan No. K-990-17-001a (Scale 1:300) (1:300) (1:300)



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

- LEGEND**
- SUBJECT LANDS
 - OVERALL PROPERTY BOUNDARY



SCALE 1:1,000
APRIL 8, 2024



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

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

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.

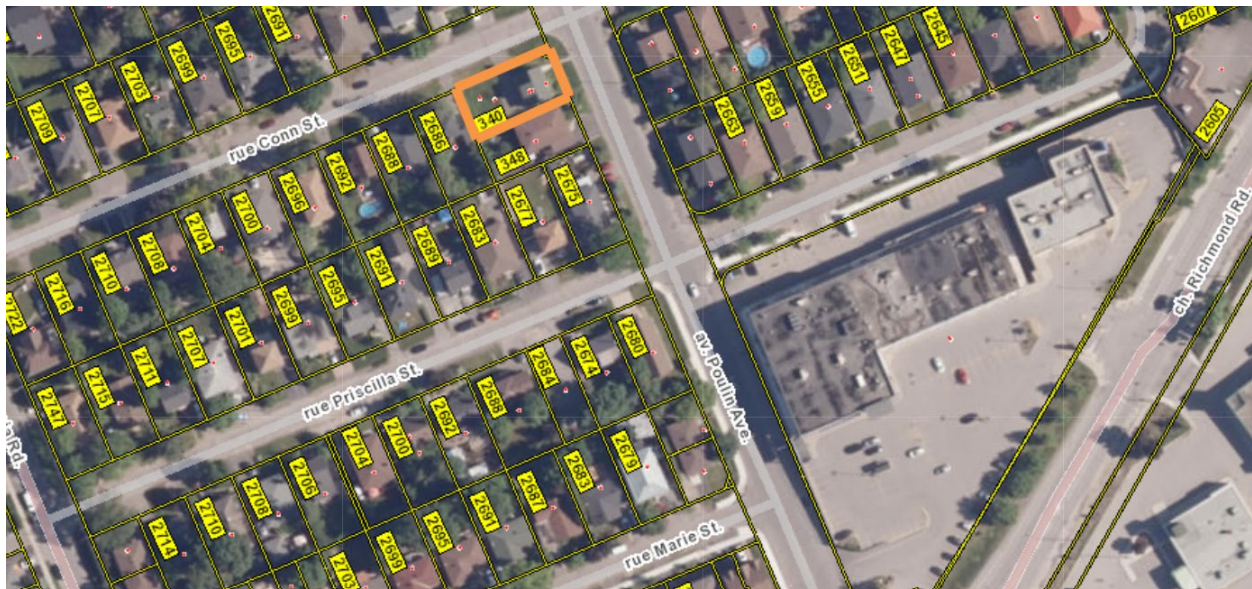
The property owner is proposing a semi-detached dwelling with additional dwelling units in each side of the semi. One dwelling will front on to Poulin Avenue and one dwelling will front

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

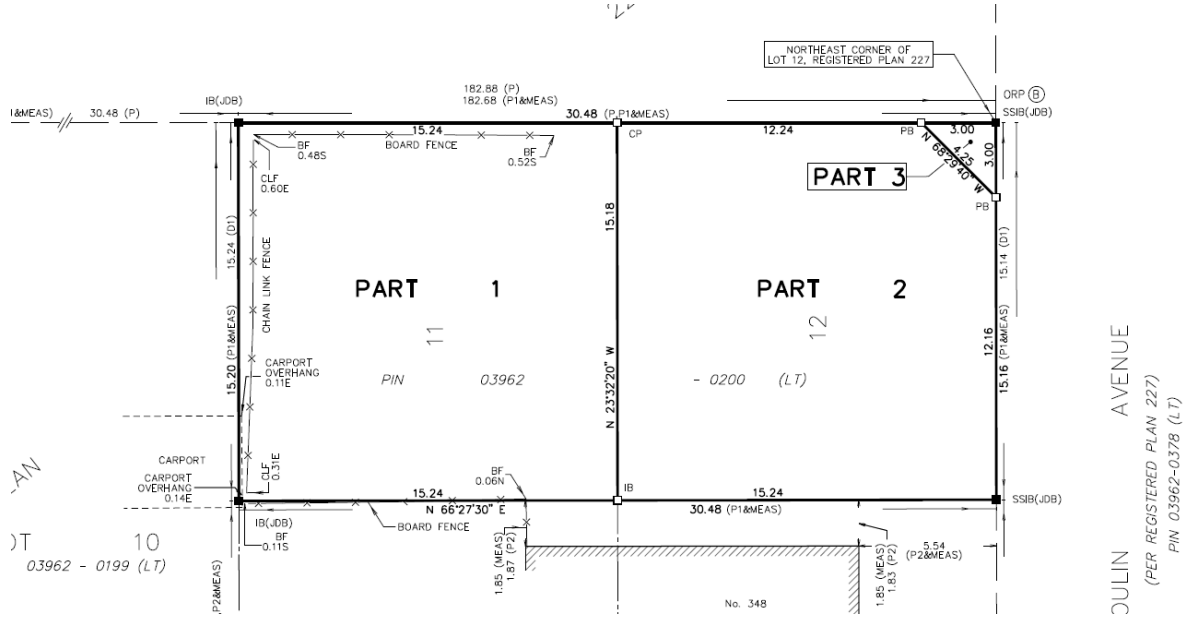
As noted earlier, the property was subject to minor variance and consent applications under File Numbers: D08-01-22/B-00114, D08-01-22/B-00115, D08-02-22/A-00104, & D08-02-22/A-00105. These applications were heard in May of 2022 and approval was granted.

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.

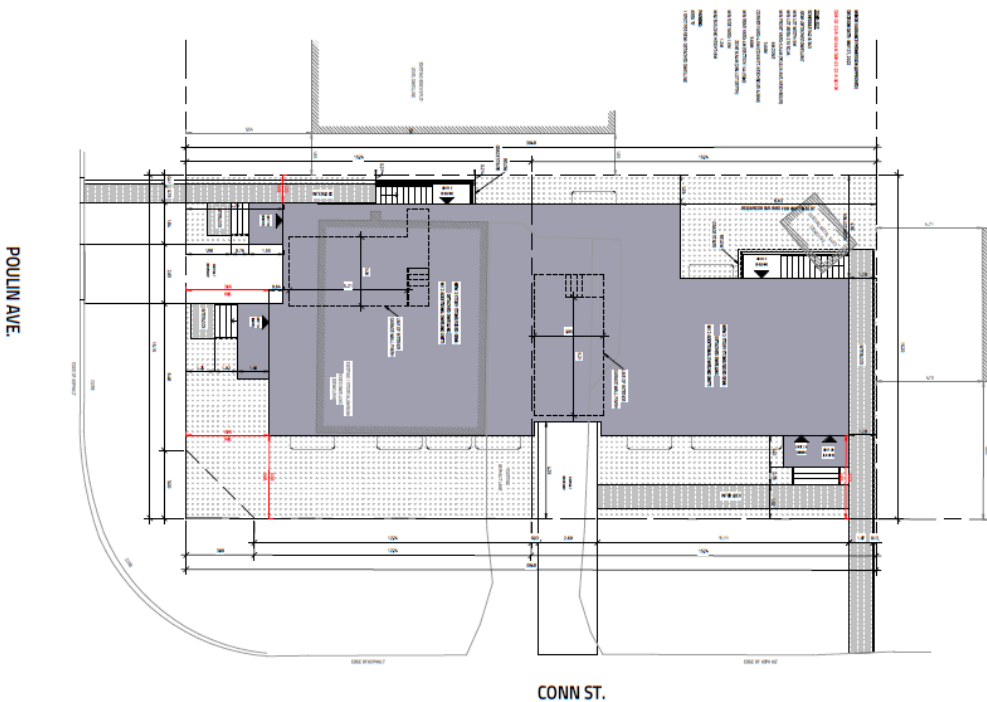
The below reference plan has been deposited on the property and the variance in lot areas was approved under applications A-00104 and A-00105.

- 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.

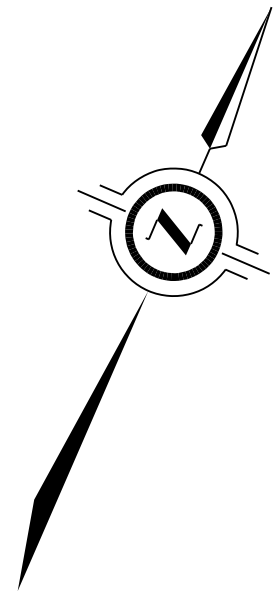
The proposed variances are consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with most of the Zoning By-Law requirements of the Residential Second Density, subzone F (R2F) zone for the intended use of the lot.

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
- SIB DENOTES STANDARD IRON BAR
- SSIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- MEAS DENOTES MEASURED
- JDB DENOTES J.D. BARNES LIMITED
- NI 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
- P1 DENOTES REGISTERED PLAN 227
- P2 DENOTES PLAN 58-11008
- P 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

- CB DENOTES CATCHBASIN
- SAN MH DENOTES MANHOLE
- WMH DENOTES WATER MANHOLE
- ⊕ H 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:

- 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.
- 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.
- SITE BENCHMARK IS TOP OF HYDRANT SPINDLE HAVING AN ELEVATION OF 70.44 METERS.

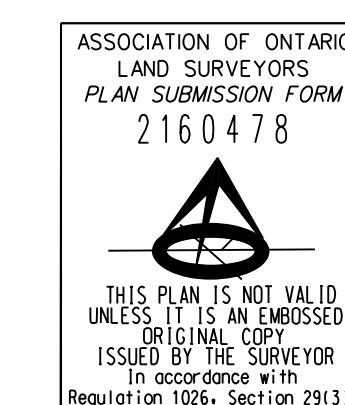
SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON NOVEMBER 17, 2021.

DECEMBER 8, 2021
DATE

SHAWN LEROUX
ONTARIO LAND SURVEYOR



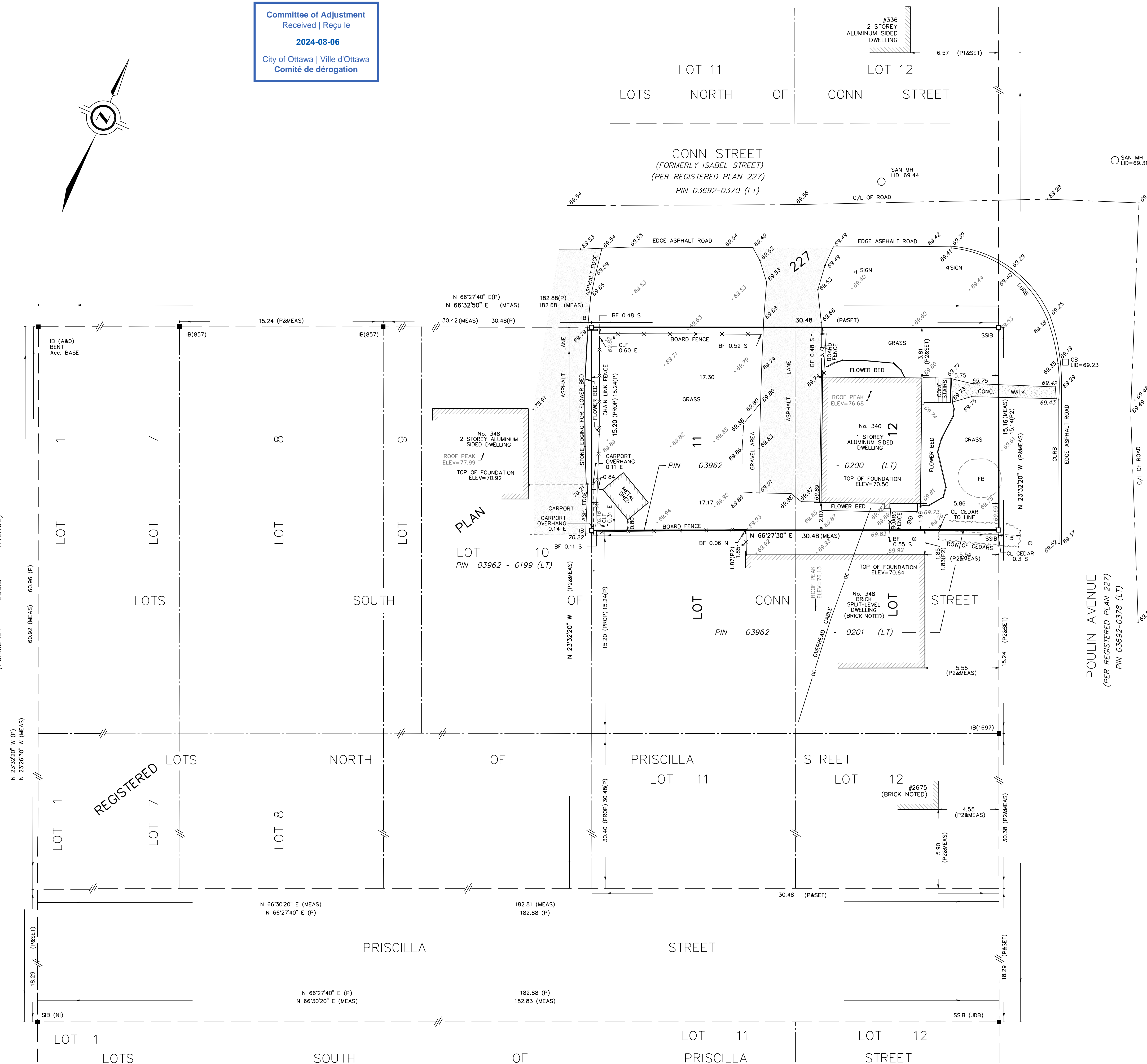
J.D. BARNES SURVEYING MAPPING GIS LIMITED
LAND INFORMATION SPECIALISTS
62 STACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

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

BRITANNIA ROAD (FORMERLY LOUIS AVENUE)



SITE BENCHMARK
FIRE HYDRANT
TOP OF SPINDLE
ELEV=70.44

CB
LID=69.30

WMH
LID=69.32

SAN MH
LID=69.33

WMH
LID=69.27

SAN MH
LID=69.31

SAN MH
LID=69.44

WMH
LID=69.16

#336
2 STOREY
ALUMINUM SIDED
DWELLING

PLAN
No. 348
2 STOREY ALUMINUM
SIDED DWELLING
ROOF PEAK
ELEV=77.99
TOP OF FOUNDATION
ELEV=70.92

No. 340
1 STOREY
ALUMINUM SIDED
DWELLING
- 0200 (LT)
TOP OF FOUNDATION
ELEV=70.50

No. 348
BRICK
SPLIT-LEVEL
DWELLING
(BRICK NOTED)
- 0201 (LT)
TOP OF FOUNDATION
ELEV=70.64

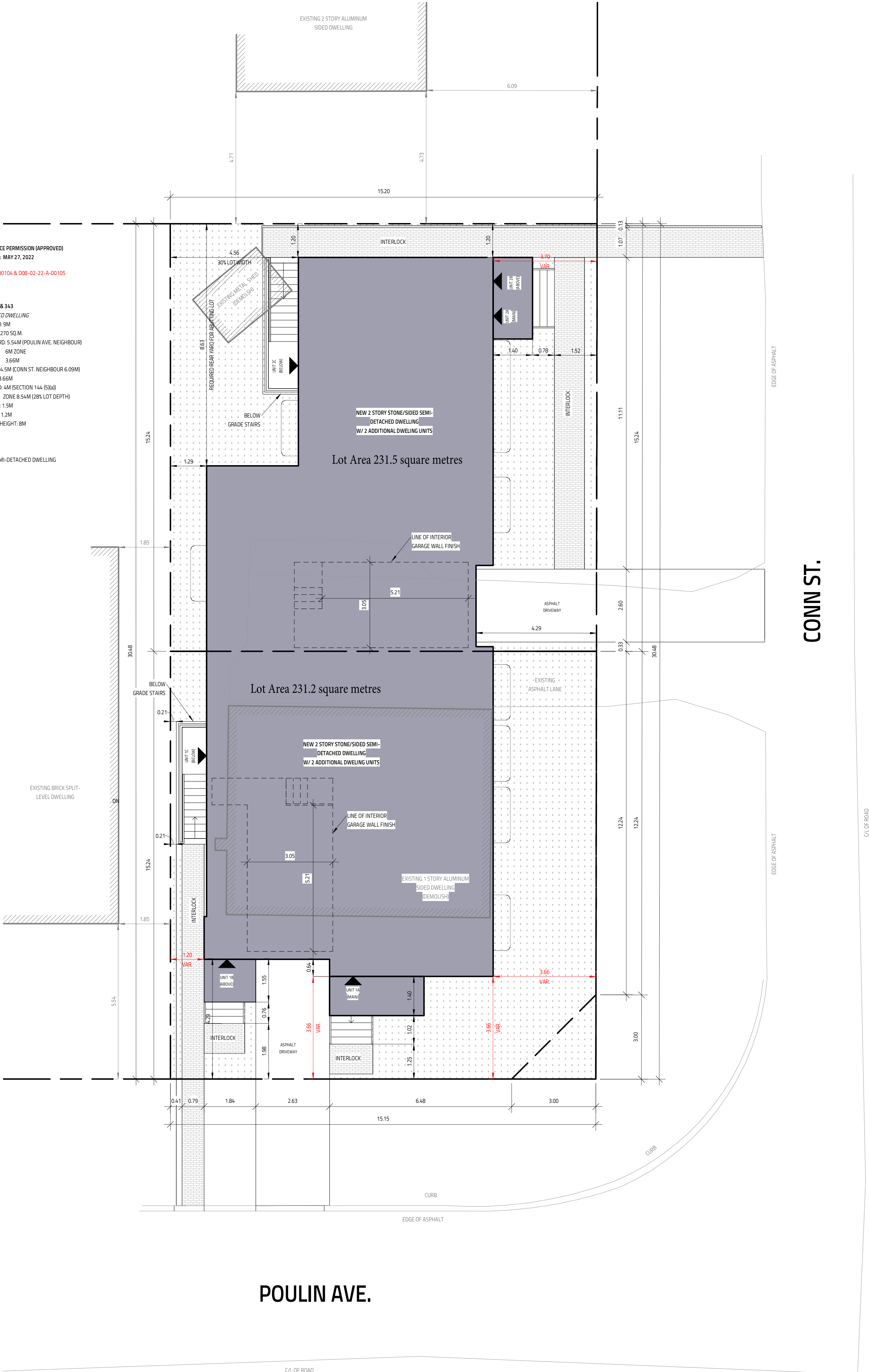
PREPARED FOR: 1337045 ONTARIO INC.

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

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

ZONE: R2E
 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



POULIN AVE.

CONN ST.

***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

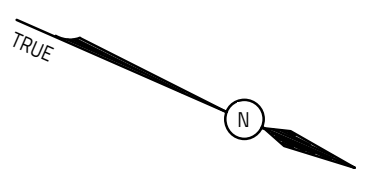
NO.	REVISION	DATE
6	CITY ZONING COMMENTS APPLIED	JULY 16, 2024
5	SITE PLAN NO TREES ON LOTS NOTE ADDED	JUNE 19, 2024
4	ENERGY ANALYSIS - INSULATION UPDATED	APRIL 15, 2024
3	ISSUED FOR PERMIT	MARCH 14, 2024
2	ISSUED FOR GRADING/MECHANICAL	DECEMBER 22, 2023
1	ISSUED FOR STRUCTURAL REVIEW	DECEMBER 19, 2023

