

P-Squared Concepts  
Consent to Sever Cover Letter  
236 Woodroffe Ave.

City of Ottawa Committee of Adjustment  
101 CentrepoinTE Drive, 4<sup>th</sup> Floor  
Ottawa, ON K2G 5K7

February 17th, 2023

Attn: Mr. Michel Bellemare  
Secretary Treasurer

Re: 236 (234) Woodroffe Ave. (Consent to Sever) - Panel 2  
2763072 Ontario Inc. (c/o Jack Bisson)  
Lot 12, Registered Plan 446 - City of Ottawa

On behalf of our clients, we are submitting the following severance application for the property at 236 Woodroffe Ave., Ottawa, ON in order to permit the severance of one lot into two. The intention for the created lots is to construct a semi-detached dwelling and secondary dwelling unit on each lot. The property is zoned R4D in the Inner Urban transect, located on a mainstreet Corridor and within an Evolving Neighbourhood.

The Part 2 (Lot A) will retain the address 236 Woodroffe Ave. whereas Part 1 (Lot B) will be severed and referred to as 234 Woodroffe Ave. The owner plans on occupying one of the primary units and renting the remaining three primary and secondary units.

**Committee of Adjustment**  
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