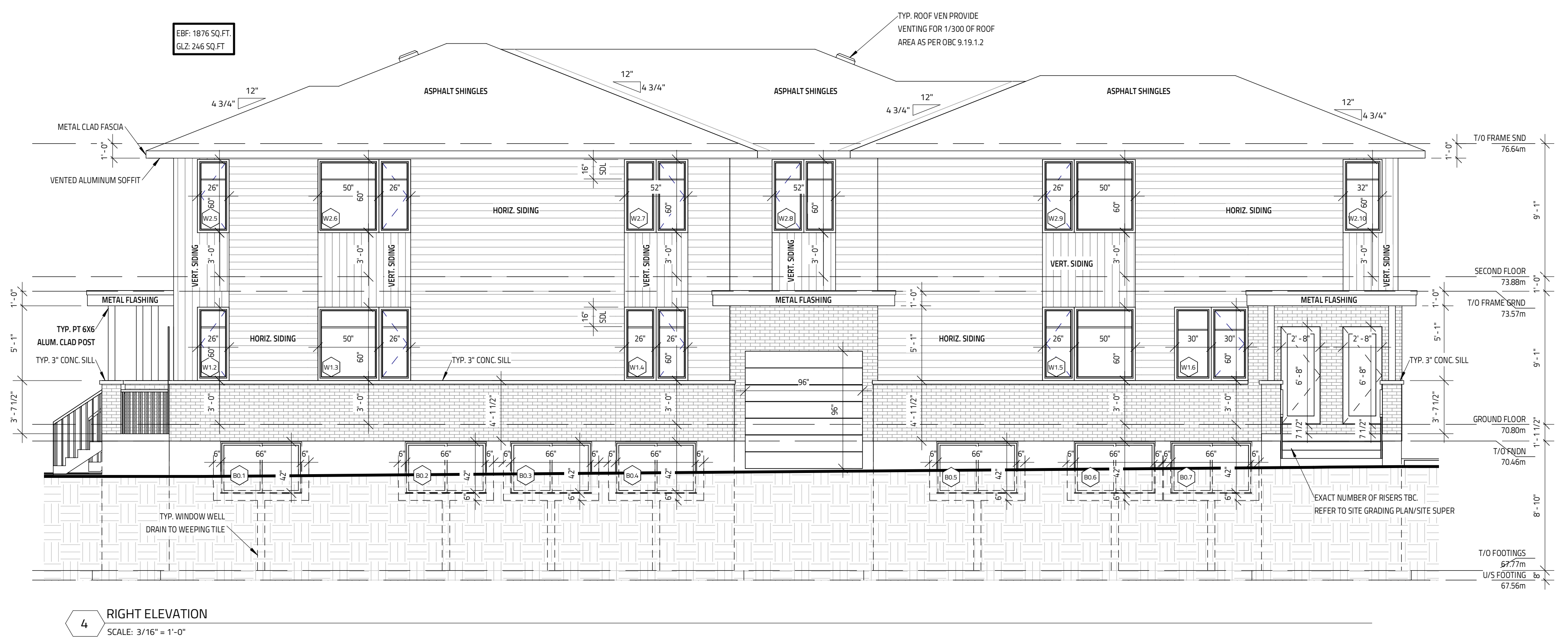
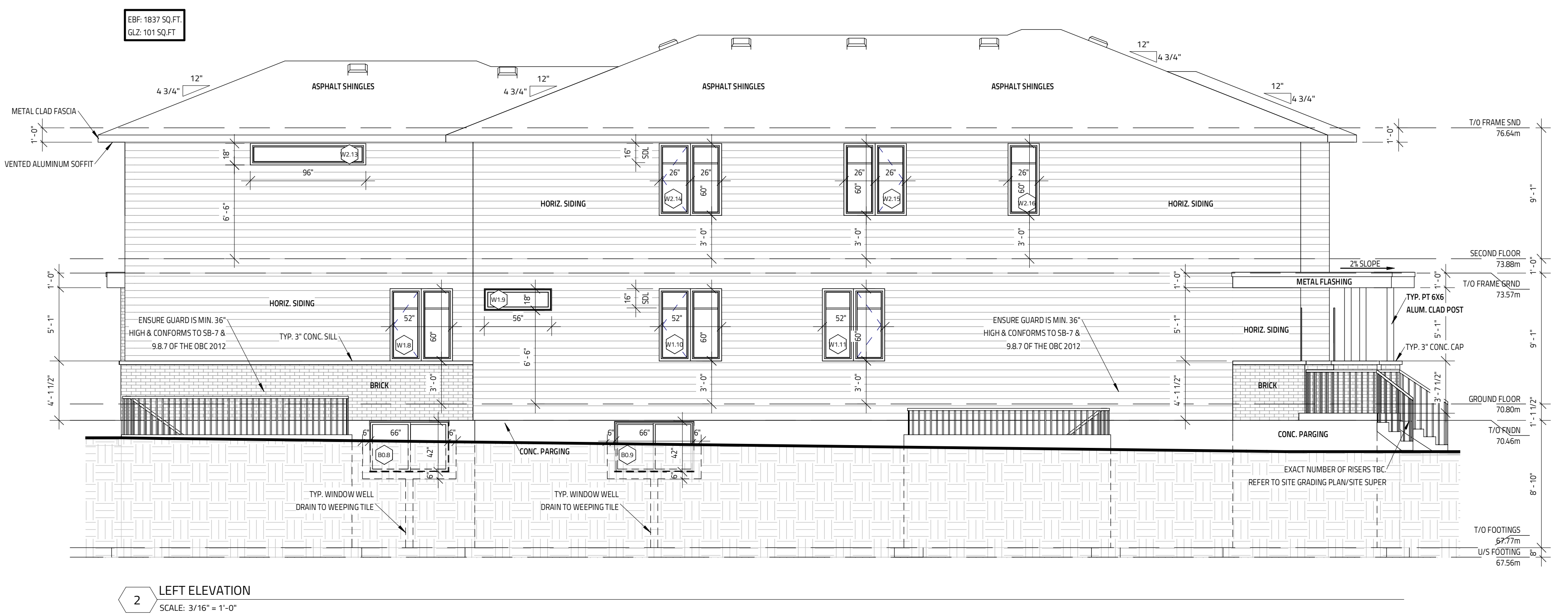
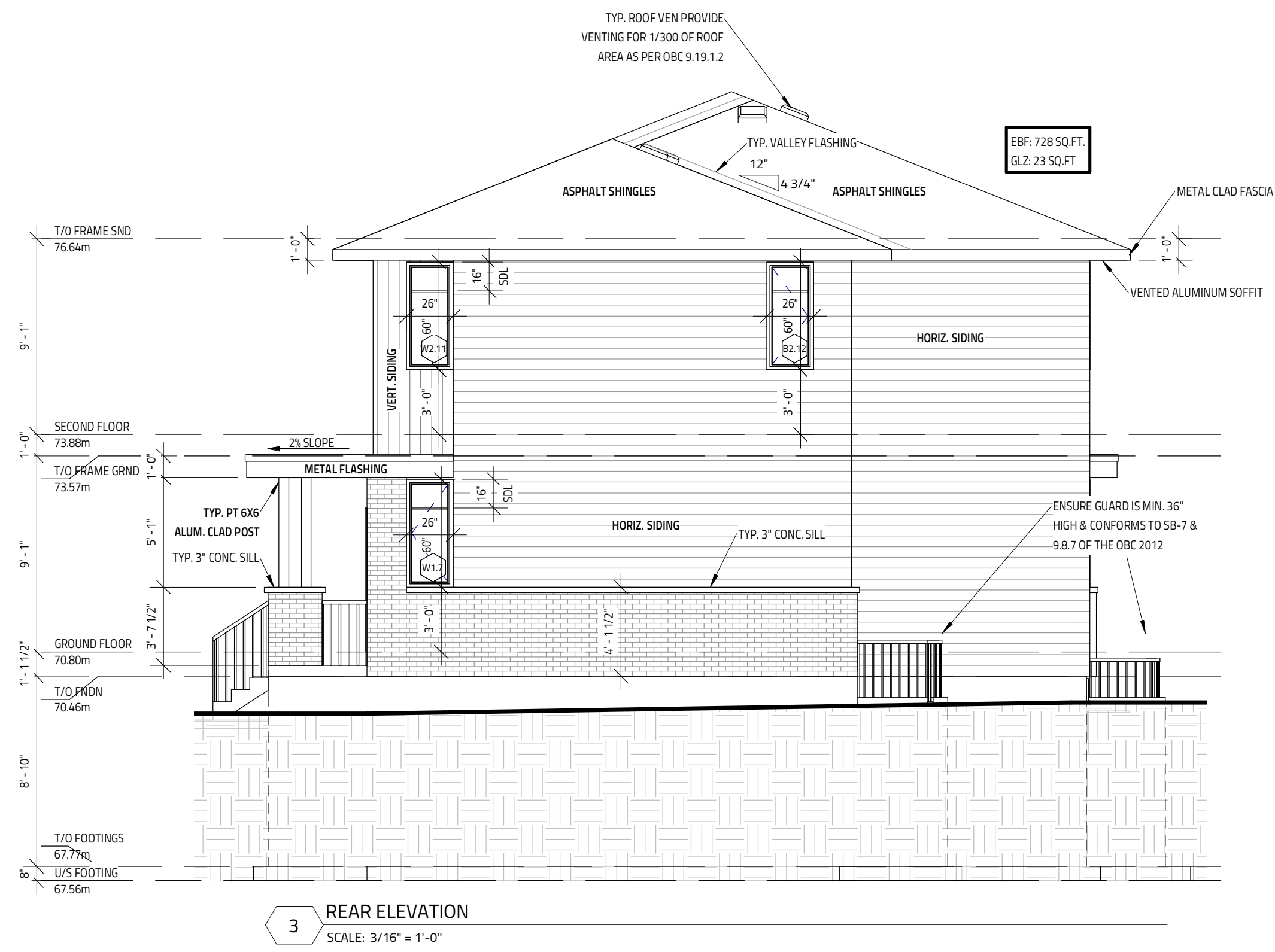
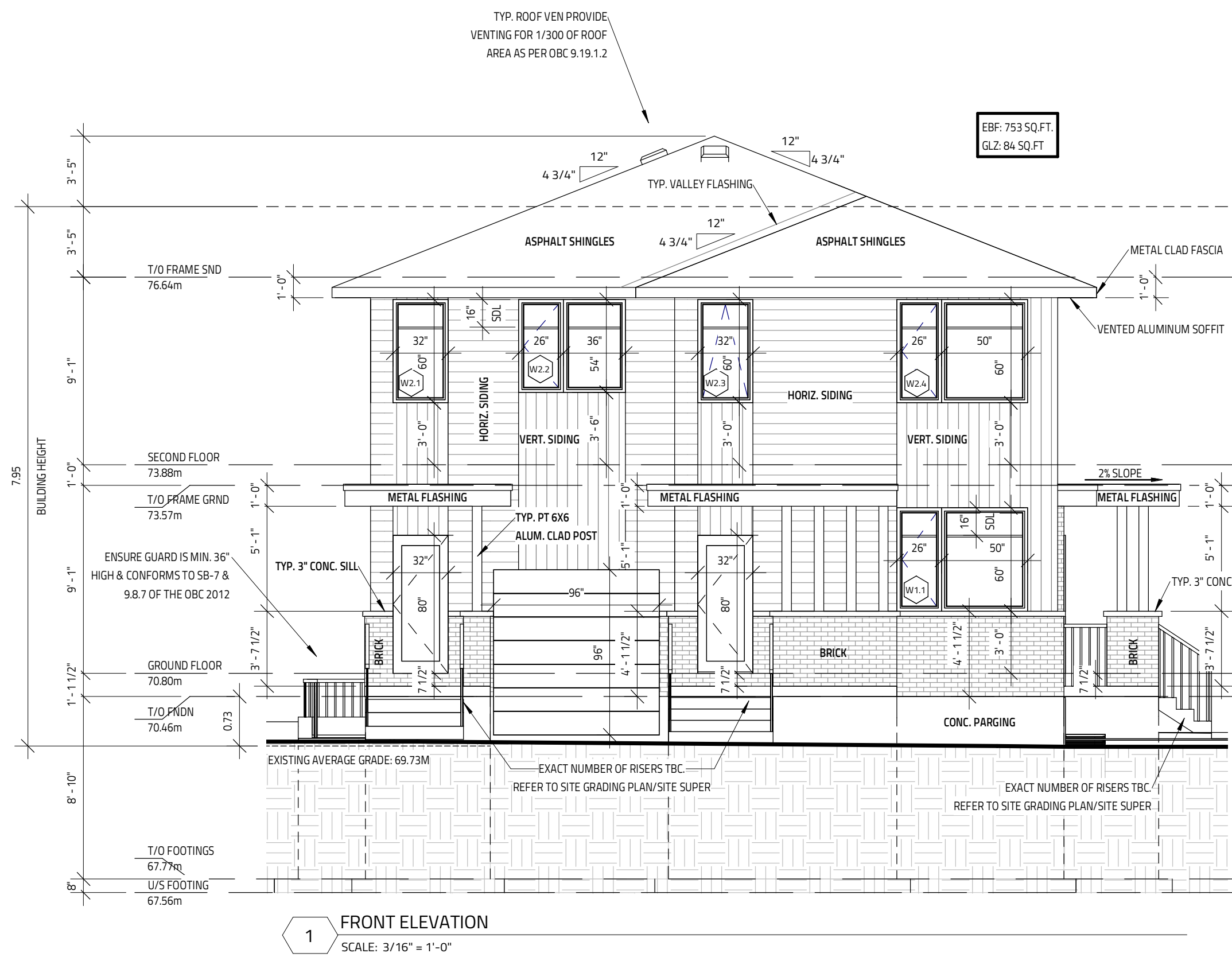
340 POULIN AVE.
 BASEMENT: 1763 SQ.FT.
 GROUND: 1815 SQ.FT.
 SECOND: 2427 SQ.FT.
 TOTAL: 4242 SQ.FT. (NO BSMNT.)

OTTAWA, ON



DRAWING TITLE	
SITE PLAN	
DATE DRAWN: DECEMBER 11, 2023	SCALE: 1" = 20'
DRAWN BY: MW	FILE NAME: 4242-0219
CHECKED BY: SS	DRAW. NO.: A0.1





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
5	SITE PLAN NO TREES ON LOTS NOTE ADDED	JUNE 19, 2024
4	ENERGY ANALYSIS - INSULATION UPDATED	MARCH 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
NO.	REVISION	DATE

340 POULIN AVE.
BASEMENT: 1763 SQ.FT.
GROUND: 1815 SQ.FT.
SECOND: 2427 SQ.FT.
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

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].

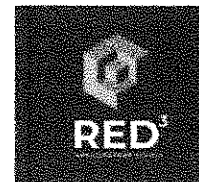
The property is proposed to be split lengthwise with two driveway access points along meadowlands drive, requiring an additional curb depression. The existing mature trees on the property are to be pruned per arborist report, but otherwise are not to be disturbed by the proposed development.

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

CONTRACTORS 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, REUSE DRAWINGS AND ALL THE MATERIAL CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.

10 MEADOWLANDS

OTTAWA, ON

K2G 2R2

SHEET 18/2523

DATE: 18/05/23

DESIGNER: [Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

SCALE: [Scale]

PROJECT: [Project Name]

CLIENT: [Client Name]

DATE: [Date]

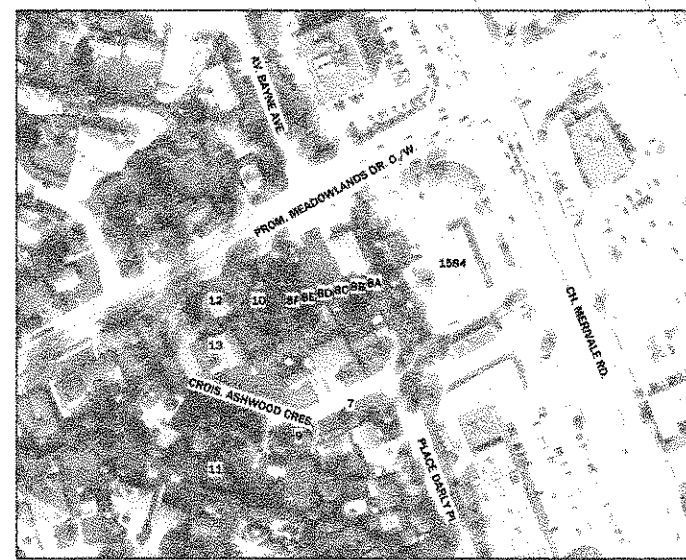
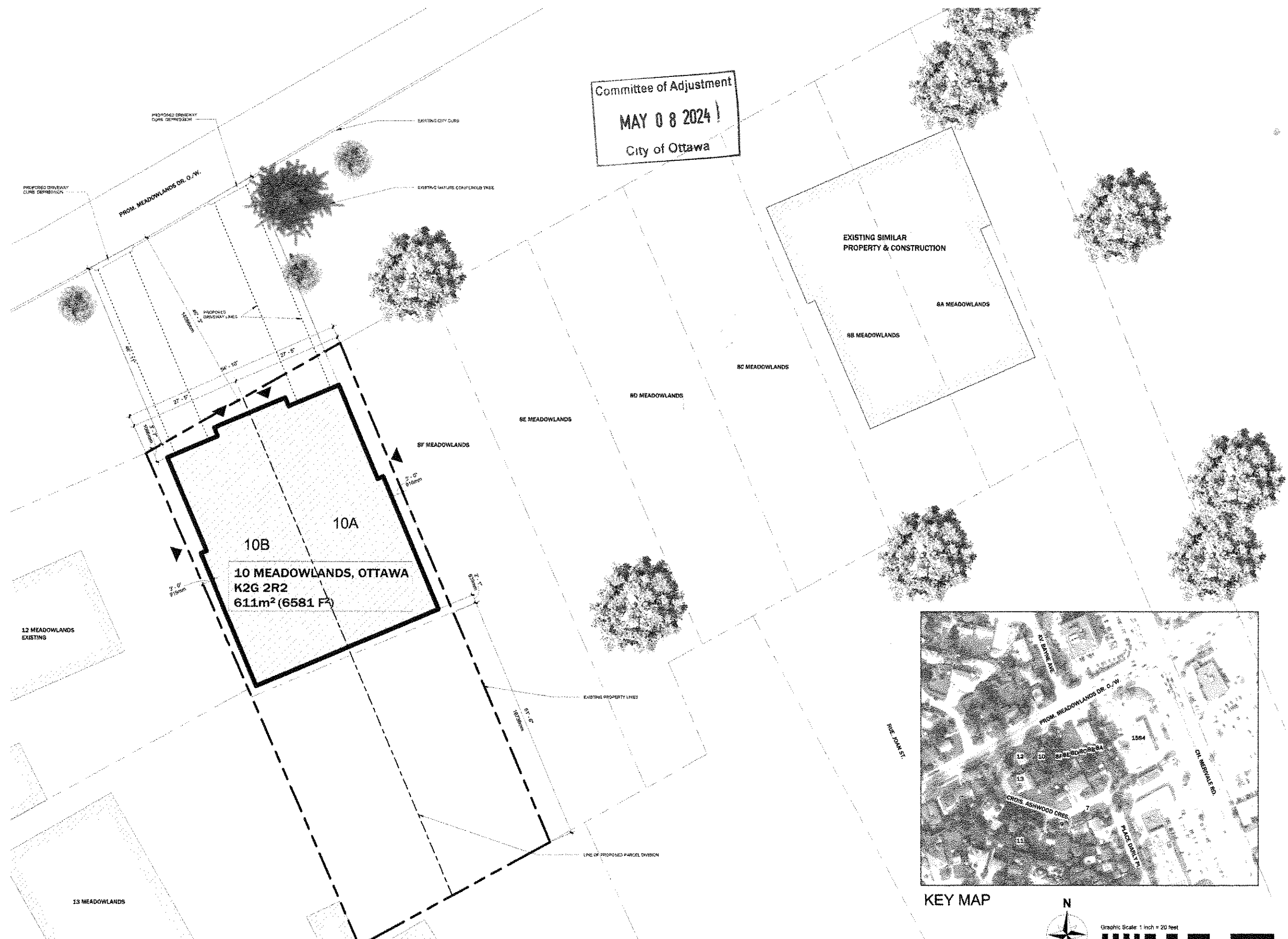
SCALE: [Scale]

PROJECT: [Project Name]

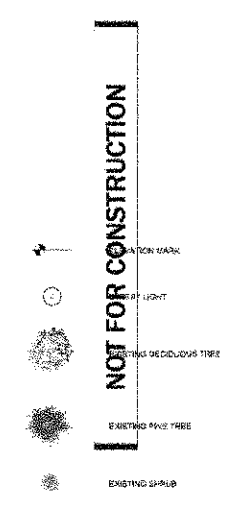
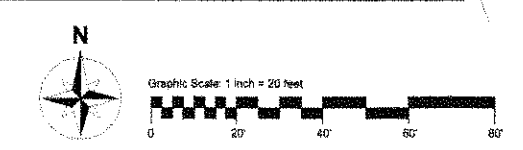
CLIENT: [Client Name]

DATE: [Date]

Committee of Adjustment
MAY 08 2024
City of Ottawa



KEY MAP

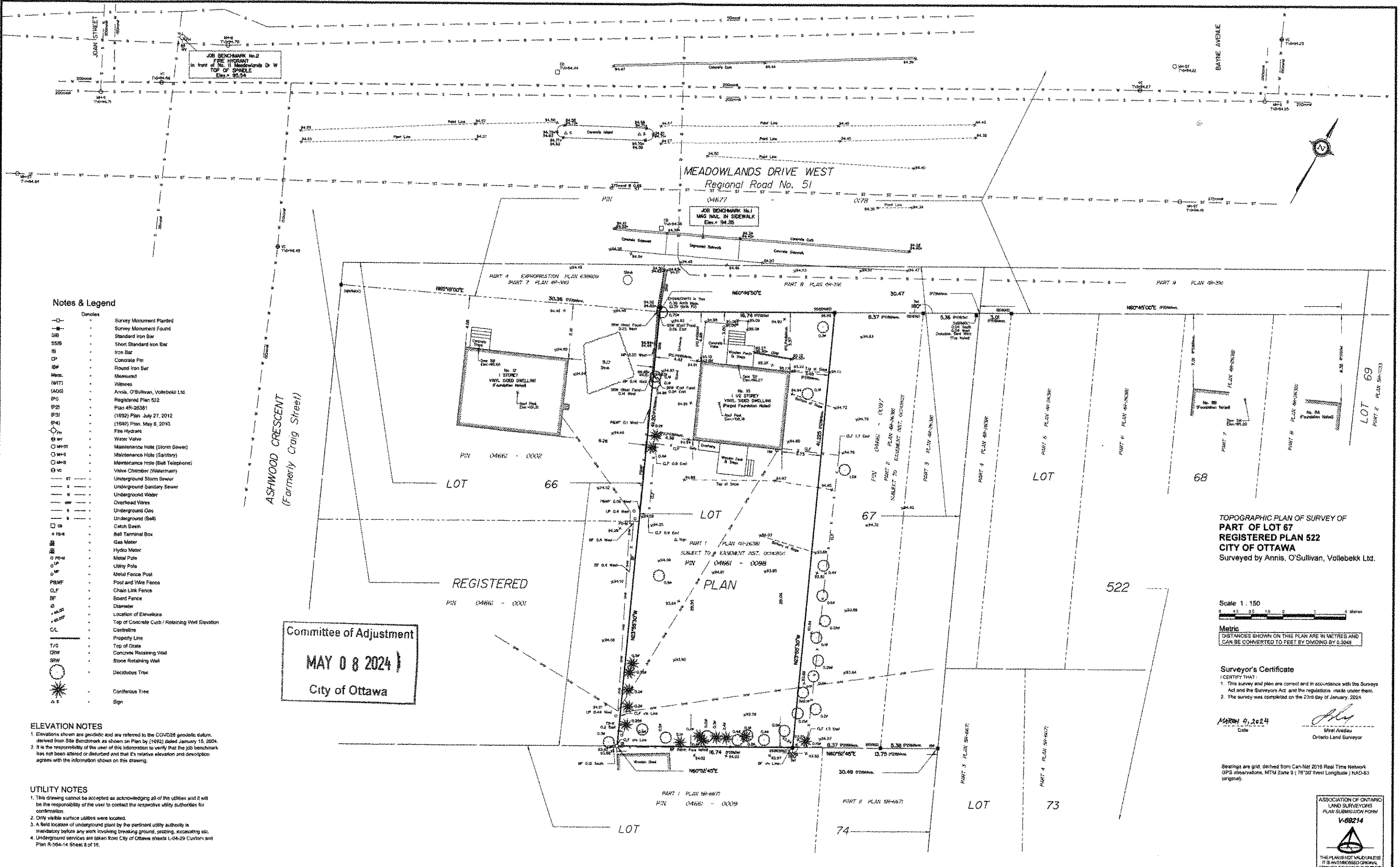


SEVERANCE PROPOSAL PLAN

SCALE: As Indicated

V0

1 SEVERANCE PROPOSAL PLAN
SCALE: 3/32" = 1'-0"



Notes & Legend

- | | | |
|---------|---------|---|
| —○— | Denials | Survey Monument Planted |
| —●— | | Survey Monument Found |
| —□— | | Standard Iron Bar |
| —SSB— | | Short Standard Iron Bar |
| —I— | | Iron Bar |
| —CP— | | Concrete Pin |
| —RFB— | | Round Iron Bar |
| —M— | | Measured |
| —(WIT)— | | Witness |
| —(AOS)— | | Annis, O'Sullivan, Vollebek Ltd. |
| —(P1)— | | Registered Plan 532 |
| —(P2)— | | Plan 4R-26381 |
| —(P3)— | | (1992) Plan, July 27, 2012 |
| —(P4)— | | (1992) 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 |
| —W— | | 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— | | Aluminum Fence Post |
| —PWF— | | Post and Wire Fence |
| —CLF— | | Chain Link Fence |
| —BF— | | Board Fence |
| —D— | | Diameter |
| —LE— | | Location of Elevations |
| —CC— | | Top of Concrete Curb / Retaining Wall Elevation |
| —CAL— | | Centreline |
| —PL— | | Property Line |
| —T/G— | | Top of Grate |
| —CRW— | | Concrete Retaining Wall |
| —SRW— | | Stone Retaining Wall |
| —D— | | 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, 2001.
 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

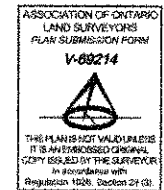
TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 67 REGISTERED PLAN 522 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

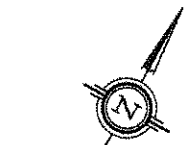
Scale 1 : 150
 Metric
 DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

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

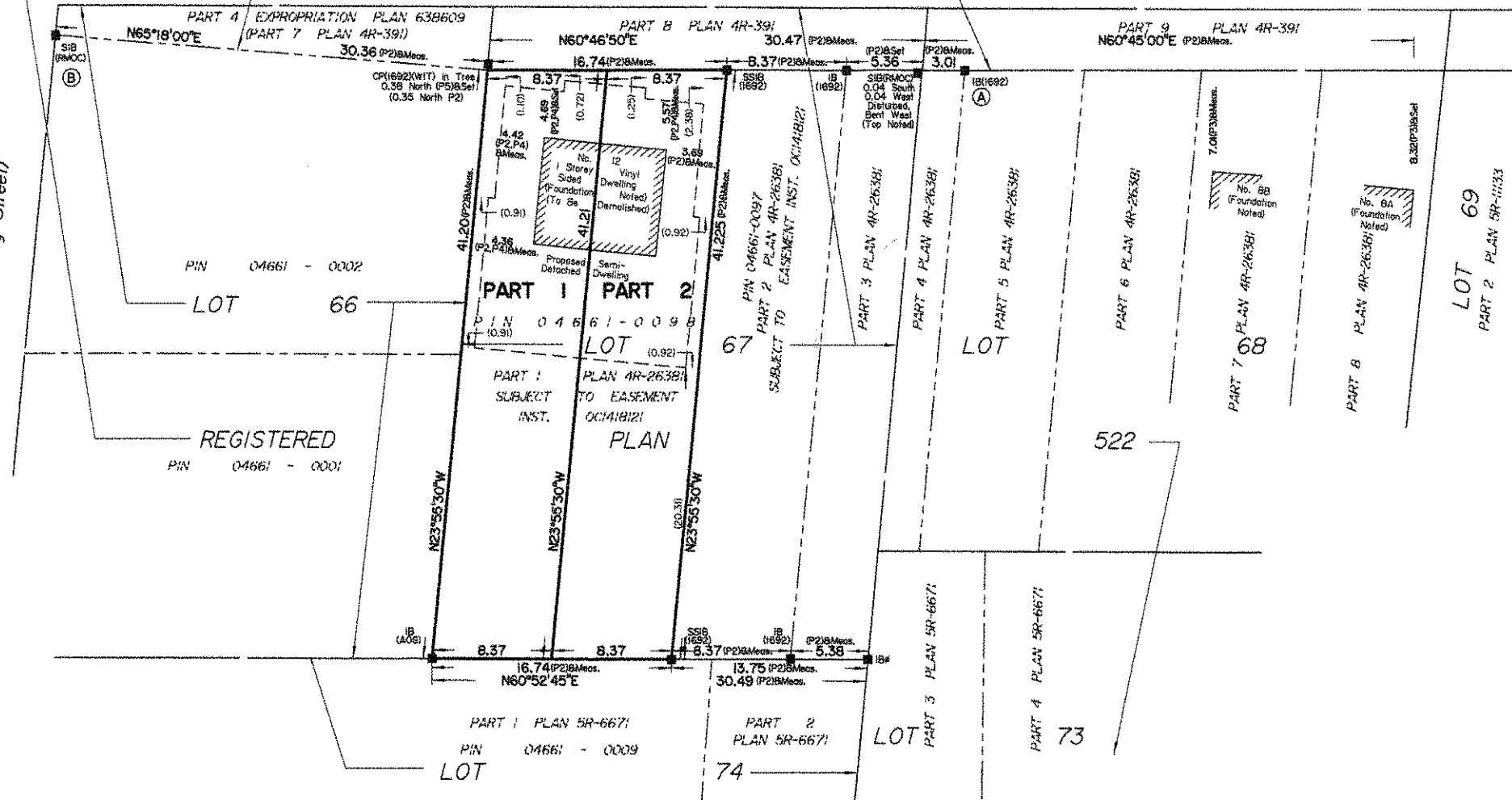
Bearings are grid, derived from Can-Nat 2015 Real Time Network GPS observations, MTN Zone 9 (178°30' West Longitude) NAD-83 (original).





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
- Denotes 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@aosvltd.com

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

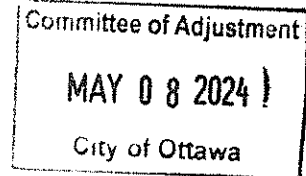
Tree King
5723 Loyalist St
Osgoode, ON K0A2W0



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.

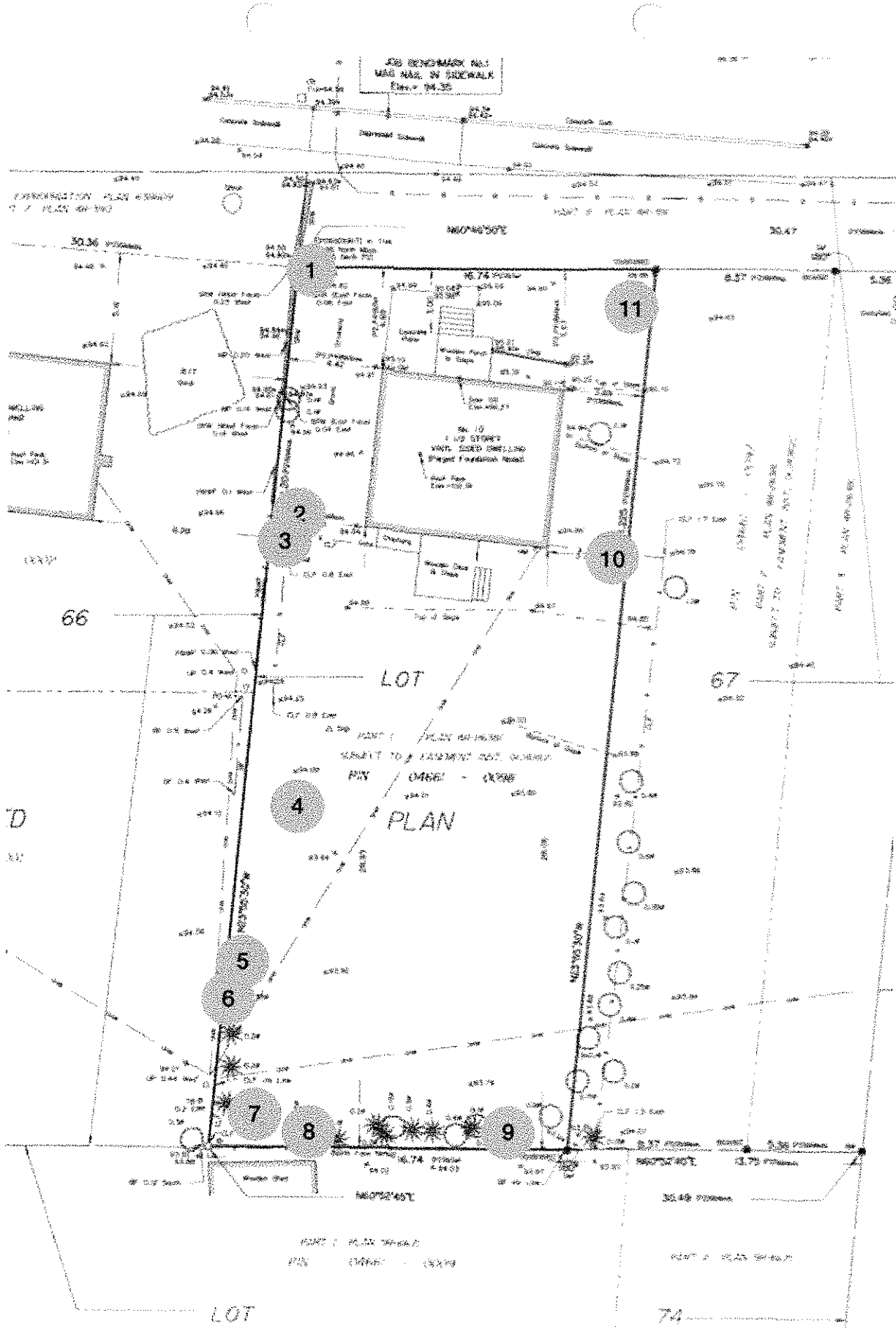
FEDERAL AND PROVINCIAL REGULATIONS

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

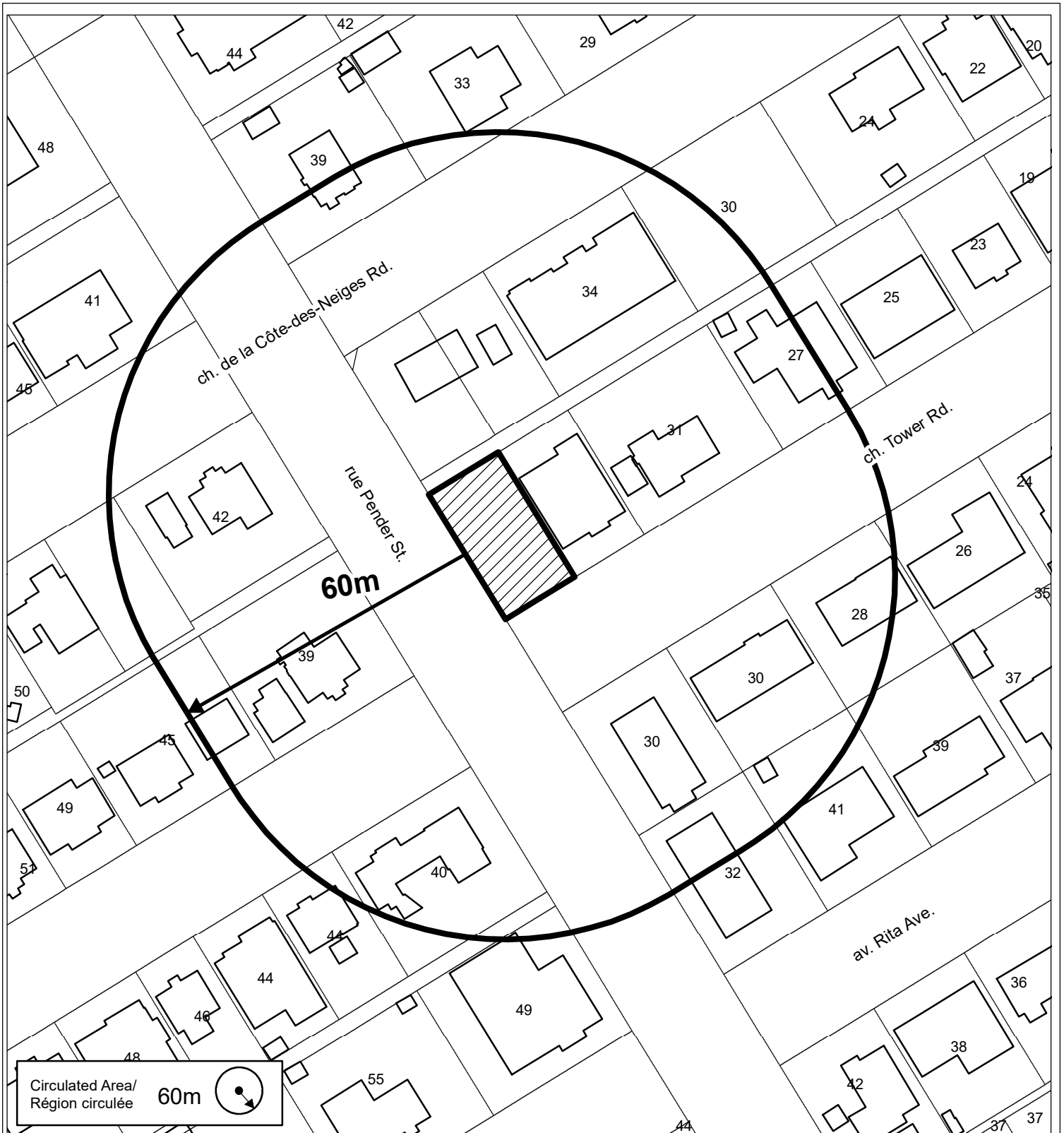
101, promenade Centrepointe

Ottawa ON K2G 5K7

Ottawa.ca/Comitedederogation

cded@ottawa.ca

613-580-2436



 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
 All rights reserved. May not be produced without permission
 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



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

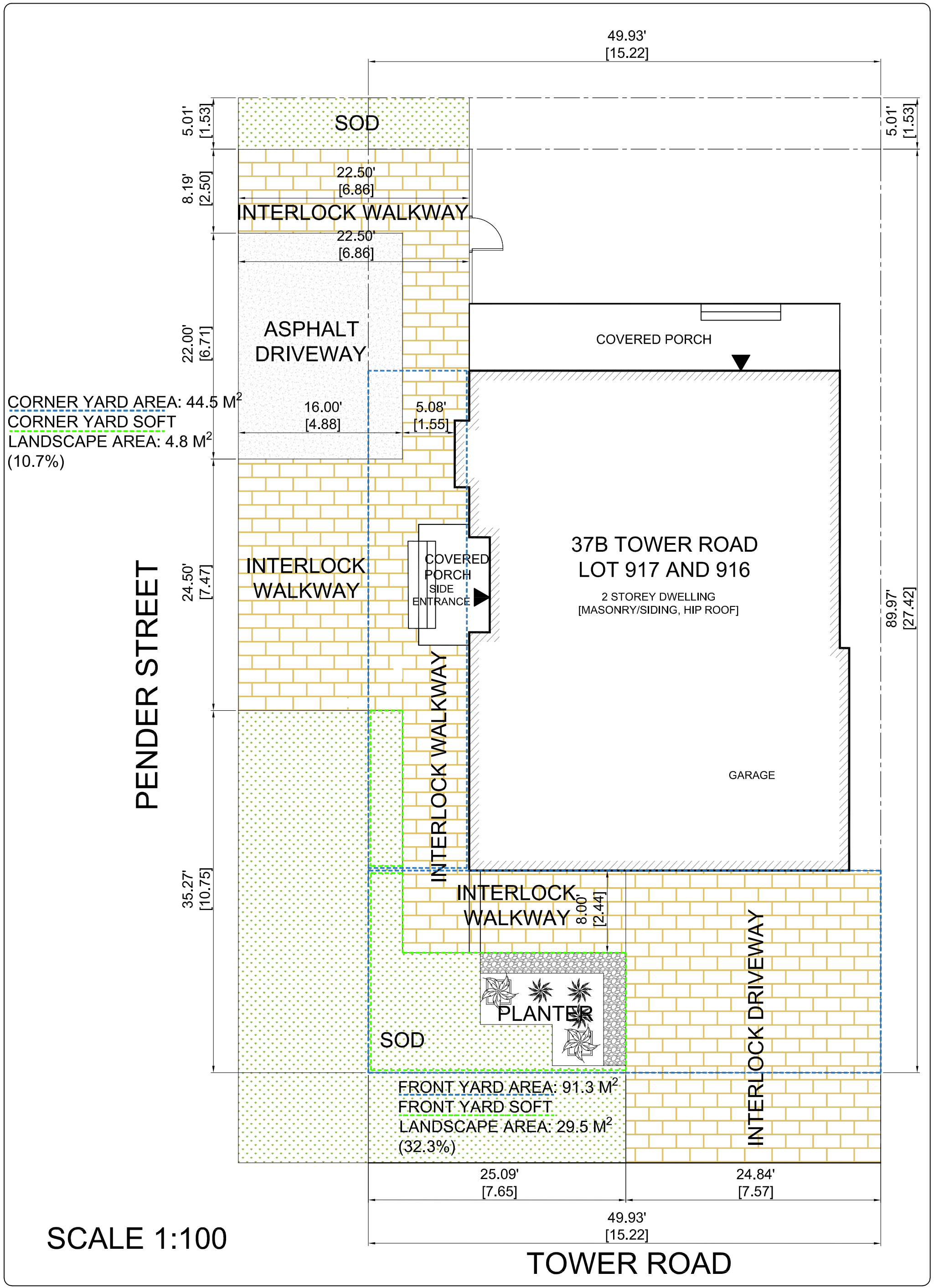
In conclusion, I feel that the requested minor variances, which would allow me to retain the accessible parking spaces and hardscaping already installed around my home, are appropriate.

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.

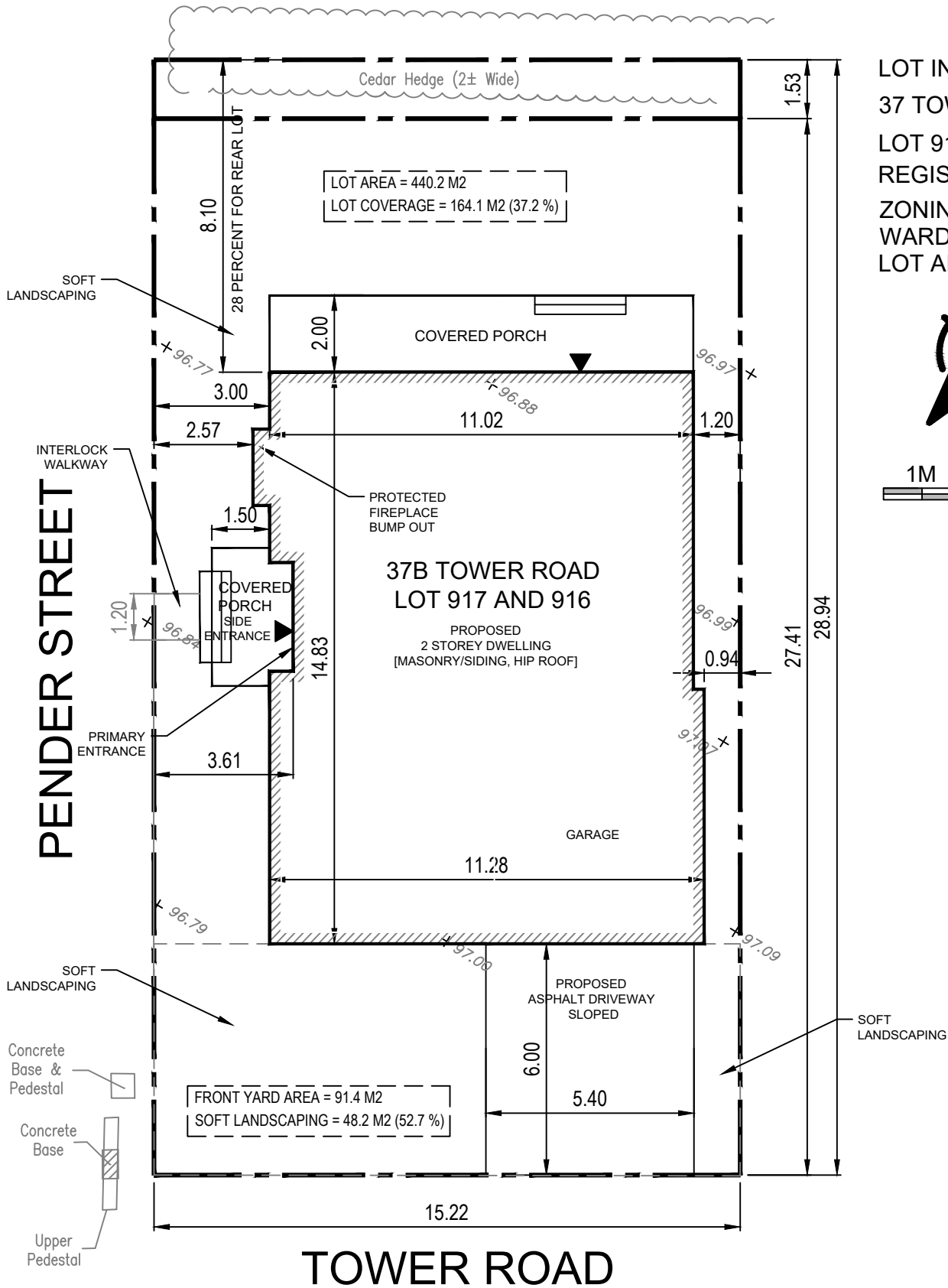
Sincerely,

Antonio Spadaccini

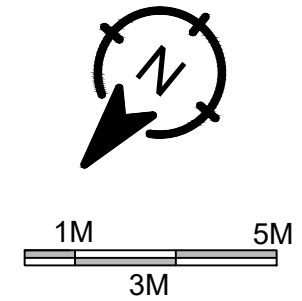


SCALE 1:100

TOWER ROAD



LOT INFORMATION:
 37 TOWER ROAD
 LOT 917 AND 916
 REGISTERED PLAN 375
 ZONING: R1FF
 WARD: COLLEGE 8
 LOT AREA: 440.2m²



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.

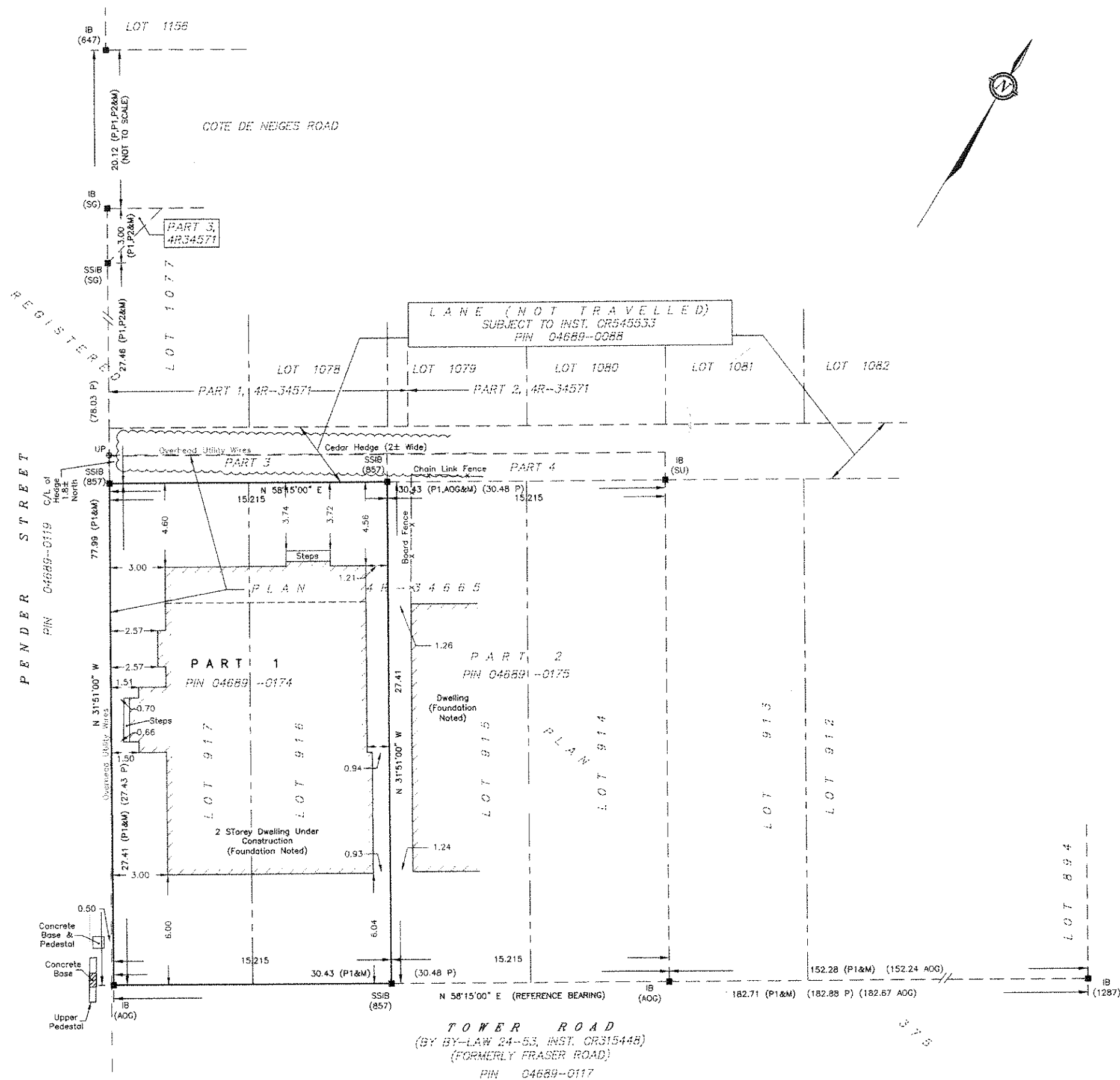
DATE (YYYY-MM-DD): 2022-10-13
 DRAWN BY: AMF
 SHEET SIZE: 11"x17"
 SCALE: 1:150

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

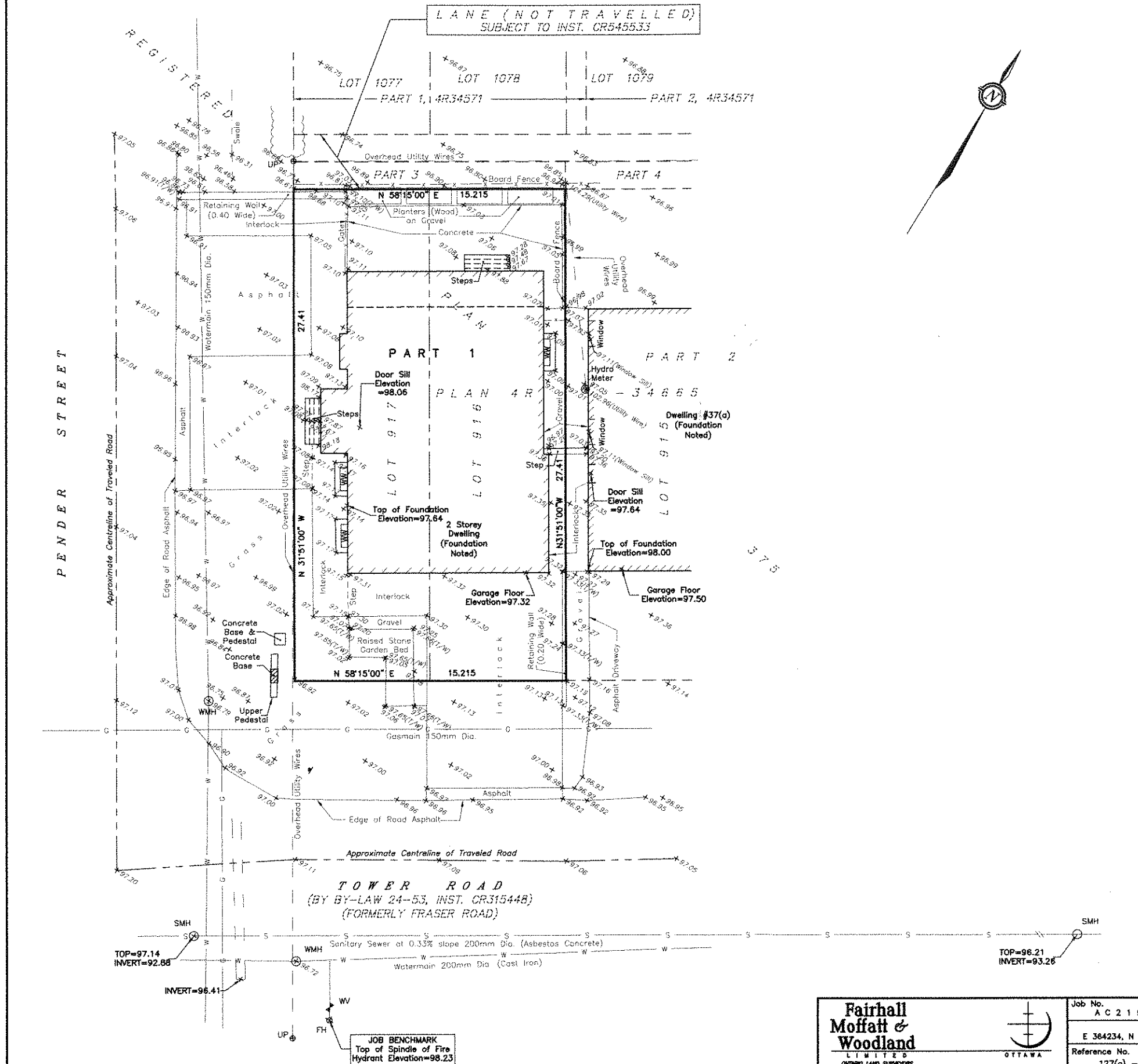
SURVEYOR'S REAL PROPERTY REPORT - PART 2
REPORT SUMMARY

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. DATE: 2022/12/14 JOHN H. GENTRI 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 OTTAWA 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	
S:\J085\421900\0905 2022-12-12 srr219ac.dwg (kb)	

© COPYRIGHT 2022. REPRODUCTION, ALTERATION OR DISTRIBUTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF FAIRHALL, MOFFATT & WOODLAND LIMITED IS PROHIBITED.

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
- G- OVERHEAD UTILITY WIRES
- C- GAS MAIN
- S- SANITARY SEWER

© COPYRIGHT 2023. REPRODUCTION, ALTERATION OR DISTRIBUTION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF FAIRHALL, MOFFATT & WOODLAND LIMITED IS PROHIBITED.

**Fairhall
Moffatt &
Woodland**
LIMITED
OCTAWA

Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2590 FAX: (613) 591-1495
www.fmw.on.ca

Job No. A C 21900	E 384234, N 502478
Reference No. 127(c) - 375	Drawing Name S:\JOBS\AC21900\DWGS 2023-09-29 tp219ac_b.dwg (kb)

LOTS 916 & 917
REGISTERED PLAN 375
CITY OF OTTAWA

SKETCH SHOWING
AS-BUILT GRADES

THIS IS NOT
A VALID COPY
UNLESS EMBOSSED
WITH SEAL

2024-08-13



P.O. Box 13593, STN. KANATA, OTTAWA, ON K2K 1X6
City of Ottawa | Ville d'Ottawa
TELEPHONE: (613) 838-5717
Comité de dérogation
WEBSITE: WWW.IFSASSOCIATES.CA
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.

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, September 3, 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-00136 & D08-01-24/B-00137
D08-02-24/A-00207 & D08-02-24/A-00208

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicant: Albion Apartments Ltd.

Property Address: 3776 & 3780 Albion Road

Ward: 10 – Gloucester-Southgate

Legal Description: Part of Lot 8, Concession 3 (Rideau Front), Geographic Township of Gloucester

Zoning: R3B [2821]

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to subdivide their property into two separate parcels of land for the future construction of two 2-storey back-to-back townhouse buildings (each containing 4 dwelling units with 4 additional dwelling units) on their property. The existing detached dwellings and accessory buildings will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicant requires the Committee's consent to sever the land and for a grant of easements/rights of way. The property is shown as Parts 1 to 7 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-00136	17.69 metres	79.2 metres	1,403.93 sq. metres	3, 4, 5 and 6	3776 Albion Road
B-00137	17.69 metres	79.2 metres	1,403.93 sq. metres	1, 2 and 7	3780 Albion Road

It is proposed to establish easements, rights of way as follows:

- Over Parts 4 and 6 in favour of Parts 1, 2 and 7 for pedestrian and vehicular traffic
- Over Parts 2 and 7 in favour of Parts 3, 4, 5 and 6 for pedestrian and vehicular traffic

Approval of these applications will have the effect of creating two separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00207 and A-00208) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00207: 3776 Albion Road, Parts 3, 4, 5 and 6 on draft 4R- Plan, proposed low-rise townhouse:

- To permit a reduced driveway width of 2.4 metres, whereas the By-law requires a minimum driveway width of 2.6 metres.
- To permit an increased eaves and stair riser projection of 50 cm into the required yard, whereas the By-law does not permit projections on the northern and southern sides of each of the two buildings.
- To permit individual and shared driveways on the same lot, whereas the By-law prohibits individual and shared driveways on the same lot.

A-00208: 3780 Albion Road, Parts 1, 2 and 7 on Draft 4R- Plan, proposed low-rise townhouse:

- d) To permit a reduced driveway width of 2.4 metres, whereas the By-law requires a minimum driveway width of 2.6 metres.
- e) To permit an increased eaves and stair riser projection of 50 cm into the required yard, whereas the By-law does not permit projections on the northern and southern sides of each of the two buildings.
- f) To permit individual and shared driveways on the same lot, whereas the By-law prohibits individual and shared driveways on the same lot.

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 16, 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*

Demandes d'autorisation et de dérogations mineures

Groupe 2

Mardi 3 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-00136 et D08-01-24/B-00137
D08-02-24/A-00207 et D08-02-24/A-00208

Demande : Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*

Propriétaire/requérant : Albion Apartments Ltd.

Adresse de la propriété : 3776 et 3780, chemin Albion

Quartier : 10 – Gloucester-Southgate

Description officielle : Partie du lot 8, concession 3 (façade rivière Rideau), canton géographique de Gloucester

Zonage : R3B [2821]

Règlement de zonage : 2008-250

PROPOSITION DU REQUÉRANT ET OBJET DE LA DEMANDE :

Le requérant souhaite lotir son bien-fonds en deux parcelles distinctes en vue de construire sur sa propriété deux habitations en rangée dos à dos de deux étages (abritant chacune quatre logements et quatre logements supplémentaires). L'habitation isolée et les bâtiments accessoires existants seront démolis.

AUTORISATION REQUISE:

Le requérant sollicite 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 7 du 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-00136	17,69 mètres	79,2 mètres	1 403,93 mètres carrés	3, 4, 5 et 6	3776, chemin Albion
B-00137	17,69 mètres	79,2 mètres	1 403,93 mètres carrés	1, 2 et 7	3780, chemin Albion

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

- sur les parties 4 et 6 au bénéfice des parties 1, 2 et 7, aux fins d'accès piétonnier et automobile
- sur les parties 2 et 7 au bénéfice des parties 3, 4, 5 et 6, aux fins d'accès piétonnier et automobile

L'approbation des demandes aura pour effet de créer deux parcelles distinctes qui ne seront pas conformes aux exigences du Règlement de zonage. Par conséquent, des demandes de dérogations mineures (D08-02-24/A-00207 et A-00208) ont été présentées et seront étudiées en même temps que les présentes.

DÉROGATIONS DEMANDÉES :

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

A-00207 : 3776, chemin Albion, parties 3, 4, 5 et 6 du plan 4R préliminaire, habitation en rangée de faible hauteur proposée :

- a) Permettre la réduction de la largeur de l'entrée de cour à 2,4 mètres, alors que le règlement exige une largeur d'entrée de cour d'au moins 2,6 mètres.

- b) Permettre l'augmentation de la saillie des avant-toits et de la contremarche à 50 cm dans la cour requise, alors que le règlement n'autorise pas les saillies sur les côtés nord et sud de chacun des deux bâtiments.
- c) Permettre la présence sur un même lot d'entrées de cour individuelles et partagées, alors que le règlement interdit la présence d'entrées de cour individuelles et partagées sur un même lot.

A-00208 : 3780, chemin Albion, parties 1, 2 et 7 du plan 4R préliminaire, habitation en rangée de faible hauteur proposée :

- d) Permettre la réduction de la largeur de l'entrée de cour à 2,4 mètres, alors que le règlement exige une largeur d'entrée de cour d'au moins 2,6 mètres.
- e) Permettre l'augmentation de la saillie des avant-toits et de la contremarche à 50 cm dans la cour requise, alors que le règlement n'autorise pas les saillies sur les côtés nord et sud de chacun des deux bâtiments.
- f) Permettre la présence sur un même lot d'entrées de cour individuelles et partagées, alors que le règlement interdit la présence d'entrées de cour individuelles et partagées sur un même lot.

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 16 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

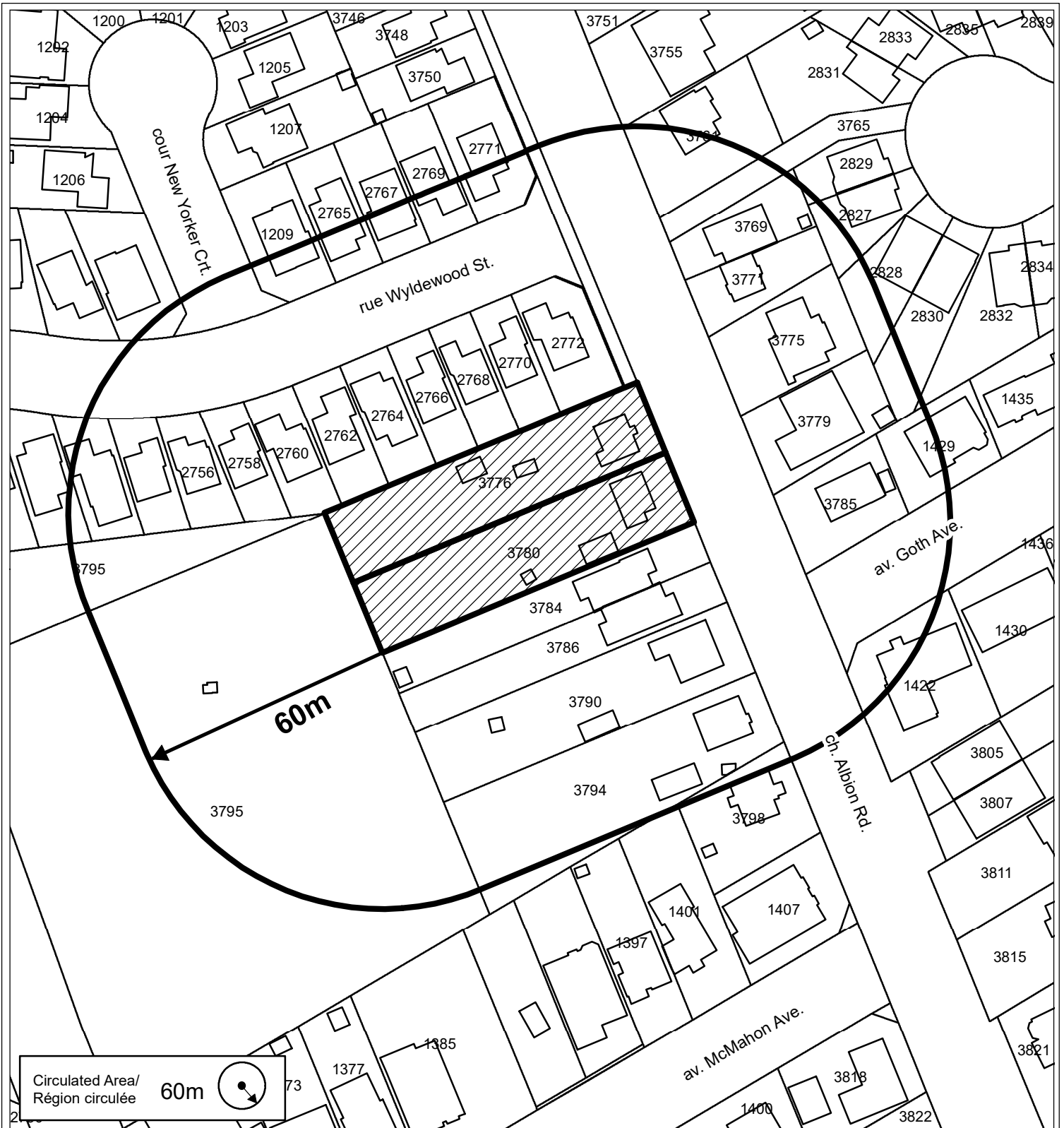
101, promenade Centrepointe

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

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
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



SUBJECT LAND / TERRAIN EN QUESTION

3776-3780 ch. Albion Road



NOT TO SCALE
NON À L'ÉCHELLE

August 7, 2024

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

**RE: Application for Consent & Minor Variance
3776 - 3780 Albion Road South, City of Ottawa**

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-08-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

The owner (Concorde Properties) Capital) of 3776 - 3780 Albion Road South, has retained Fotenn Consultants Inc. ('Fotenn') as Agent to submit a Consent to sever application to the Committee of Adjustment. The intent of the application is to sever the existing lot into two (2) separate lots with surface access easements. An accompanying minor variance application is also being submitted to accommodate the proposed development of the two lots.

The new lots are intended to accommodate low-rise, back-to-back townhouse buildings to be constructed in the future on the severed and retained lands each. The future low-rise townhouse buildings have already received Zoning By-law Approval from the City of Ottawa in their current form, however, minor zoning by-law relief is required to accommodate the proposed ownership structure. The properties were historically separate lots as is indicated by the existing individual civic addresses provided for each, and only merged on title recently when the current owner acquired both.

If provisional consent is granted, we are requesting two certificates be provided, one (1) for the retained lands and one (1) for the severed lands.

In addition to this cover letter, the following materials have been enclosed in support of this application:

- / Completed application form;
- / Parcel Abstract;
- / Site Plan & Elevations;
- / Tree Conservation Report
- / Draft Reference Plan (R-Plan);

Sincerely,



Tim Beed, MCIP RPP
Associate, Planning

Ottawa
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709

Kingston
The Woolen Mill
4 Cataragui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto
174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

1.0 Introduction

Fotenn Consultants Inc. (“Fotenn”) has been retained to prepare this Planning Letter in support of Consent to Sever and Minor Variance applications for the property known municipally as 3776 - 3780 Albion Road South (the “subject property”) in the City of Ottawa.

The intent of this letter is to assess the proposed Consent to Sever and Minor Variance applications against the applicable policy and regulatory framework and to demonstrate how the proposal is appropriate for the subject property and compatible with surrounding land uses and existing infrastructure.

1.1 File History

In August 2022, Ottawa City Council approved a Zoning By-law Amendment pertaining to the proposed redevelopment of the subject property. The approvals referenced a three-storey, residential-use building with private and surface parking. The plans submitted to the Committee of Adjustment have not been altered since that time.

The Zoning By-law Amendment was crafted to address the specific details of the proposed buildings and provided relief for provisions relating to maximum building height, setbacks, and residential vehicle parking.

Application Timeline

- Initial Pre-App Meeting: November 2019
- Meeting with Councillor and Community: 2020
- ZBLA Application Submission: October 2020
- Meeting with City and Councillor: 2020
- First Public Meeting: May 26th, 2021
- Meetings with City and Councillor: Autumn 2021
- Second Public Meeting: October 6th, 2021
- Revised Proposal Submission: February 2022
- / Zoning Approval: August 2022
- / Discussion with City: Winter – Spring 2024

1.2 Purpose of Applications

1.2.1 Consent Application

The Consent to Sever application seeks to subdivide the subject property into two (2) lots for financing purposes, each to accommodate the proposed low-rise back-to-back townhouse buildings, one each to be constructed on the retained and severed lands. The development has already received Zoning By-law Amendment approval (By-law 2022-331) from the City of Ottawa but technical minor variance applications are required to support this proposal.

Notably, the properties were historically separate lots as is indicated by the existing individual civic addresses provided for each, and only merged on title recently when the current owner acquired both.

As per the table and graphic below, the proposed severed area consists of Parts 1, 2, & 7 whereas the retained lands consist of Parts 3, 4, 5 & 6. Each new proposed lot cumulatively comprises a total land area of 1,403m² with 17.69m² metres of frontage along Albion Road and 79.2 metre lot depth.

Parts 3, 4 and 7 are needed to satisfy Land Registry Office requirements; the existing ownership limit between 3776 and 3780 Albion Road (line between PIN's 04338-0159 and 0158) does not align with the centreline of the proposed right-of-way of the approved plan which also represents the new severance limit.

- Part 4 is part of the existing lot currently known as 3776 Albion but will become part of future 3780 Albion,
- Part 7 is part of the existing lot currently known 3780 Albion but will become part of future 3776 Albion.
- Part 3 is the continuation of this "wedge" between new and old parcels,
 - o Part 3 is presently part of existing 3776 Albion but will become part of the new 3780 Albion property after the severance.

Easements are also required to facilitate this development.

It is proposed to establish easements, for vehicle access and egress through the shared driveway to the site as follows:

- Easement proposed over Parts 4, and 6 in favour of Parts 1, 2 and 7 to provide ingress and egress.
- Easement proposed over Parts 2 and 7 in favour of Parts 3, 4, 5 and 6 to provide ingress and egress.

Figure 2 Coloured severance plan.

	Severed	Retained
Parts of Reference Plan	Parts 1, 2, 7	Parts 3, 4, 5, 6
Frontage(m)	17.69	17.69
Lot Depth(m)	79.2	79.2
Area m2	1403.93	1403.93

1.2.2 Minor Variance Application

Although the Zoning By-law Amendment was crafted to specifically address the proposed development in 2022. The provisions were written to address a Planned Unit Development condition. The owner no longer intends to operate this development as a planned unit development and now requires relief from the zoning provisions specifically to remove reference to the Planned Unit Development and to allow for eaves and stair access as permitted projections on the north and south elevations of the proposed building.

1. Despite Section 107.1 & 107.2 of the zoning by-law (2008-250), the minimum width for a driveway providing access to parking spaces is 2.4 metres.
2. Despite Exception 2821 of the zoning by-law (2008-250), projections as detailed in Section 65 of the Zoning By-law are permitted on the northern and southern sides of each of the 2 buildings for:
 - o eaves, eave-troughs and gutters; and
 - o Fire escapes, open stairways, stoop, landing, steps and ramps
3. Despite Section 139(2)(d) of the zoning bylaw (2008-250) individual driveways are permitted that provide access from the front lot line and front yard parking, where a shared driveway exists to rear yard parking for each of the dwellings.

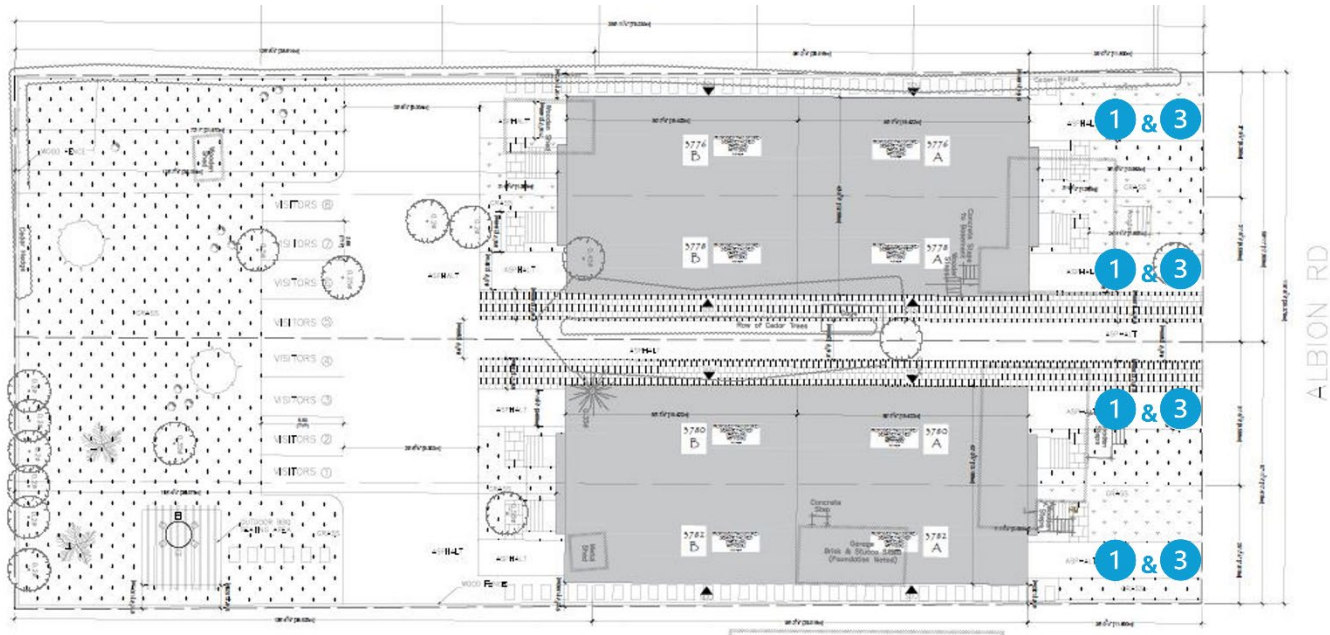


Figure 3 Location of variances 1 & 3.



Figure 4 Location of variance 2.

2.0 Site Context and Surrounding Area

2.1 Subject Site

The subject property consists of two lots, municipally known as 3776 and 3780 Albion Road. The lands are located in the established community of Emerald Woods-Sawmill Creek within the greater South Keys-Greenboro area of the City of Ottawa. The subject properties are each currently occupied by single-detached residential buildings and various associated accessory buildings and storage areas. The site is legally known as PLAN OF SURVEY OF PART OF LOT 8 CONCESSION 3 (RIDEAU FRONT) GEOGRAPHIC TOWNSHIP OF GLOUCESTER CITY OF OTTAWA.



Figure 5 Site Aerial.

2.2 Surrounding Area

The surrounding community is characterized by a mix of land uses, including residential, recreational, institutional, and commercial uses. The neighbourhoods located in close proximity of the subject property have a predominantly low-rise, residential character with a large proportion of the area consisting of single-detached homes, townhomes, and low-rise apartment buildings with heights ranging between two (2) and four (4) storeys. The broader area also contains buildings with heights ranging from four (4) to 17 storeys.

The area surrounding the subject property is described as follows:

North: To the north, the subject property directly abuts the rear-yards of several low-rise detached dwellings with frontage along Wyldewood Street. Further north, the Emerald Woods-Sawmill Creek neighbourhood is characterized by primarily low-rise residential dwellings including detached and semi-detached building forms. Also north, a cluster of high-rise buildings front Bridle Path Drive.

Northwest of the subject property is the intersection of Bank Street and Hunt Club which includes the South Keys Shopping Centre, a range of other commercial and retail uses, and the South Keys Transit Station.

East: East of the subject property is the Hunt Club Upper-Blossom Park-Timbermill low-rise residential community. This neighbourhood is characterized by a series of low-rise residential-use buildings including detached, semi-detached, and townhouse dwellings. Key amenities to the east of the subject property include the Sawmill Creek Park, Pool, and Recreation Complex as well as Sawmill Creek Elementary School and Gabrielle Roy Public School.

South: Immediately south of the subject property is a semi-detached dwelling fronting onto Albion Road. Further south are additional detached dwellings fronting Albion Road and additional low-rise residential uses within the community. The NCC Greenbelt is located approximately one (1) kilometre south of the subject property.

West: Immediately west of the subject property and abutting the rear property line is the City-owned Emerald Woods Park. The area further west is predominantly characterized by low-rise detached residential buildings. The Airport Parkway and multiuse pathway; both important transportation routes, are also located west of the subject property.

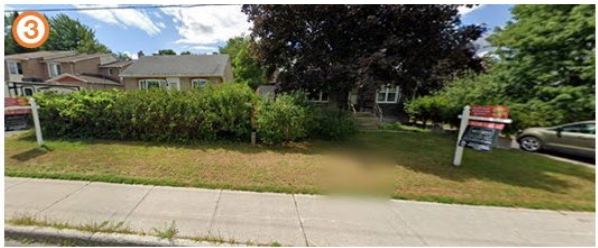


Figure 6: Context Photos from Albion Road

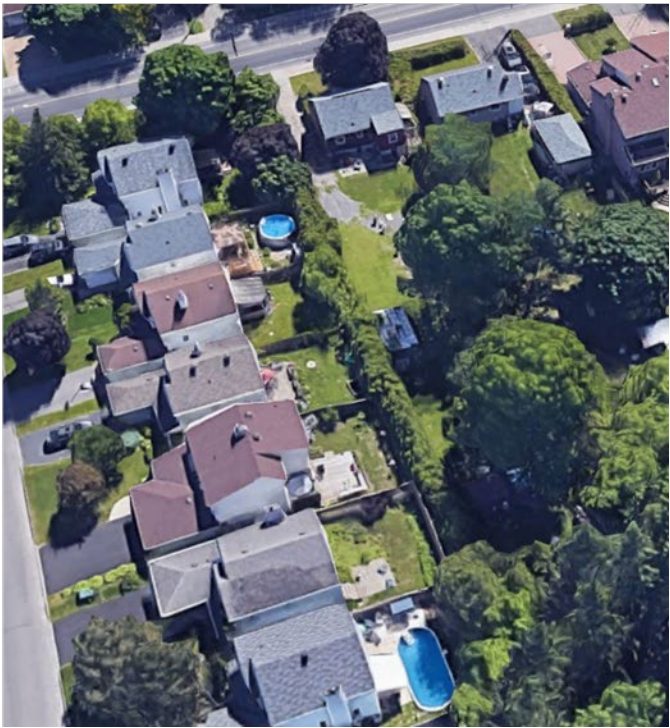
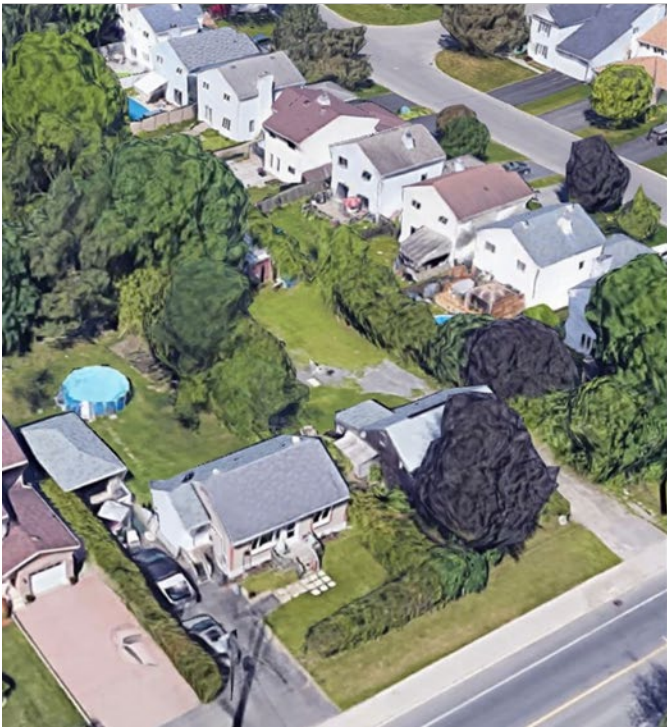


Figure 7 Existing Street view and abutting property context.

Proposed Development

The planned back-to-back townhouse buildings consists of two (2) storeys (8.8 metres) buildings with 16 residential units. The unit-mix includes 3 bedroom town-house units as well as the additional dwelling units proposed in the basement of both proposed buildings containing 2-bedrooms each. The unit mix is designed to ensure adequate options are available to attract a wide array of residents. The proposed buildings have been situated to provide ample front yard space approximately 11 metres from the Albion Road right-of-way. An interior setback of 1.3 metres is provided to the south and 1.5 metres to the north.



Two pedestrian walkways wrap around the south and north sides of the buildings providing a direct pedestrian connection to the street from the rear yard.

As per the submitted site plan, a large outdoor amenity area is located at the rear of the property including outdoor seating and BBQ area for residents.

3.1.1 Public Realm and Private Property

The main entry to the four front facing units in both buildings are oriented towards Albion Road and given prominence on the street using a vertical architectural element and changes in materials.

Along Albion Road, at over 10-metres, the proposed front yard setback is positioned at an appropriate distance from the front property line to provide for a positive pedestrian experience. The front yard also contains ample landscaping including newly planted street trees to provide visual amenity and a buffer between the proposed buildings, the public realm, and neighbouring properties.

The front facing façade design choices, including active entrances, landscaping, front facing windows, peaked roofs and complementary materiality will provide a look and feel that better represents the existing character and

rhythm of the street. The orientation of the two buildings, breaks in massing, proposed setbacks, building height, and the entrance, roofline, and window treatments have all been carefully considered to ensure no undue negative impacts are created on the existing community character and to promote a complementary and respectful design in relation to the abutting properties. The proposed height, massing, and overall design are reflective on the single-detached built form that represents the existing character of the community.

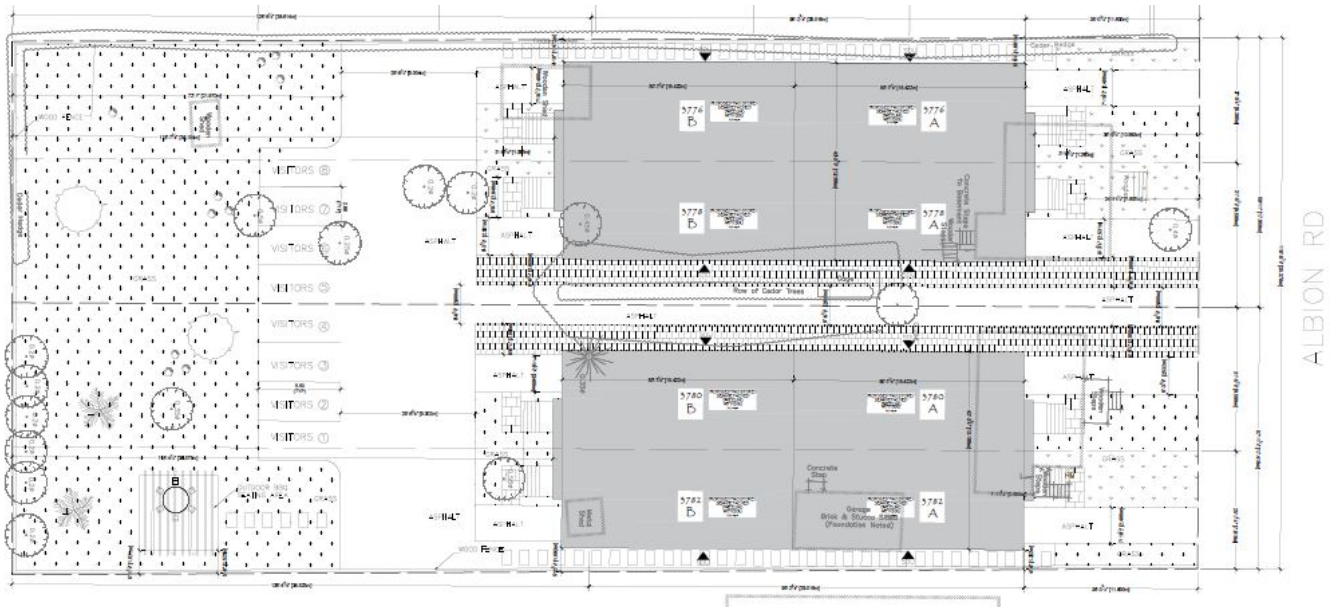


Figure 8 Proposed Site Plan.



Figure 9 Proposed front elevations.

The rear yard setback from the primary building wall to Emerald Woods Park is 35 metres and along with the large soft landscaped amenity area included in the rear yard directly bordering the park this ensures the existing condition in terms of impacts on the public space is retained.

The landscaping plan includes a program of both coniferous and deciduous tree plantings as well as benches and seating to compliment the design approach and to assist in mitigating potential concerns regarding noise and privacy impacts on the surrounding community.

Policy and Regulatory Framework

4.1 Planning Act

The Planning Act is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Sections 53(1), 53(12), and 51(24) of the Planning Act establish the criteria for the severance of land. As the proposal includes one severed lot and no public infrastructure, a plan of subdivision is not required for the orderly development of the lands. The proposed severance meets the criteria established in Section 51(24) of the Planning Act as follows:

a) The effect of development of the proposed subdivision on matters of provincial interest

The proposed Consent application is consistent with the policies of the Provincial Policy Statement (2020) by providing for development within a settlement area that will efficiently use the land, existing infrastructure, and public service facilities.

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

The proposed Consent allows for residential intensification within the urban area where municipal servicing is available. The application is therefore not premature and is in the public interest. The proposed severance re-established the historic property boundaries for the two lots.

c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;

The proposed Consent conforms with the policies of the City of Ottawa Official Plan (2022) and is permitted in the Neighbourhood designation.

d) The suitability of the land for the purpose for which it is to be subdivided;

The Consent application proposes the severance two historically separate lots which merged on title automatically at the time they came under single ownership. The proposal is to again create two separately conveyable lots for the purposes of future residential development. The parcels were historically separated and only merged on title recently when the current owner acquired both.

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

The abutting road is publicly maintained and connects to the larger urban road network of the City of Ottawa.

f) The dimensions and shapes of the proposed lots;

The parcels were historically separated and only merged on title recently when the current owner acquired both. The proposed lot sizes and shapes are consistent with the lot fabric for other properties in the surrounding area. The lots are also designed to accommodate low-rise townhouse footprints on the property while respecting required setbacks in the R3B[2821] zone which was specifically crafted for the proposed development.

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;

The proposed buildings comply with the applicable performance standards under the R3B[2821] Subzone with only technical amendments required to facilitate the proposed development.

The proposal has regard to the following Provincial Interest direction of Section 2 of the Planning Act:

- (a) the protection of ecological systems, including natural areas, features and functions;
 - **The proposal is not located within any identified ecological systems, including natural areas.**
- (b) the protection of the agricultural resources of the Province;
 - **The proposal is not located within any agricultural resources areas.**
- (c) the conservation and management of natural resources and the mineral resource base;
 - **The proposal is not located within any areas identified for natural resources and the mineral resource base.**
- (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
 - **The proposed demolition of the existing buildings does not impact features of significant architectural, cultural, historical, archaeological or scientific interest.**
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
 - **The proposed development is in an area already serviced by municipal infrastructure.**
- (h) the orderly development of safe and healthy communities;
 - **The proposed development is in an area already developed with similar residential uses.**
- (j) the adequate provision of a full range of housing, including affordable housing;
 - **The proposed development provides for various unit types and modestly intensifies an existing residential area adding 16 additional units to the community.**
- (p) the appropriate location of growth and development;
 - **The proposed development is in an area already developed with similar residential uses.**
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
 - **The proposed development is in an area already well served by various active and public transportation options in proximity to daily services and amenities for new residents.**
- (r) the promotion of built form that,
 - (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;
 - **The proposed development design, scale, and height reflect the existing character of the area and offer high-quality design appropriately animating the public realm.**
- (s) the mitigation of greenhouse gas emissions and adaptation to a changing climate.
 - **The proposed development is in an area already well served by various active and public transportation options in proximity to daily services and amenities for new residents.**
 - **Infill development ensures compact and efficient growth while avoiding unnecessary green-field expansion.**

4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The relevant policy interests to the subject application are as follows:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

- 1.1.1 Healthy, liveable, and safe communities are sustained by:
- / promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - / accommodating an appropriate affordable and market-based range and mix of residential types and other uses to meet long-term needs;
 - / promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; and
 - / ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.
- 1.1.3.1 Settlement areas shall be the focus of growth and development;
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- / efficiently use land and resources; and
 - / are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment, where this can be accommodated.

1.4 Housing

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:
- / permitting and facilitating:
 - all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
 - all types of residential intensification, including additional residential units;
 - / directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

1.6 Infrastructure and Public Service Facilities

- 1.6.6.1 Planning for sewage and water services shall:
- a. accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 1. municipal sewage services and municipal water services; and
 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
 - d. integrate servicing and land use considerations at all stages of the planning process.
- 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health

and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

1.6.6.7 Planning for stormwater management shall:

- a. be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
- b. minimize, or, where possible, prevent increases in contaminant loads;
- c. minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
- d. mitigate risks to human health, safety, property and the environment;
- e. maximize the extent and function of vegetative and pervious surfaces; and
- f. promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

The severance of the lands to re-establish two separate parcels on full municipal services promotes the efficient use of land in accordance with housing and growth management policy direction.

The consent will allow for the creation of lots capable of accommodating new low-rise residential townhouse buildings, contributing to the overall mix of dwelling typologies in the neighbourhood and the City overall. The subject site is well suited for intensification being located close to transit and neighbourhood amenities. Overall, the proposed severance is consistent with the policy direction of the 2020 PPS.

4.3 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for the way that the City will develop until 2046, when it is expected that the City's population will surpass 1.4 million people.

The subject site is located within the Outer Urban Transect and is designated as Neighbourhood as shown on Schedule B3 – Outer Urban Transect.

4.3.1 Outer Urban Transect

Policy 5.3.1.1 states the Outer Urban Transects established pattern of built form and site design is suburban as and is predominantly reflective of the classic suburban model, and in some areas the conventional suburban model. Over the medium- to long-term, this area will evolve toward an urban (15-minute) model as outlined in Table 8. This Plan allows for this evolution to happen gradually.

Policy 5.3.1.2 states that The Outer Urban Transect is generally characterized by low- to mid-density development. Development shall be low-rise within Neighbourhoods and along Minor Corridors.

Policy 5.3.1.4 states that In the Outer Urban Transect, the Zoning By-law shall provide for a range of dwelling unit sizes in predominantly ground-oriented forms in Neighbourhoods located away from frequent street transit.

Policy 5.3.4 of the Official Plan provides direction to Neighbourhoods located within the Outer Urban Transect

Policy **5.3.4.1** states that Neighbourhoods located in the Outer Urban area shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3 and that the Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms that:

- a) Allows and supports a wide variety of housing types with a focus on lower density missing-middle housing which generally reflects the existing built form context of the neighbourhood, which may include new housing types that are currently not contemplated in this Plan;
- b) The application, as appropriate, of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;
- c) Generally provides for up to 3 storeys height permission, and where appropriate 4 storeys height permission to allow for ground oriented higher-density Low-rise residential development;
- d) Provides an emphasis on regulating the maximum built form envelope that frames the public right of way; and
- e) In appropriate locations, to support the production of missing middle housing, prohibit lower-density typologies.

4.3.2 Neighbourhood Designation

Neighborhoods are contiguous urban areas that constitute the heart of communities. They are planned for ongoing gradual, integrated, sustainable, and internally compatible development. Neighbourhood policies will allow for the development of a full range and choice of housing, with complementary small-scale non-residential land uses to support the creation of 15-minute neighbourhoods.

Policy 6.3.1.2 states that Permitted building heights in Neighborhoods shall be Low-rise.

Policy 6.3.1.4 states that the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- a) Generally, a full range of low-rise housing options sufficient to meet or exceed the goals of Table 2 and 3b;
- b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Policy 6.3.2.1.

Policy 6.3.1.5 states that the Zoning By-law will distribute permitted densities in the Neighbourhood by:

- a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation form, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;
- b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
- c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

Policy 6.3.2.1 states that The Zoning By-law and approvals under the Planning Act will allow innovative building forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15-minute neighbourhoods.

Policy 11.5.4 states that In support of Policy 5.3.4, 1 b) and c) the Committee of Adjustment shall consider for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential that is consistent with the planned context.

The proposed severance will maintain the general form and dimensions of the established lot fabric in the area in a way that will support the redevelopment of the properties with the previously approved low-rise back-to-back townhouse buildings. The proposed new lots, and future new development conforms to the Outer Urban Transect and Neighbourhood Designation policies of the Official Plan.

As directed by Policy 11.5.4 above, the proposed new lot will contribute to appropriate intensification in represented by ground oriented medium density residential that is consistent with the planned context.

4.4 City of Ottawa Zoning By-law (2008-250)

The subject property is currently zoned Residential Third Density, Subzone B, Exception 2821, (R3B[2821]) in the City of Ottawa’s Zoning By-law (2008-250) as per the approved zoning by-law amendment for the site (2022). The purpose of the R3 zone is to allow a wide mix of residential building forms ranging from detached to town-house dwellings.

Further, the Residential Third Density zone is intended to enable a wider range of low-rise, multi-unit infill housing, while respecting compatibility and context sensitive design. Provisions of the R3 zone facilitate building form and topology that constitutes the lower range of the "missing middle" of affordable low to mid-density housing suitable to a wide range of household types, incomes and tenures, as directed by the Official Plan.

The zoning framework on the lands was specifically approved for this development in August 2022 by Ottawa City Council. The proposal remains identical to what was approved at that time.



Figure 10: Zoning map of subject site (City of Ottawa Zoning By-law 2008-250)

As demonstrated below, the consent application proposal conforms to the relevant provisions of the Zoning By-law.

R4UC Zoning Provisions

The revised proposed development is compared to the R4UC[2790] S459 zone requirements in the table below:

3776 & 3780 Albion Road – Back-to-Back Towns
Residential Third Density Zone, Subzone B

Performance Standard	Required	Provided	Compliance
Minimum Lot Area	180m ²	2,799m ² >180m ² for all units	Yes
Minimum Lot Width	6 metres	7.96 metres per unit and 8.85 for most eastern units.	Yes
Height	10 metres in Schedule 342 ⁶ For lands within the Schedule 342, where a building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 metres.	8.8 metres for all units	Yes
Minimum Front yard Setback	3 metres S. 144 - the yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street(s), - Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m. - Need to confirm average. Geotowa measure 8.5 metre average.	10.9 metres for all units.	Yes
Rear yard Setback	varies ² For lands located within Schedule 342, see Part V, Section 144 – Alternative Yard Setbacks for Low-Rise	36.7 metres	Yes - Need to clarify, likely 6 to 7.5 metres.

	Residential Uses. (By-law 2020-288) S. 144 (b) Where a lot's rear lot line abuts any zone other than an R1, R2, R3, or R4 zone, the minimum yard setback is as prescribed in each subzone noted in the Part VI, Residential Subzone tables. (By-law 2021-111).		
Interior Side Yard Setback	1.2 m S.144 - On an interior lot or through lot, the minimum interior side yard setbacks are as prescribed in each subzone noted in the Part VI, Residential Subzone Tables.	East: 1.48 metres West: 1.32 metres Between Buildings: 6 metres (3.0 metres each)	Yes Yes Yes
Amenity Space	N/A for townhouse	Large rear yard area.	N/A
Front Yard and Corner Side Yard Landscaping Requirements	For lots with front yard setback greater than 3 metres: - In the case of any lot with a lot width of less than 8.25 m, 30%; In the case of any lot with a width between 8.25 m but less than 12 m, 35%; and In the case of any lot with a width of 12 m or more, 40%.	AB: 63.81m ² (65%) -CD:38.84m ² (35%) -EF: 38.83m ² (35%) -HG: 58.56m ² (63%). 200m ² landscaped area for the entire front yard area along Albion which is 49% of the total frontyard area of 410m ² .	Yes
Driveway width	within Area A on Schedule 343, the	6 metres for double-wide driveway.	Yes

	<p>maximum width is as per Table 139(3): - Maximum width of a double-wide driveway: 6 metres</p> <p>Maximum width of a shared driveway: 3 (m)</p>	3 metres for shared driveway.	Yes
Driveway Width	<p>Minimum Width:</p> <ul style="list-style-type: none"> / in the case of a parking lot, 6.0 metres for a double traffic lane; / three metres for a single traffic lane / Exception 2821: / The minimum width for a driveway for a townhouse in a Planned Unit Development: 2.4 m. / <i>Section 107:</i> In the case of a driveway providing access to a permitted parking space for a Detached Dwelling, Semi-detached Dwelling, Linked-detached Dwelling, Duplex Dwelling, Townhouse Dwelling or Stacked Dwelling: / the driveway must have a minimum width of 2.6 metres. 	<p>3.0 metre per side, total equals 6 metres</p> <p>2.4 metres as no longer considered a PUD.</p>	<p>Yes</p> <p>No</p>
Aisle Width	In the case of a parking garage, or parking lot	6 metres	Yes

	<p>accessory to a residential use an aisle serving parking spaces angled at between 56 and 90 degrees must be at least 6.0 metres wide</p>		
Driveway location	<p>Any driveway, other than a shared driveway, must be separated from any interior side lot line by a landscaped strip not less than 0.15m in width, and consisting of: (i) soft landscaping, or (ii) pavers or interlock brick in a pattern distinct from that of the driveway. (iii) Where a semi-detached or townhouse dwelling is not severed, Section 139(2)(c) applies to individual driveways serving each unit, such that the driveways must be separated from each other by at least 0.3m² (By-law 2021-111)</p>	<p>Driveway Separation for lot line: >0.15 metres.</p> <p>Driveway Separation from other driveways: >0.3 metres.</p>	<p>Yes</p> <p>Yes</p>
Front-facing Garages and Carports	<p>Any garage or carport facing the front lot line or side lot line abutting a street is subject to the following:</p> <p>(a) the entrance to the garage or carport must be set back at least 0.6m further from the applicable lot line than either (i) the principal entrance; or (ii) The front edge of a landing or porch, giving access to the principal entrance, or the portion of a projecting landing</p>	- 0.61 metre setback	Yes

	<p>or porch that does not fall within a required yard.</p> <p>(b) Despite 139(3)(a)(ii), the garage or carport may not be more than 0.6m closer to the front lot line or side lot line abutting a street than is the principal entrance to the dwelling.</p>		
Walkway width	<p>(ii) In the case of any other residential use building, 1.2 m;</p> <p>(iii) Despite (i), a walkway giving access to a storage area for containerized waste may not exceed 2.2m in width.</p> <ul style="list-style-type: none"> - A maximum of one walkway per yard is permitted to extend to the right-of-way in the case of a detached, semi-detached, long semi-detached or townhouse dwelling. 	<ul style="list-style-type: none"> - 1.2 metres - N/A 	Yes
Permitted Projections	Exception 2821: Despite Section 65, projections are not permitted on the northern and southern sides of each of the 2 buildings.	Eaves and stair riser both project into the required yard by 50cm.	NO
Driveway Permissions (139.2.d)	Despite (a), Where a rear lane access is open and travelable, or where a shared driveway exists to rear yard parking for each of the dwellings,	Both private and shared driveways are proposed.	NO

	individual driveways providing access from the front lot line and front yard parking are prohibited, and no person may park a car in any portion of the front yard or corner side yard.		
Parking			
Min Res Parking	Area C: Townhouse: 1 per dwelling unit Secondary Dwelling Unit: 0	- 1 per unit	Yes
Min Visitor Parking	Area C: Townhouse dwelling: 0.2 per dwelling unit however: <ul style="list-style-type: none"> - In the case of a townhouse dwelling or stacked dwelling, where each dwelling unit has a driveway accessing a garage or carport located on the same lot as that dwelling unit, and in the case of a planned unit development, where a dwelling unit has a driveway accessing its own garage or carport; no visitor parking is required for that dwelling unit. 	<ul style="list-style-type: none"> - 0 spaces required. - 8 provided. 	Yes
Bicycle Parking	Not Required.	Not Required	Yes

Additional Dwelling Units	Provided	Conformance
<p>1. Subject to subsections (2) through (19), a coach house and/or additional dwelling units are permitted on a lot containing a detached dwelling, linked-detached dwelling, semi-detached dwelling, townhouse dwelling or duplex dwelling.</p>	<p>Within townhouse units.</p>	<p>Yes</p>
<p>2. An additional dwelling unit or coach house must be located on the same lot, or portion of a lot as its associated principal dwelling unit, whether or not that parcel is severed.</p> <p>- In the case of a semi-detached, linked-detached, or townhouse dwelling, the regulations of this section apply to each portion of a lot on which each principal dwelling unit is located, whether that parcel is to be severed.</p> <p>- Where permitted, in no case may the sum of all principal dwelling units, additional dwelling units, and coach houses located on a lot, or portion of a lot associated with the principal dwelling unit where the lot is not severed, exceed three units.</p>	<p>One ADU is located on the portion of the lot associated with each individual principle Townhouse Unit.</p>	<p>Yes</p>
<p>3. Parking and driveways serving an additional dwelling unit and/or coach house are subject to the following:</p> <p>(b) Except in the case of subsection (5)(a), and despite 100(5), a parking space for an additional dwelling unit or coach house must be located in a permitted driveway associated with the principal dwelling unit and may be in tandem with the principal dwelling unit's parking space.</p>	<p>No parking provided for propose ADUs</p>	<p>YES</p>

The proposed lot severance conforms to the vast majority of applicable performance standards of the Zoning By-law.

The requested relief noted above specifically addresses technical relief required to permit the proposed building now that it is not considered a Planned Unit Development and does not represent any physical change to the building since the Zoning By-law Amendment approvals of 2022.

5.0 Minor Variance Applications: The Four Tests

It is our professional opinion that the proposed development constitutes good planning and meets the four (4) tests outlined in the Planning Act as discussed below.

5.1 Does the proposed variance maintain the general intent and purpose of the Official Plan?

The subject property is designated Neighborhood within the Outer Urban Transect in the City of Ottawa Official Plan. The minor variance application is consistent with the policies related to the transect, designation, and overlay; as well growth management framework, and urban design.

The proposed development contributes to the vision of the Outer Urban Transect. The proposed two (2) storey stacked dwellings on the severed and retained parcels are consistent with the Neighbourhood designation. The building design builds upon the existing neighbourhood context and contributes to the provision of missing middle housing type to the neighbourhood, expanding housing type and choice for future residents.

The proposed minor variance application maintains the general intent and purpose of the Official Plan. The proposed variances will permit the construction of two new buildings that will provide low-rise, residential infill development in a serviced, existing neighbourhood proximate to amenities and transportation options.

The subject property is also located in proximity to significant transportation opportunities and important amenities to promote ease of walking and cycling as an alternative to personal vehicle use for residents and visitors. The range of unit sizes and typologies provided will ensure a diversity of housing opportunities in this area. Intensification of the subject property will make efficient use of existing infrastructure, public service facilities, and will support the City's investment and commitment to public transit.

The proposed severance will maintain the general form and dimensions of the established lot fabric in the area in a way that will support the redevelopment of the properties with the previously approved low-rise back-to-back townhouse buildings. The proposed new lots, and future new development conforms to the Outer Urban Transect and Neighbourhood Designation policies of the Official Plan.

The proposed development constitutes residential intensification as defined by the Official Plan. The planned development efficiently and modestly intensifies a site in an area well-served by community facilities, commercial services, park spaces, and transportation options.

The redevelopment and intensification of the subject property will further complement the existing neighbourhood and services.

As directed by Policy 11.5.4 above, the proposed new lot will contribute to appropriate intensification in represented by ground oriented medium density residential that is consistent with the planned context.

5.2 Does the proposed variance maintain the general intent and purpose of Zoning By-law?

The proposal in its current form and function received approval for a zoning by-law amendment to permit the development in August 2022. The requirement for the Minor Variances is to address certain provisions of the site specific exception which specifically reference the previously considered Planned Unit Development.

The subject property is zoned Residential Third Density, Subzone B, Urban Zoning Exception 2821 (R3B[2821]) in the City of Ottawa Comprehensive Zoning By-law 2008-250. The intent of the zone is to allow a mix of residential building forms to provide additional housing choices, and regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced.

A zoning compliance table has been provided in section 4.4 of this rationale and summarizes the provisions of the R3B[2821] zone.

The proposed development meets all other provisions of the approved zoning, and therefore, overall, the proposal is consistent with the intent and direction of the R3B[2821] zone to accommodate new low-rise development in the Neighbourhood designation.

The minor variance requested meets the general intent and purpose of the zoning by-law.

5.3 Is the proposed variance minor in nature?

The variances will enable compatible intensification of sixteen (16) total dwelling units within an established low-rise residential neighbourhood, conforming with strategic direction for managing growth within Ottawa's urban areas. This type of incremental, contextually sensitive, residential intensification capitalizes on existing infrastructure, including public transit routes.

The proposed variances are related solely to the proposed drive way typology and width, while the proposed building form and massing is fully compliant with all other provisions of the R3B[2821] zone. This includes the required setbacks which provide building separation and liveability and a compatible low-rise building height to minimize overlook, shadowing and other microclimate impacts. This ensures the development will not generate undue impacts on the neighbouring lands or the broader community.

The proposal during the zoning by-law amendment went through various rounds of discussion with the community, ward councillor, and city planner with various amendments to the plans made to accommodate feedback from these meetings. The proposal now fully reflects the results of this important public consultation process.

The proposed variances are minor in nature.

5.4 Is the proposed variance desirable for the appropriate development and use of the land?

Albion Road and surrounding community can be characterised by its low-rise residential nature which is reflected in the 2-storey height of the proposed redevelopment.

An important consideration of the design was to ensure that the proposal contributes to the quality of the streetscape, and respects the scale and mass on the adjacent surrounding homes.

The proposed design which includes two (2) two-storey back-to-back townhouse buildings ensures the new development faces and animates the public streets with ground floors providing principal entries, windows, porches facing onto the street, which contribute to the animation, safety and security of the street.

The proposal is situated and designed in a manner that reflects the existing and planned neighbourhood pattern of development in terms of building height, roofline design, and location of primary entrances.

The window placement for the exterior facing side elevations to the north and south have been designed to diminish concerns of overlook and impacts on privacy for the abutting side yard neighbouring properties.

The requested variances do not preclude the ability of the proposed stacked dwellings to meet other requirements in the Zoning By-law and will continue to allow the subject site and neighbouring properties to develop in a manner consistent with the built form of the surrounding area.

The variances are required to support the development of a stacked residential building in a residential area zoned R3B[2821], which is intended to accommodate more intense forms of development through intensification while keeping building heights low-rise, being four (4) storeys or less. The variances are not expected to generate

any undue adverse impacts on neighbouring properties or the local heritage context and support the planned growth of a community in proximity to transit and community amenities.

Efforts have been made to ensure the building design, including front yard condition with ample landscaping, principle front facing residential entrances, and a sloped roof are compatible with the community. The proposed design has taken cues from the surrounding community in proposing a two-storey (8.8 metres) townhouse development with materiality, massing, and articulation that is consistent with the community.

The proposal provides for much needed residential intensification in this community while avoiding adverse impacts of excessive height, massing, or lot coverage. The proposed building form and function is well represented throughout the existing community and will constitute appropriate development within this community.

The proposed development is compatible with the existing community character along Albion Road which includes a range of detached dwellings, converted dwellings, commercial plazas, and multi-unit dwellings. The area has several larger lots and the proposed development respects this character buildings that are set back from the front and side lot lines in a manner consistent with surrounding developments. The large rear yard setback also mitigates any potential impacts from the proposed development on adjacent rear yard amenity spaces.

The proposed development provides an important housing type for the area in the form of a multi-unit townhouse building. As a result, the proposed development will contribute to the balance of housing types and tenures in the community. The proposed development contributes to the continued development of an established and well positioned neighbourhood by adding a more intensive residential built form in proximity to a range of existing employment, service commercial, recreational, and institutional uses.

The proposed variances are desirable and appropriate for the development of the property.

6.0 Conclusion

It is our professional opinion that a full Plan of Subdivision is not required for the orderly development of the lands, and a Consent is appropriate for the subject property.

The proposal to create two (2) total lots from an existing parcel satisfies the Planning Act criteria for a Consent and conforms with the policies of the Provincial Policy Statement and the City of Ottawa Official Plan.

Further, it is our professional planning opinion that the proposed Minor Variances constitute good planning as:

- / The proposal is consistent with the Provincial Policy Statement (2020);
- / The proposal conforms to the policies and objectives of the Neighbourhood designation and overall policies of the Official Plan (2022);
- / The proposal meets the intent of the R4UA zone and the City of Ottawa Comprehensive Zoning By-law (2008-250) overall; and
- / The proposed minor variances meet the four (4) tests as set out in the Planning Act.

Sincerely,

Tim Beed, MCIP RPP
Associate, Planning

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99994.

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 N22°13'30"W and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°01'10" counter-clockwise was applied to bearings on P1 & P2.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

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

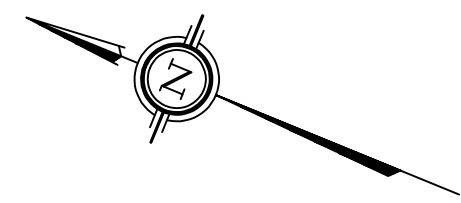
.01919680005 Northing 5027191.26 Easting 361496.76
 .01919680105 Northing 5024915.16 Easting 373971.65
 .Point A Northing 5023254.01 Easting 372297.72
 .Point B Northing 5023221.26 Easting 372311.10

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

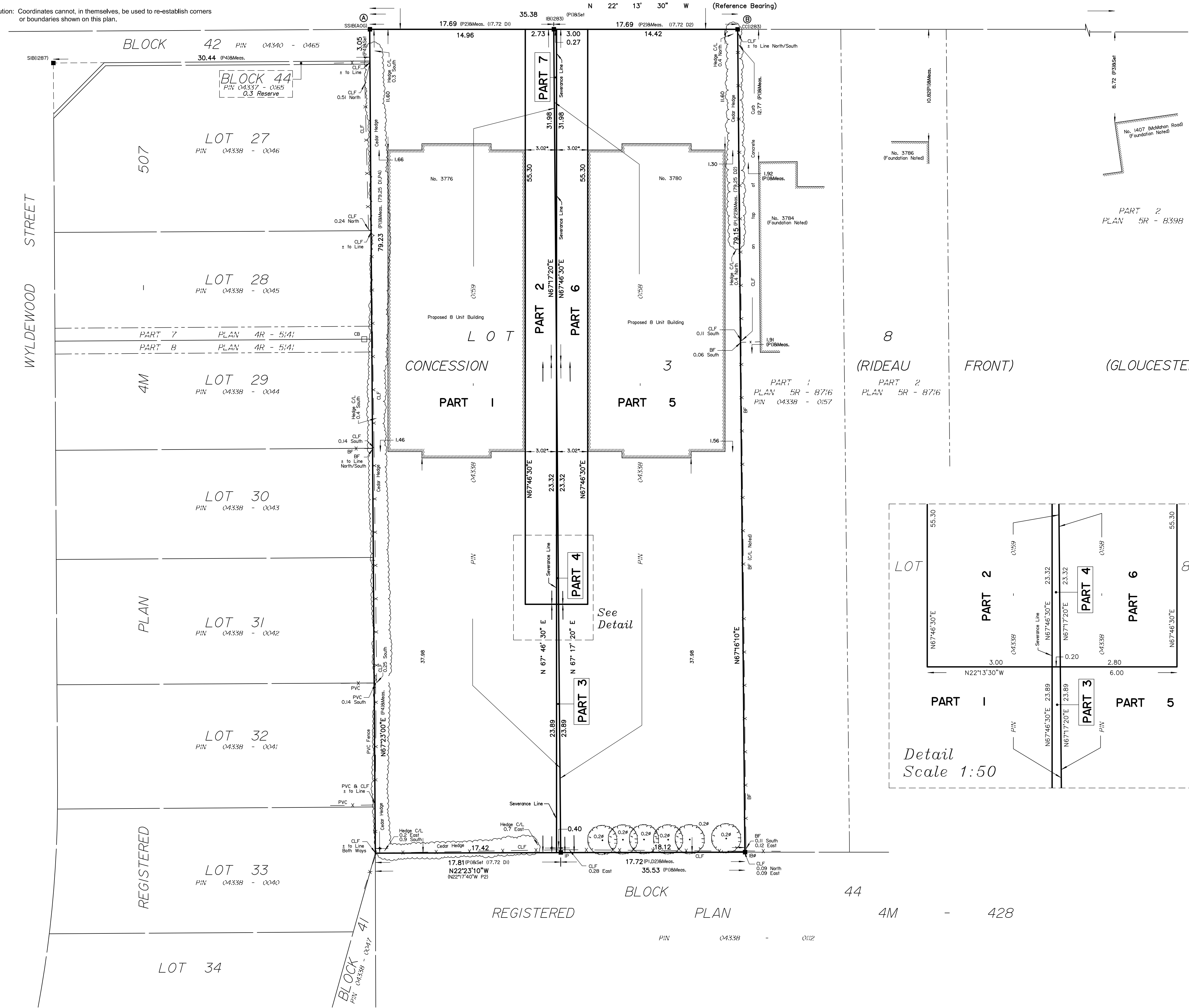
ROAD ALLOWANCE BETWEEN CONCESSIONS 3 & 4 (RIDEAU FRONT) (GLOUCESTER)

ALBION ROAD

PIN 04340 - 0466



Committee of Adjustment
 Received | Reçu le
 2024-07-25
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



SCHEDULE			
PART	LOT	CONCESSION	PIN
1	PART OF 8	3 (RIDEAU FRONT)	ALL OF PIN 04338-0159
2			
3			
4			
5			
6			
7			

PLAN OF SURVEY OF
PART OF LOT 8
CONCESSION 3 (RIDEAU FRONT)
GEOGRAPHIC TOWNSHIP OF GLOUCESTER
CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200

 The intended plot size of this plan is 762 mm in width by 610 mm in height when plotted at a scale of 1:200.

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

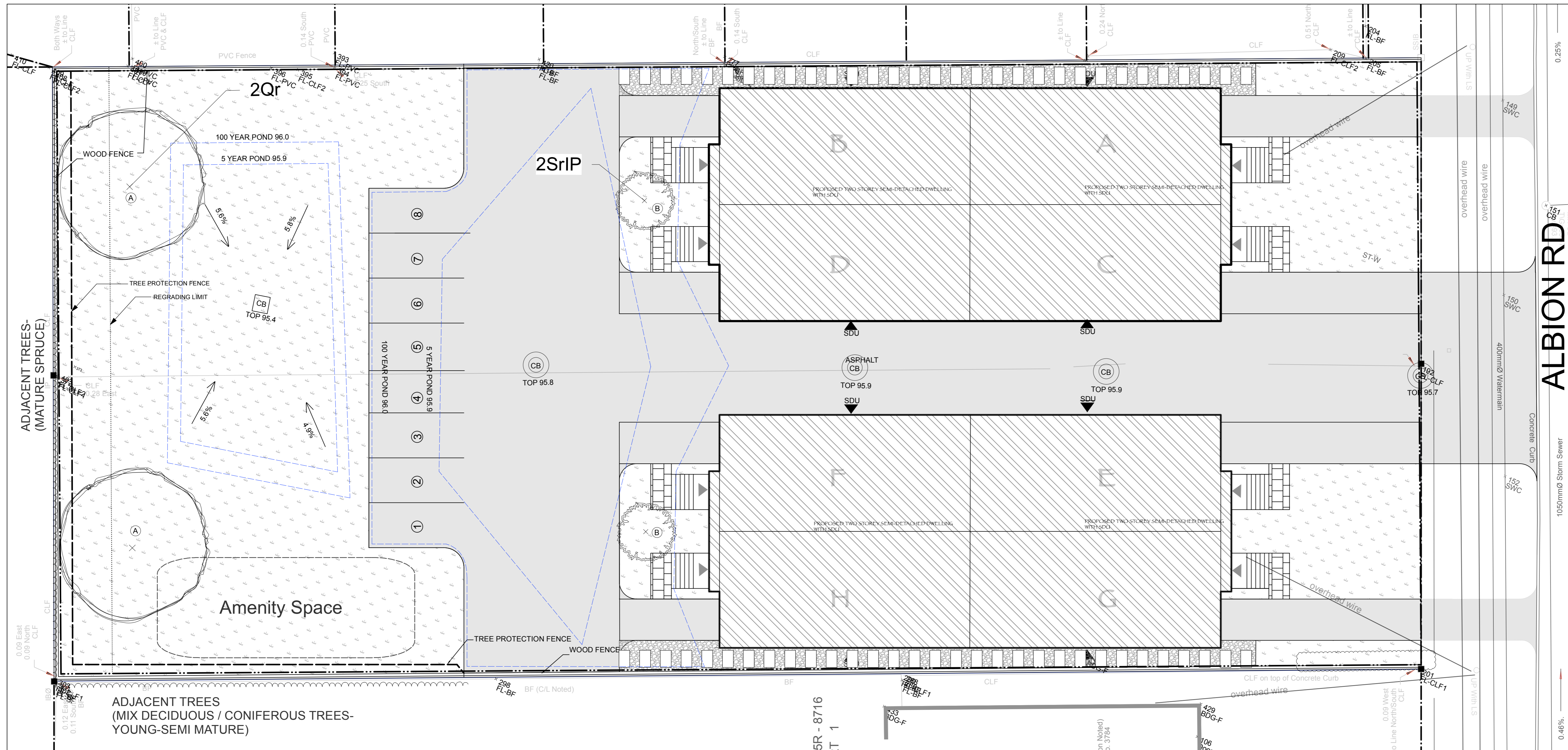
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the ___ day of _____, 2024.

Date _____
 E.H. Herweyer
 Ontario Land Surveyor

This plan relates to AOLS Plan Submission form number: V-75379

- Notes & Legend
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - CC Cut Cross
 - IP Iron Pipe
 - IBØ Round Iron Bar
 - (WT) Witness
 - Meas. Measured
 - (AOG) Annis, O'Sullivan, Vollebek Ltd.
 - (P1) Plan SR-8716
 - (P2) (1283) Plan October 19, 1990
 - (P3) (1287) Plan June 29, 2001
 - (P4) Registered Plan 4M-507
 - (D1) Deed Inst. GL50501
 - (D2) Deed Inst. N689051
 - CLF Chain Link Fence
 - BF Board Fence
 - Ø Diameter
 - C/L Centreline
 - 3.00+ Distance to Severance Line

Parts 1, 2 & 7 Area = 1401.1 (Sq.m.)
 Parts 3, 4, 5 & 6 Area = 1406.5 (Sq.m.)



- GENERAL NOTES**
- All general site information and conditions compiled from existing plans, surveys and consultant's field notes. Report all discrepancies prior to any work. No responsibility is born by the Consultant for unknown subsurface conditions.
 - The location of the utilities is approximate only, and the exact location should be determined by consulting the municipal authorities and utility companies concerned. The Contractor shall prove the location of utilities and shall be responsible for adequate protection from damage.
 - All dimensions shown are to be verified on site prior to any construction. No deviations are to be made from the layouts as shown on this plan without prior consultation with the Landscape Architect and Owner.
 - Obtain approval of Landscape Architect for granular base and layout of all pavement areas prior to construction.
 - Stake planting locations and receive approval of Landscape Architect, prior to excavation of any planting pits. No substitutions of plant material shall be made without prior approval of the Landscape Architect.
 - Where clay is encountered proper drainage must be ensured in tree/shrub pits, prior to planting. Have method approved by Landscape Architect.
 - All sodded areas to receive a minimum of 150mm of topsoil over graded sub-base. If sod with mesh is used, mesh to be removed completely during sodding operations. Sod shall come from an approved source and shall be laid within 24 hours of being cut in the nursery. Only nursery sod shall be used.
 - Final subgrade is to be approved by the Landscape Architect prior to sod being laid.
 - Maintain positive surface runoff through the entire construction period.
 - Reinstate all areas and items damaged as a result of construction activities.

6		
5		
4		
3		
2		
1	ISSUED FOR REVIEW	FEB 07/22

no.	issue / revision	date

seal

north

LANDSCAPE / PLANTING PLAN

LEGEND

PROPERTY LINE	REGRADING LIMITS
PROPOSED BUILDING	TREE PROTECTION FENCE
PROPOSED ASPHALT	100/5YR POND LIMITS
SOD	EXISTING CEDAR HEDGE
STONE AND SLAB PATHWAY	

Committee of Adjustment
Received | Reçu le
2024-07-25
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	CAL/ HT.	CONDITION/REMARKS
TREES					
Qr	2	Quercus rubra	Red Oak	70mm	W.B. Staked
SrIP	2	Syringa reticulata 'Ivory Pillar'	Ivory Pillar Tree Lilac	50mm	W.B. Staked

TREE SOIL VOLUME MATRIX

Soil Volume Area, Tree Quantity and Size	Tree Quantity	OTTAWA TARGET SOIL VOLUME (m3)	Design Soil Volume	SOIL ADEQUACY percentage
AREA A - 2 Large shade trees in plant bed				
Plant bed (708.5 sq m x 0.45 metre deep)	2	36.0	318.9	885.70%
AREA B - 1 small tree in plant bed				
plant bed (22.7 sq m x .45 metre deep)	1	15.0	10.2	68.10%

NOTE:
THIS PLAN IS ISSUED FOR SITE PLAN CONTROL SUBMISSION ONLY. ADDITIONAL DETAILING AND SPECIFICATIONS ARE REQUIRED PRIOR TO TENDERING OR CONSTRUCTION.

DRAWINGS TO BE READ IN CONJUNCTION WITH TREE CONSERVATION REPORT. REFER TO TREE CONSERVATION REPORT PREPARED BY MARIETTA RUHLAND DATED 2021-12-13 FOR TREE PROTECTION MEASURES AND DETAILS.

TREES TO BE PLANTED 2M FROM HYDRO LINE WHERE APPLICABLE. CRZ PROTECTION FENCE TO BE 80CM FROM TRUNK.

Ruhland & Associates Ltd
landscape architecture • urban design • site planning
Ph 613-224-4214 Fx 613-224-1131 info@rala.ca www.rala.ca

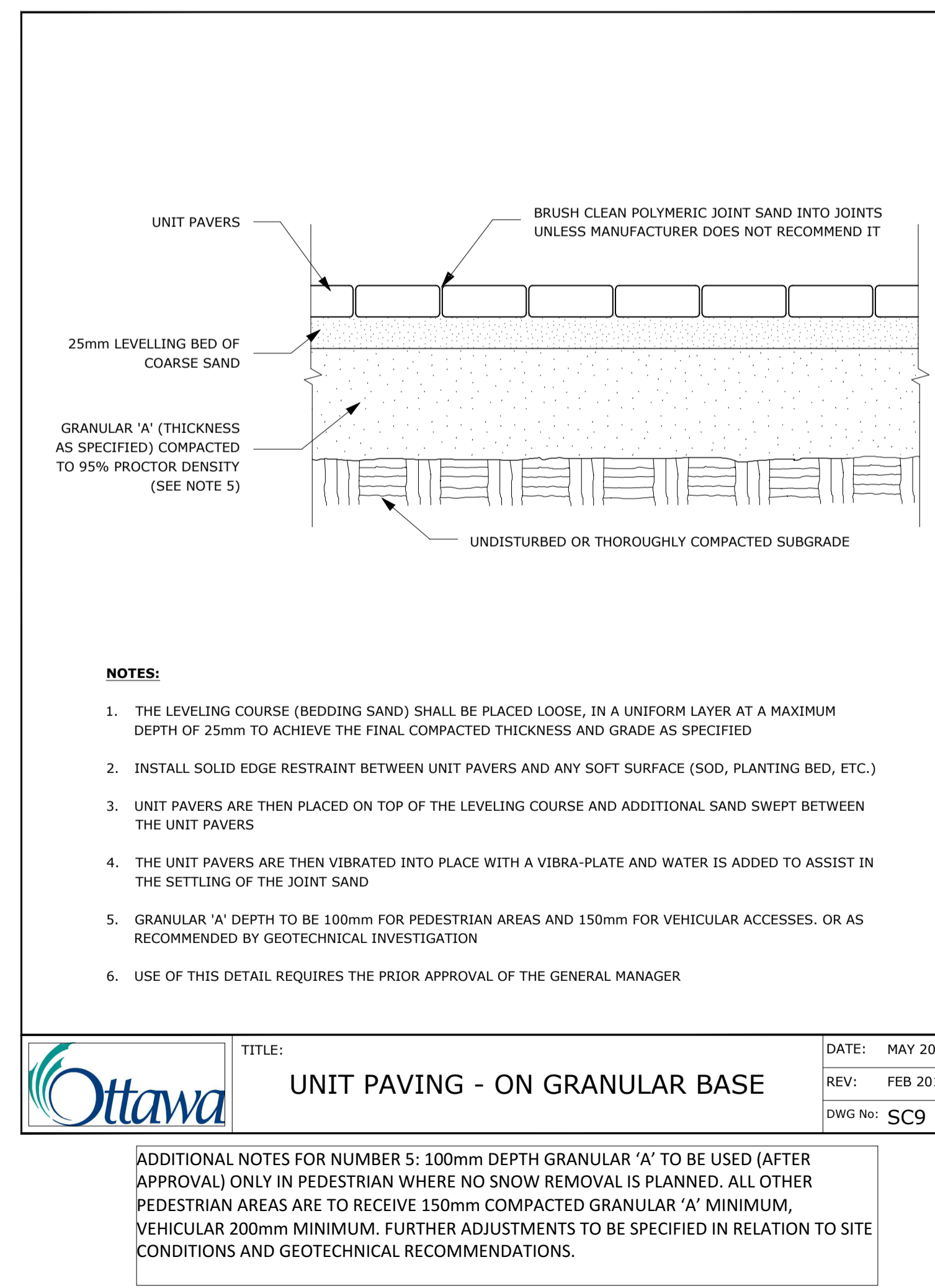
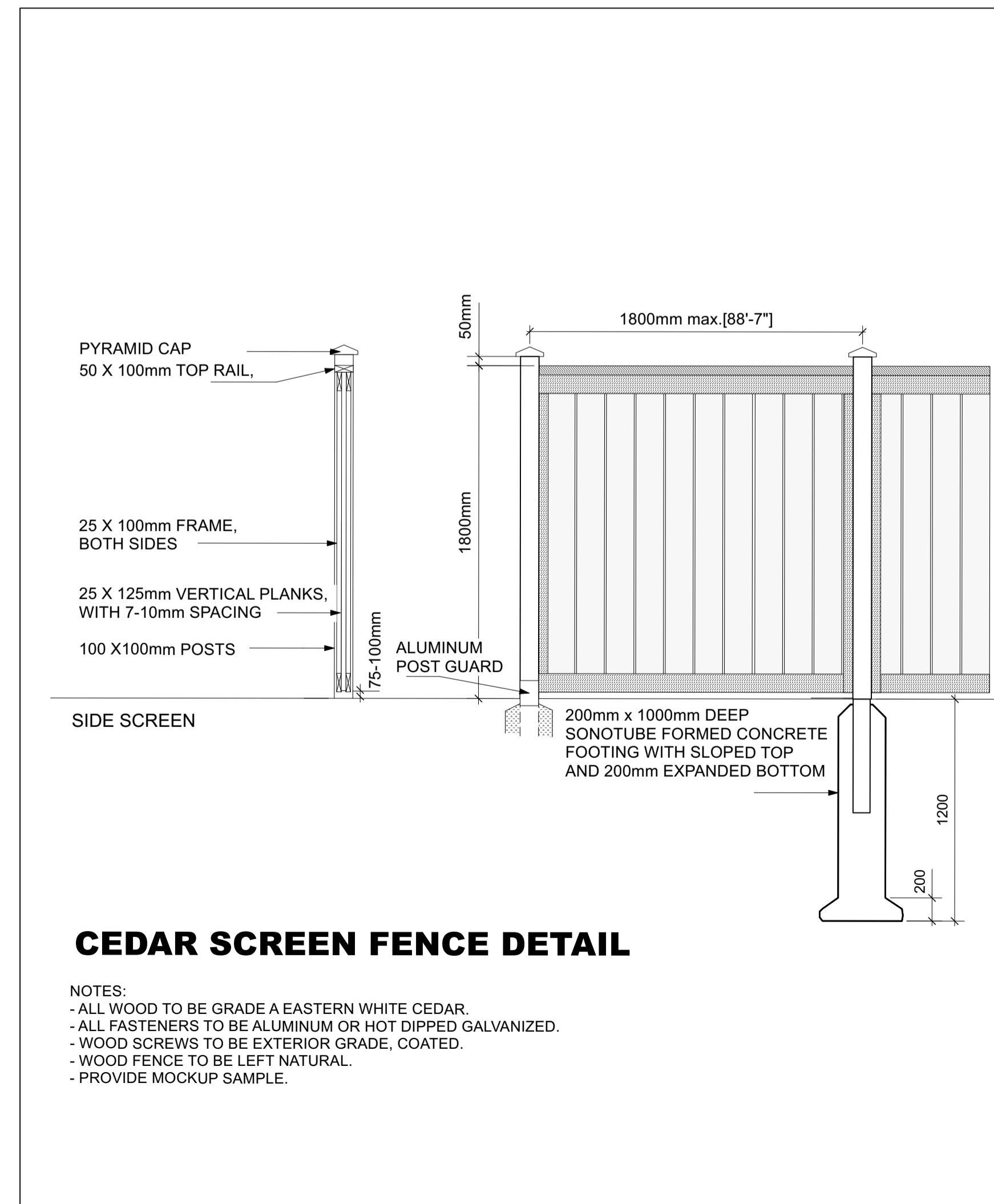
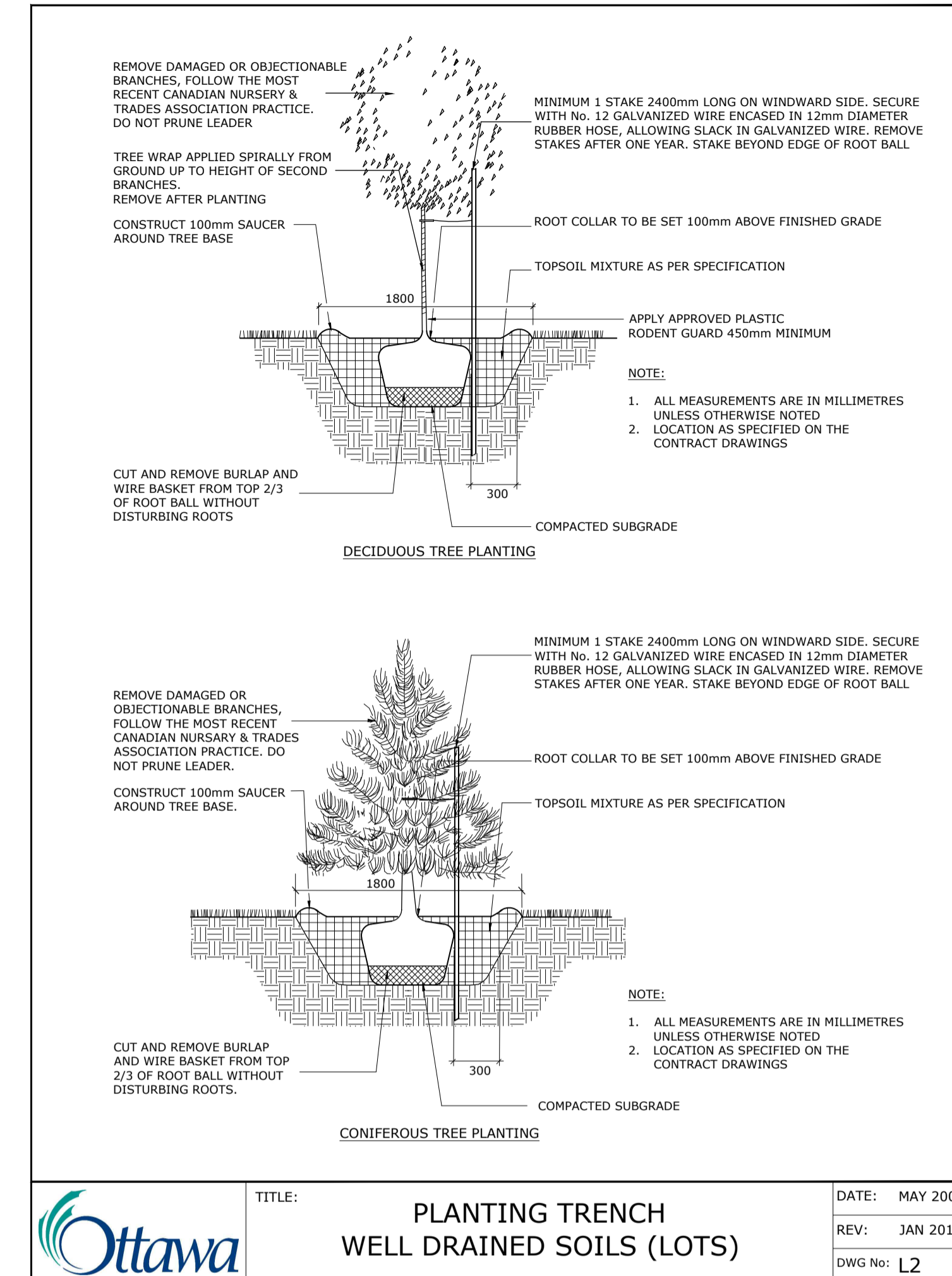
project

**3776 ALBION RD,
OTTAWA ON**

drawing title
**LANDSCAPE / PLANTING
PLAN**

scale 1:125	drawn by C. Reed	designed by C. Reed
date February 2022	checked by M. Ruhland	plot date
project number 20-1620	drawing number L - 01	

Contractor to check and verify all dimensions on the job



6		
5		
4		
3		
2		
1	ISSUED FOR REVIEW	FEB 07/22

no.	issue / revision	date
	seal	
	north	

Ruhland & Associates Ltd
landscape architecture • urban design • site planning
Ph 613-224-4744 Fx 613-224-1131 info@rala.ca www.rala.ca

project
**3776 ALBION RD,
OTTAWA ON**

drawing title
DETAILS

scale	drawn by C. Reed	designed by C. Reed
date December 2021	checked by M. Ruhland	plot date Feb. 7th 2022
project number 20-1620	drawing number L - 02	

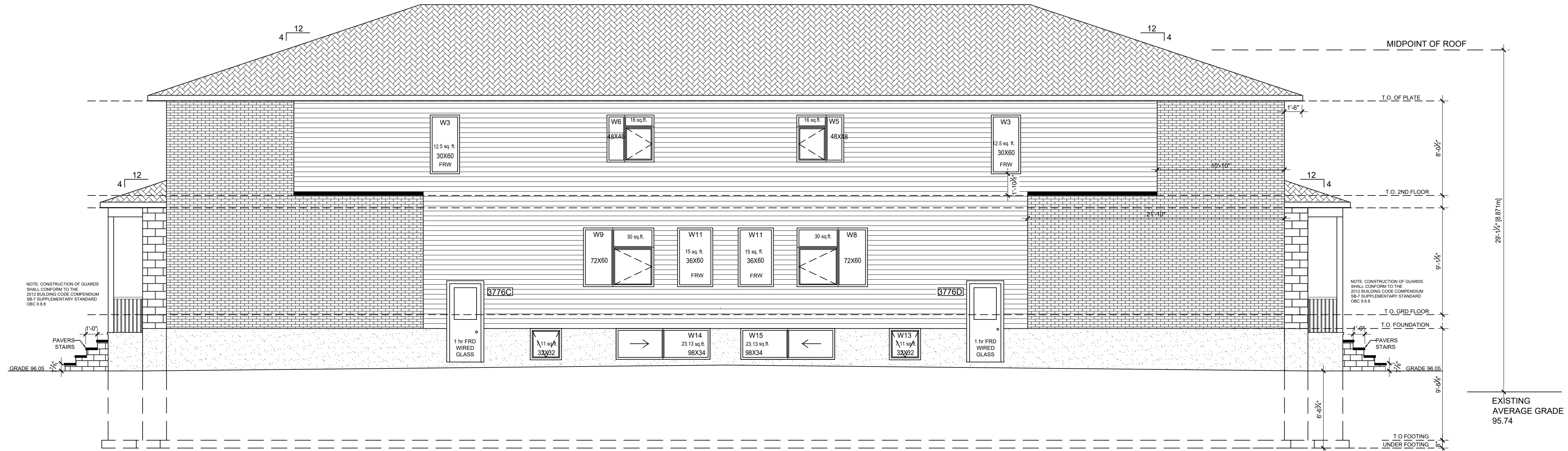
CONTRACTOR MUST VERIFY SITE CONDITIONS AND DIMENSIONS PREVIOUS WORK EXECUTION.

DO NOT SCALE DRAWINGS.

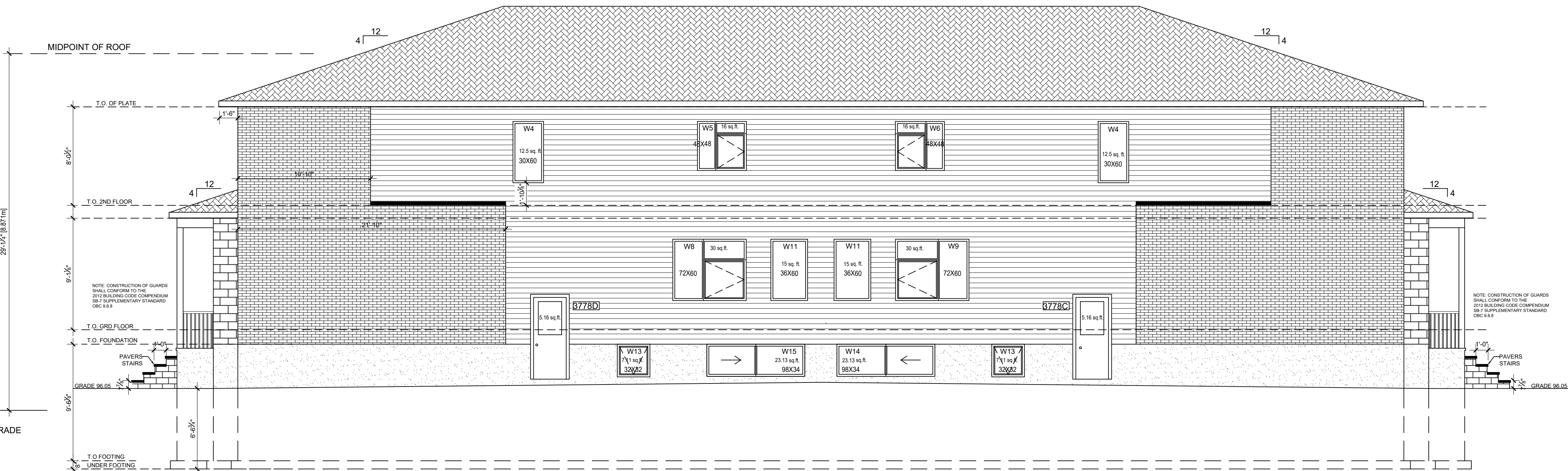
Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-08-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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



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

4	REISSUED FOR BUILDING PERMIT	JULY 02/2024
2	REVISION	FEB 11/2024
1	ISSUED FOR BUILDING PERMIT	MAY 28/2023

PROJECT
3776-3782 ALBION RD S
OTTAWA ON K1T 1A5

DRAWING TITLE
SIDE ELEVATIONS

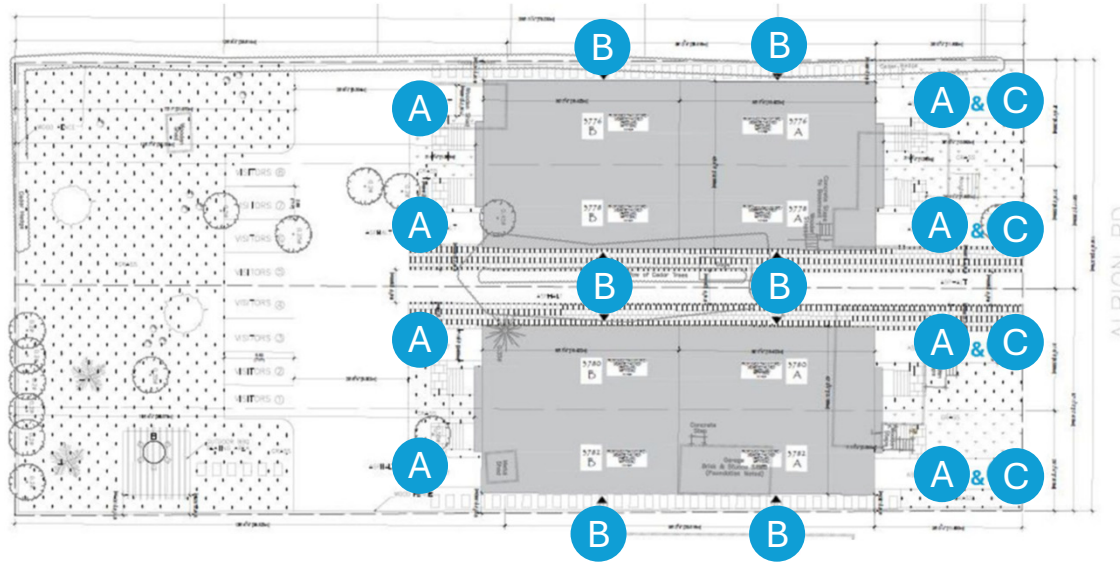
DRAWN BY
KARLA ESCOBEDO, DIP.ARCH.TECH.

REVIEWED BY
PABLO RANGEL, BCIN 107353

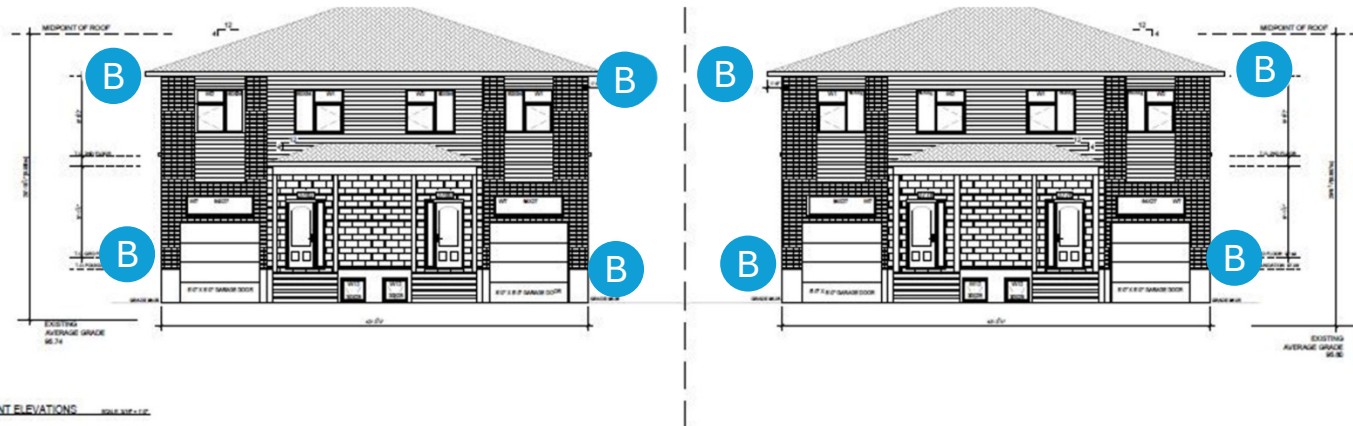
DATE	JULY 24, 2024
SCALE	AS SHOWN

A2

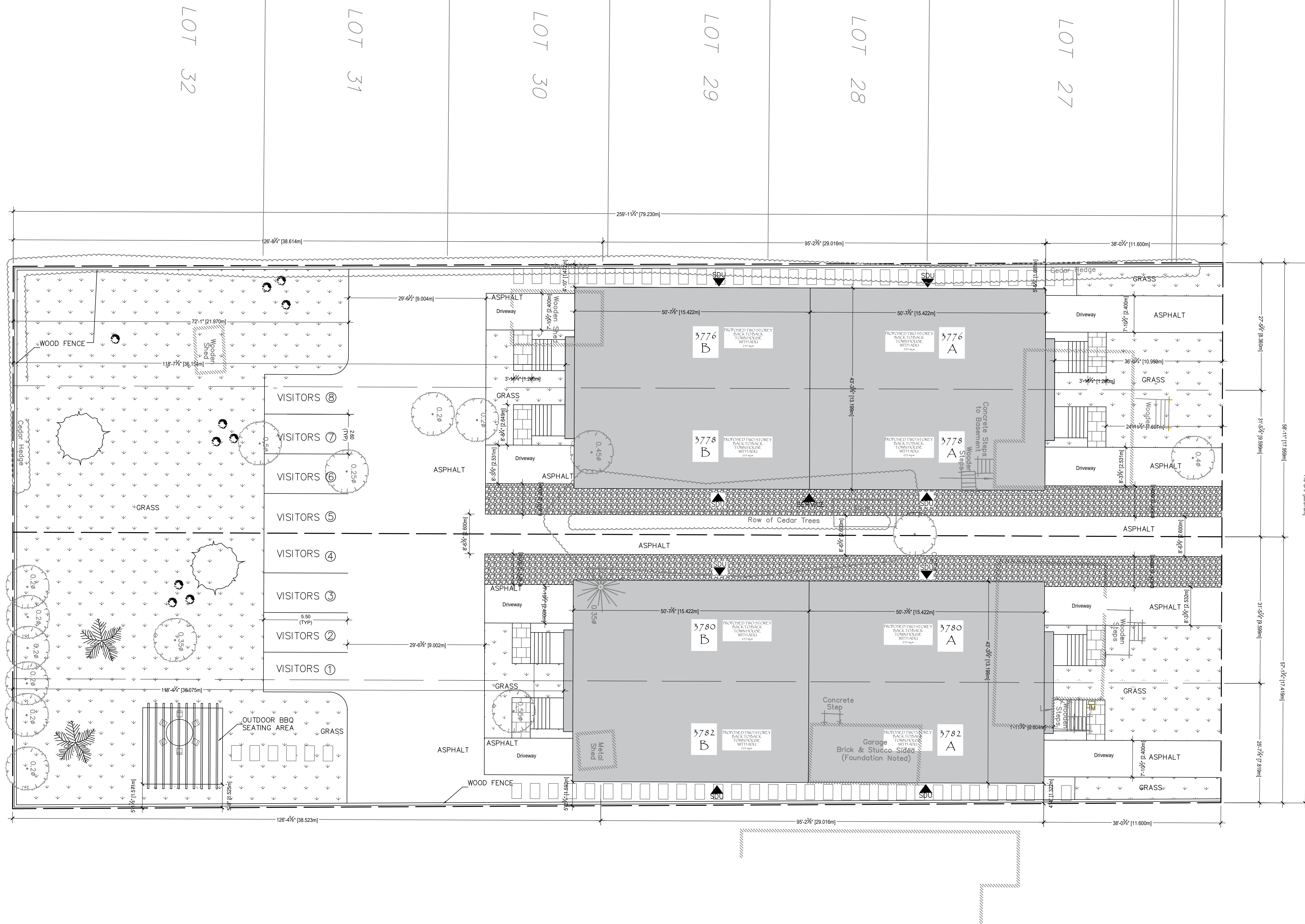
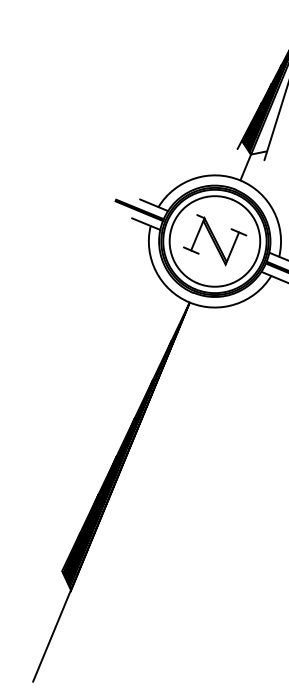
3776 and 3780 Albion Road: Proposed Areas Requiring Minor Variance Relief



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



1 FRONT ELEVATIONS
AL



ALBION RD

1 SITE PLAN
SP SCALE: 3/32" = 1'-0"

Project Studio Incorporated 1613 884 3839 mail@projectstudio.ca	
1	ISSUED FOR BUILDING PERMIT
2	REVISION
1	ISSUED FOR BUILDING PERMIT
1	REISSUED FOR BUILDING PERMIT
2	REVISION
1	ISSUED FOR BUILDING PERMIT

PROJECT
3776-3782 ALBION RD S
OTTAWA ON K1T 1A5

DRAWING TITLE
SITE PLAN

DRAWN BY
KARLA ESCOBEDO, DIP.Arch.TECH.

REVIEWED BY

DATE
DECEMBER 21, 2022

SHEET
SP

Committee of Adjustment
Received | Reçu le

2024-07-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation

TREE CONSERVATION REPORT

APARTMENT BUILDING DEVELOPMENT

3776-3780 ALBION ROAD

CITY OF OTTAWA

Prepared for:

Concorde Properties
Ottawa, Ontario

Prepared by:

Ruhland & Associates Limited
1750 Courtwood Crescent, Suite 200
Ottawa, ON K2C 2B5
(613) 224-4744

October 08, 2020
Revised December 13, 2021

PROJECT INFORMATION

Project Name: Albion Apartments

Owner: Concorde Properties

Applicant: Fotenn Planning & Design
Attn: Brian Casagrande

Prepared By: Ruhland & Associates Limited,

1750 Courtwood Crescent, Suite 200, Ottawa, ON
K2C 2B5 613-224-4744
Att: Marietta Ruhland

Contractor: Unknown at this time.

Municipal Address: 3776-3780 Albion Road, Part 1 Plan of Lot 8,
Concession 3, Geographic Township of Gloucester,
City of Ottawa

Official Plan & Zoning Designations: Site Zoning as per Ottawa Zoning By-law
2008-250
Site Designation R1W

Purpose for Report: in support for an application for site plan control

Schedule of Proposed Works: 2022-2023.

Other Applications Affecting Subject Lands: none

TREE CONSERVATION REPORT

The subject lands are located on the west side of Albion Road located in Ottawa, ON.

The subject lands are approximately. 2800m³ 0.28 hectares (0.69 acres) in size. The area affected by the proposed site development is 98% of the site.

It is bounded on the north by parkland (Emerald Woods Park) and all other sides by existing residential developments.

The subject lands were visited by Ruhland & Associates Ltd. on June 16, 2020.

Included in this report: 2019 aerial, 2017 City of Ottawa aerial, Map #1 – Current Vegetation, MAP #1A – Existing Vegetation Chart, Map #2 – Proposed Development and Conserved Vegetation, Plan and City Detail for Tree Protection Notes and Details.

Note: locations of trees are from survey information and from field observations and aerial photographs. Status of existing vegetation was taken from field observations.

CRZ (critical root zone) as defined by the City of Ottawa Municipal Trees and Natural Area Protection By-law as: “critical root zone” means the area of land within a radius of ten (10) cm from the trunk of a tree for every one (1) cm of trunk diameter.

GENERAL

The subject lands consists of existing single unit residential housing, surrounded by existing residential and park lands.

SURFACE WATER FEATURES

No significant water features.

STEEP SLOPES

No significant slopes were found on site. The site slopes generally to the west.

WILDLIFE

No evidence of larger mammals was found on the site during any site reviews.

SIGNIFICANT VEGETATION / SPECIES

No significant species or species at risk have been found on site during site visits.

DISTINCTIVE TREES

Seven (7) distinctive trees was found on site (30cm DBH or greater), refer to Map #1 – Current Vegetation, MAP #1A – Existing Vegetation Chart and description under Existing Vegetation.

VEGETATION INVENTORY

EXISTING VEGETATION

The lands consist mainly of residential yards, residential housing and lanes. Majority of lot is grassed with vegetation in various conditions.

Refer to MAP #1, Existing Vegetation Chart and Map #2 – Proposed Development and Conserved Vegetation for species, size condition and action.

ALBION ROAD FRONTAGE (#17-19):

No trees are located within the city road allowance. Trees #17 is located in the front yard of 3776 Albion. #18 & 19 consists of cedar hedges and partial deciduous shrub hedge

Age: Semi-mature Norway maple and young cedar hedge.

Size: 40cm DBH maple, 2.5 m high cedar hedge and 1.5-2.0 metre height hedge

Condition: maple in good condition, hedge in fair (#18) to good condition (#19).

CENTRAL LOTS (#1-15):

Consists of semi mature to mature trees, overgrown cedar hedges, a few younger trees, refer to chart.

Age: Semi-Mature to Mature.

Size: younger to semi-mature trees range 17cm - 35cm DBH. The mature trees range from 40cm - 50cm DBH.

Condition: Majority are in fair to good condition, with a few exceptions. Trees #7, 10, cedar hedge #13 are in poor condition, and or overgrown, severely pruned.

SOUTH PROPERTY LINE (#19):

Majority of the south property line consists of perennials with a few saplings under 8cm DBH. A low cedar hedge is located just within the property close to Albion Road

Age: Young.

Size: Height ranges from 1.5 to 2 metres.

Condition: the cedar hedge is in good condition and habit.

WEST PROPERTY LINE (15):

Pine trees along the west property line (lot 3780) are dead. Vegetation along the west property of lot 3776 consists of an overgrown cedar hedge.

Age: Semi-mature.

Size: average range 6-7 metre height.

Condition: the majority of the cedars are in fair condition and habit but are overgrown and have not been pruned for form.

NORTH PROPERTY LINE (16):

Vegetation along the north property line (lot 3776) consists of an overgrown cedar hedge interspersed with deciduous shrubs and young trees - Manitoba Maple saplings.

Age: Semi-mature.

Size: average range 4-5 metre height.

Condition: the majority of the cedars are in fair condition and habit but are overgrown with vines and have not been pruned for form. Shrubs and Manitoba Maple have invaded the hedge and have not been removed or pruned back.

DISTINCTIVE TREES

Distinctive trees (as described in the City of Ottawa tree bylaw 2020-340: 'means any tree located on private property with a DBH of 30 cm or greater, within the inner urban area (urban lands within the greenbelt), and with a DBH of 50 cm or greater, within the suburban area (urban lands between the greenbelt and the urban boundary).')

Seven (7) distinctive trees were found on site, #2 (35cm White Pine), #4 (35cm Manitoba Maple), #6 (38cm Elm), #8 (45cm Bur Oak), #11 (30cm American Beech), #12 (50cm DBH Black Walnut), #17 (40cm Norway Maple).

VEGETATION CONSERVATION

VEGETATED AREAS TO BE RETAINED

Portion of cedar hedge #15 along back property line and portion of #19 is planned for retention.

VEGETATED AREAS TO BE REMOVED

Due to the extents of the proposed development, grade changes, retaining walls and servicing requirements, none of the existing trees within the property can be retained.

Refer to 2019 aerial, 2017 City of Ottawa aerial, Map #1 – Current Vegetation, Existing Vegetation Chart, Map #2 – Proposed Development and Conserved Vegetation, Plan and City Detail for Tree Protection Notes and Details.

All removals to be done in accordance with the City of Ottawa tree bylaw 2020-340 and this Tree Conservation Report.

POTENTIAL IMPACTS AND MITIGATION MEASURES

POTENTIAL IMPACTS

It is noted that excavation for the development of the building, parking lot, roadways and/or sidewalks, retaining walls and servicing does not allow for retention of trees and mitigation measures.

PROTECTION MEASURES

In accordance with the Municipal Trees and Natural Areas Protection By-law No. 2006 – 279, a protection fence is to be erected at vegetation that is to be preserved. Existing fencing will serve as protection fencing for vegetation on adjacent south and west properties lines. If the existing fence is to be dismantled during construction, a tree preservation fence or project hoarding is to be erected in its stead. The protection fence shall be erected as per City of Ottawa Tree Preservation Specifications. The protection fence shall be maintained throughout all phases of the development. No work is to be done within tree protection area.

No storage, vehicular traffic or other construction activities to take place within the tree areas.

SPECIFIC PROTECTION MEASURES

All protection measures shall follow Municipal Trees and Natural Areas Protection By-law No. 2006 – 279.

PLANTING RECOMMENDATIONS

Planting a mix of indigenous (or cultivars thereof) deciduous street trees along Albion Road. Where road conditions are not amenable to indigenous, non-invasive, non-indigenous species will be selected.

Plantings of new deciduous trees will consist of indigenous (or cultivars thereof) species, suitable to the proposed site conditions.

Prepared by

Marietta Ruhland, OALA
Senior Landscape Architect
Ruhland & Associates Limited

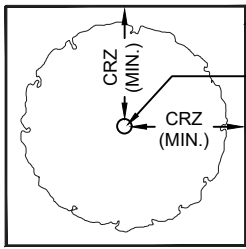
December 13, 2021

2019 AERIAL



2017 City Aerial





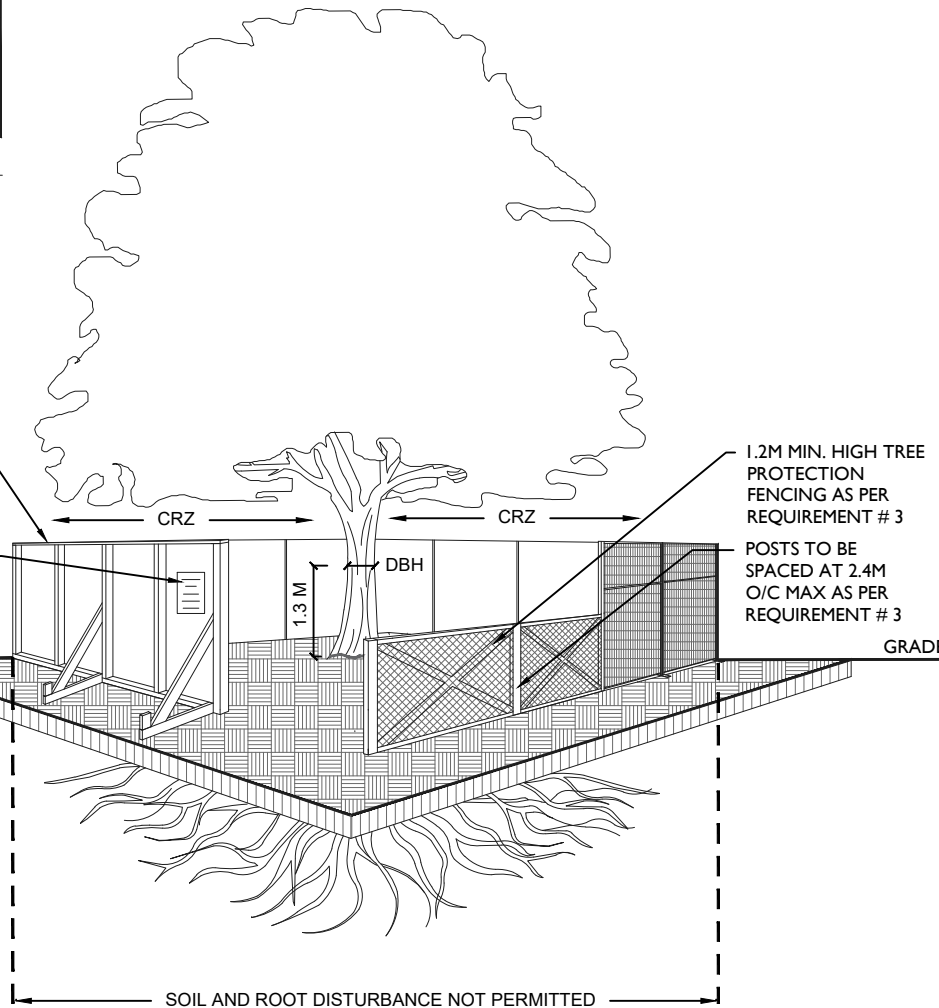
PLAN VIEW

TREE PROTECTION FENCING
TREE TRUNK

CRZ = DBH X 10CM.
CRZ IS TO BE MEASURED FROM THE OUTSIDE EDGE OF THE TREE BASE

TREE PROTECTION SIGNAGE AS PER CITY STANDARD

GRADE



1.2M MIN. HIGH TREE PROTECTION FENCING AS PER REQUIREMENT # 3

POSTS TO BE SPACED AT 2.4M O/C MAX AS PER REQUIREMENT # 3

SOIL AND ROOT DISTURBANCE NOT PERMITTED

TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE DISCLOSURE REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

BY-LAWS

ALL CITY-OWNED TREES ARE PROTECTED UNDER THE MUNICIPAL TREES AND NATURAL AREAS PROTECTION BY-LAW (2006-279). WITHIN THE URBAN AREA, PRIVATELY-OWNED TREES GREATER THAN 50CM DIAMETER ON LOTS 1HA IN SIZE OR LESS, AND TREES GREATER THAN 10CM DIAMETER ON LOTS >1HA, ARE PROTECTED UNDER THE URBAN TREE CONSERVATION BY-LAW (2009-200).

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MAY 2019

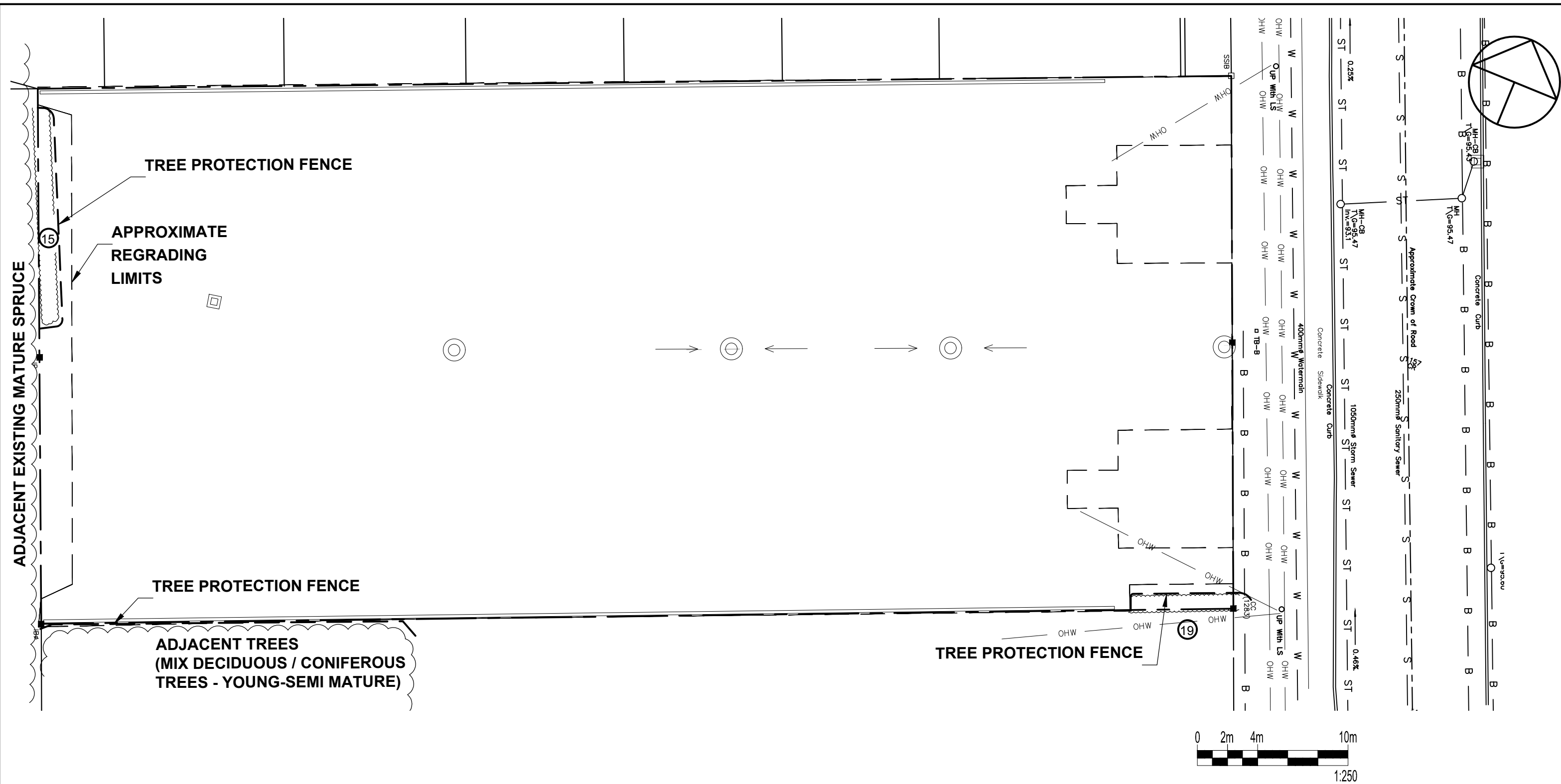
DRAWING NO.: 1 of 1

3776 / 3780 Albion Road

PLANT ID #	SIZE DBH* / ht. (cm)	COMMON NAME	BOTANICAL NAME	DISTINCTIVE TREE**	COMMENTS	NOTES	ACTION	RATIONALE
1	3 stems 25 cm ea.	Black Walnut	Juglans Nigra		GOOD	dead branches at base rot at base of trunk	Remove	Within Building footprint
2	35 cm	White Pine	Pinus strobus	√	GOOD		Remove	Within Building footprint
3	16 to 29 cm	Norway Maple	Acer platanoides		GOOD		Remove	Within Building footprint / parking lot
4	35 cm	Manitoba Maple	Acer negundo	√	GOOD	dead branches at bottom; suckering	Remove	Grade change / storm water requirements
5	6 mature cedars	Cedar Hedge	Thuja occidentalis		FAIR	20-30cm DBH; no recent pruning; many dead branches; main leaders cut back severely	Remove	Within Building footprint
6	38 cm d.b.h.	Elm	Ulmus species	√	GOOD	trunk grown through/into fence	Remove	Within Building footprint
7	15 cm dbh	Manitoba Maple	Acer negundo		POOR	trnk growing through fence	Remove	Within Building footprint
8	45 cm	Bur Oak	Quercus macrocarpus	√	GOOD	some dead branches	Remove	Within Building footprint
9	20 cm	Pear	Pyrus species		FAIR	major scar on trunk	Remove	Within parking lot
10	18 cm	Crabapple	Malus species		POOR	mainly dead	Remove	Within parking lot
11	30 cm	American Beech	Fagus grandifolia	√	FAIR	spots on leaves; dead branches; scar; crack in trunk	Remove	Within parking lot
12	50 cm	Black Walnut	Juglans Nigra	√	FAIRLY GOOD	crack in trunk; minor amt. of dead branches;(woodpecker damage?)	Remove	Grade change / storm water requirements
13	10-5 x 10-20 cm	Cedar Hedge	Thuja occidentalis		POOR		Remove	Within parking lot, Grade change / storm water requirements
14	15 cm	Black Walnut	Juglans Nigra		FAIR	overcrowded	Remove	Within parking lot, Grade change / storm water requirements
15	8-9 x 6-7 M	Cedar Hedge	Thuja occidentalis		FAIR	overgrown, see Map 1 hatch for extents	Partial preservation	Within grading limits, retaining wall
16	20 x 4-5 M	Cedar Hedge	Thuja occidentalis		FAIR	overgrown; vines, see Map 1 hatch for extents	Remove	Within grading limits, retaining wall
17	40 cm	Norway Maple	Acer platanoides	√	GOOD	dense branching; minor dead branches	Remove	Within driveway- bldg entrance / grade change
18	2.5 M	Cedar Hedge	Thuja occidentalis		FAIR	partially overgrown with volunteer shrubs, see Map 1 hatch for extents	Remove	Within driveway- bldg entrance / grade change
19	1.5-2.0 M	Cedar Hedge	Thuja occidentalis		GOOD		Partial preservation	Remainder at retaining wall

• Diametre at Breast Height

** Distinctive Tree (By-Law 2020-340)



stamp	project	3776 ALBION APARTMENTS CITY OF OTTAWA		drawing MAP # 2 - PROPOSED DEVELOPMENT AND CONSERVED VEGETATION	
	<p>Ruhland & Associates Ltd 200-1750 Courtwood Crescent, Ottawa, Ontario K2C 2B5 P (613) 224-4744 x 222 F (613) 224-1131 info@rala.ca www.rala.ca</p>		scale 1:250	date June 23, 2020	project no. 20-1620
			drawn by M.Malkov	checked by M.Ruhland	revision no. 1 Dec. 13/21
					MAP #2

2024-08-29

City of Ottawa | Ville d'Ottawa

Comité de dérogation



**CONSENT & MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	3776-3782 Albion Road
Legal Description:	Part of Lot 8, Concession 3 (Rideau Front), Geographic Township of Gloucester
File No.:	D08-01-24/B-00136 & D08-01-24/B-00137 D08-02-24/A-00207 & D08-01-24/A-00208
Report Date:	August 28, 2024
Hearing Date:	September 3, 2024
Planner:	Penelope Horn
Official Plan Designation:	Outer Urban, Neighbourhood,
Zoning:	R3B[2821]

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the applications. The TIR provided is outdated (2021) and does not include the following required information in order to evaluate the impacts of the requested variances on existing trees: a site plan with the tree locations overlaid including adjacent and boundary trees which could be impacted by the project, and a planting plan showing all required compensation trees for the proposed removals. Adjournment is recommended to provide time for updated information to be submitted and staff review.

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variances to the minimum driveway width, eaves and stair projections meet the “four tests”. The site applicant undertook a zoning by-law amendment in 2022 to allow back-to-back townhouse on each lot, with four primary

dwelling units, each with an additional dwelling unit, for a total of 16 units. Staff have some concerns regarding the requested minor variances to permit individual and shared driveways on the same lot, given discrepancies between provided plans.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
- All trees on City property and private trees greater than 30cm in diameter in the inner urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- A private approach permit is required for any access off of the City street.
- Existing services are to be blanked at the owner's expense.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
- Existing Catch Basin is not to be located within the driveway.
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.

Planning Forestry

The plan appears to propose removal of all existing trees on site (>19) and replacement with 4 trees, which is not in line with the direction of the Official Plan to maintain canopy cover and to prioritize retention of existing trees over replacement. An updated TIR and tree planting plan including all required compensation trees is required for review of this application.

The plans associated with the file show a great deal of impact to trees outside of the building footprint, through the current design of parking, storm water management, and potentially servicing. One of the requested variances relates to the provision of shared and single driveways on one lot, which directly impacts tree #17. Forestry has significant concerns with the number and arrangement of the parking spaces proposed, given that it is above what is required through Zoning. The Landscape Plan shows a storm water pond in the rear yard, which must be designed and located to minimize impacts to existing trees.

This is a large site with opportunities to design the parking, storm water management, servicing and other elements to retain existing trees and to enhance the canopy cover. The site, servicing and grading plans must be designed to minimize the impacts to existing trees, particularly those outside of the building footprint. The TIR and planting plan must account for any changes to the other plans for the site and must include all required compensation trees for those proposed for removal, including trees within the ROW to improve the streetscape of the site.

Right of Way Management

The Owner shall be made aware that private approach permits are required to construct or modify any newly created driveway/approaches in the Right-of-way.

Transportation Engineering

Transportation Engineering Services does not support the minor variance to Section 139(2)(d) of the zoning by-law permitting the four individual driveways providing access to front yard parking. In addition to Section 139(2)(d) of the Zoning By-Law, provision of these four individual driveways would contradict the following:

- Section 4.1.2 4) of the Official Plan, which states that *“development of land abutting an existing or planned cycling facility identified in the TMP and associated plans will be designed to minimize vehicle access across the cycling facility in order to reduce potential conflict points, such as by providing vehicular access to parking and service areas from side streets or rear lanes.”*

CONDITIONS

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

1. That the Owner(s) provide evidence that payment has been made to the City of Ottawa for cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of land

otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2022-280, as amended. Information regarding the appraisal process can be obtained by contacting the Planner.

2. That the Owner(s) provide proof to the satisfaction of **the Development Review Manager of t All Wards within Planning, Development and Building Services Department, or their designate**, to be confirmed in writing from the Department to the Committee, that the existing dwelling/building has been removed.
3. That the Owner(s) provide evidence to the satisfaction of both the **Chief Building Official and Development Review Manager, Planning, Development and Building Services Department, or designates**, that both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply to 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.
4. That the Owner(s) provide evidence to the satisfaction of **the Development Review Manager of All Wards within Planning, Development and Building Services Department, or their designate**, to be confirmed in writing from the Department to the Committee, that the accessory structure has been demolished in accordance with the demolition ~~permit~~ or relocated in conformity with the Zoning By-law.
5. That the Owner(s) enter into a Joint Use, Maintenance and Common Elements, at the expense of the Owner(s), setting forth the obligations between the Owner(s) and the proposed future owners.

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

The Owner shall ensure that the Agreement is binding upon all the unit owners and successors in title and shall be to the satisfaction of **Development Review All Wards Manager within Planning, Development and Building Services Department, or their designate, and City Legal Services**. The Committee requires written confirmation that the Agreement is satisfactory to **Development Review All Wards Manager within Planning, Development and Building Services Department, or their designate**, and is satisfactory to **City Legal Services**, as well as a copy of the Agreement and written confirmation from **City**

Legal Services that it has been registered on title.

6. That the Owner enter into an Agreement with the City, at the expense of the Owner, which is to be registered on Title to deal with the covenants/notices that shall run with the land and bind future owners on subsequent transfers;
“The property is located next to lands that have an existing source of environmental noise (Collector Road and, airport) and may therefore be subject to noise and other activities associated with that use”
The Agreement shall be to the satisfaction of **Development Review All Wards Manager within Planning, Development and Building Services Department, or their designate**. The Committee requires a copy of the Agreement and written confirmation from **City Legal Services** that it has been registered on title.
7. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of **Development Review All Wards Manager within Planning, Development and Building Services Department, or their designate** to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of **Development Review All Wards Manager within Planning, Development and Building Services Department, or their designate**.
8. That the Owner(s) enter into a resurfacing agreement with the City to the satisfaction of the Program Manager, Right of Way Branch **within Planning, Development and Building Services Department, or their designate**, and provide financial security in accordance with the Road Activity By-law, as amended, to install an asphalt overlay over the roadway surface of Albion, fronting the subject lands, to the limits shown on the approved Site Servicing Plan. Where the approved Site Servicing Plan demonstrates that resurfacing is not required based on the City’s Road Cut Resurfacing Policy, the Development Review Manager of the All-Wards Branch **within Planning, Development and Building Services Department, or their designate**, shall deem this condition satisfied.
9. That the Owner(s) submit a Stormwater Management Brief prepared by a Professional Civil Engineer licensed in the Province of Ontario, demonstrating a design for controlling post-development stormwater peak flows to pre-development peak flows for all stormwater events up to the 100 year storm event, to the satisfaction of **the Development Review Manager All Wards within Planning, Development and Building Services Department, or their designate**, to be confirmed in writing from the Department to the Committee,

If the Stormwater Management Brief includes infiltration techniques, the Owner(s) must submit a supporting Geotechnical Brief prepared by a Professional Civil Engineer licensed in the Province of Ontario, for approval by the Development Review Manager of **All Wards** within Planning, Development and Building Services Department Planning, Development and Building Services Department, or their designate.

10. That the Owner(s) enter into a Development Agreement with the City to construct the required stormwater system, including posting required securities. A copy of the Agreement and written confirmation from City Legal Services that it has been registered on title, shall be forwarded to the Committee of Adjustment. If applicable, the Owner(s) shall obtain an Environmental Compliance Approval from the Ontario Ministry of Environment, Conservation and Parks. Should the stormwater management system cross property lines or access to the system be over multiple properties, that the owner will seek approval of the Committee to grant easement(s) for access and maintenance of the stormwater system or register a Joint Use and Maintenance Agreement on title of the properties, all at the owner(s) costs.
11. That the Owner/Applicant(s) provide a Grading and Site Plan with the proposed elements/structures (parking, driveways, retaining walls, storm water management, etc.) designed and located based on the least impact to protected trees and tree cover, as well as a revised Tree Information Report reflecting these changes to the satisfaction of the Development Review Manager All Wards within the Planning, Real Estate and Economic Development Department, or their designate(s).
12. That the Owner/Applicant(s) provide a tree planting plan, prepared to the satisfaction of the Development Review Manager All Wards within the Planning, Real Estate and Economic Development Department, or their designate(s), showing the location(s) and species or ultimate size of all compensation trees required under the Tree Protection By-law and/or one new tree (50 mm caliper) per lot, whichever is greater.



Penelope Horn
Planner I, Development Review All Wards



Wendy Tse
Planner III (A), Development Review All Wards

Planning, Development and Building
Services Department

Planning, Development and Building
Services Department

110 Laurier Avenue West, Ottawa ON K1P 1J1
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1

Mail code: 01-14
Courrier interne : 01-14

Visit us: Ottawa.ca/planning
Visitez-nous : Ottawa.ca/urbanisme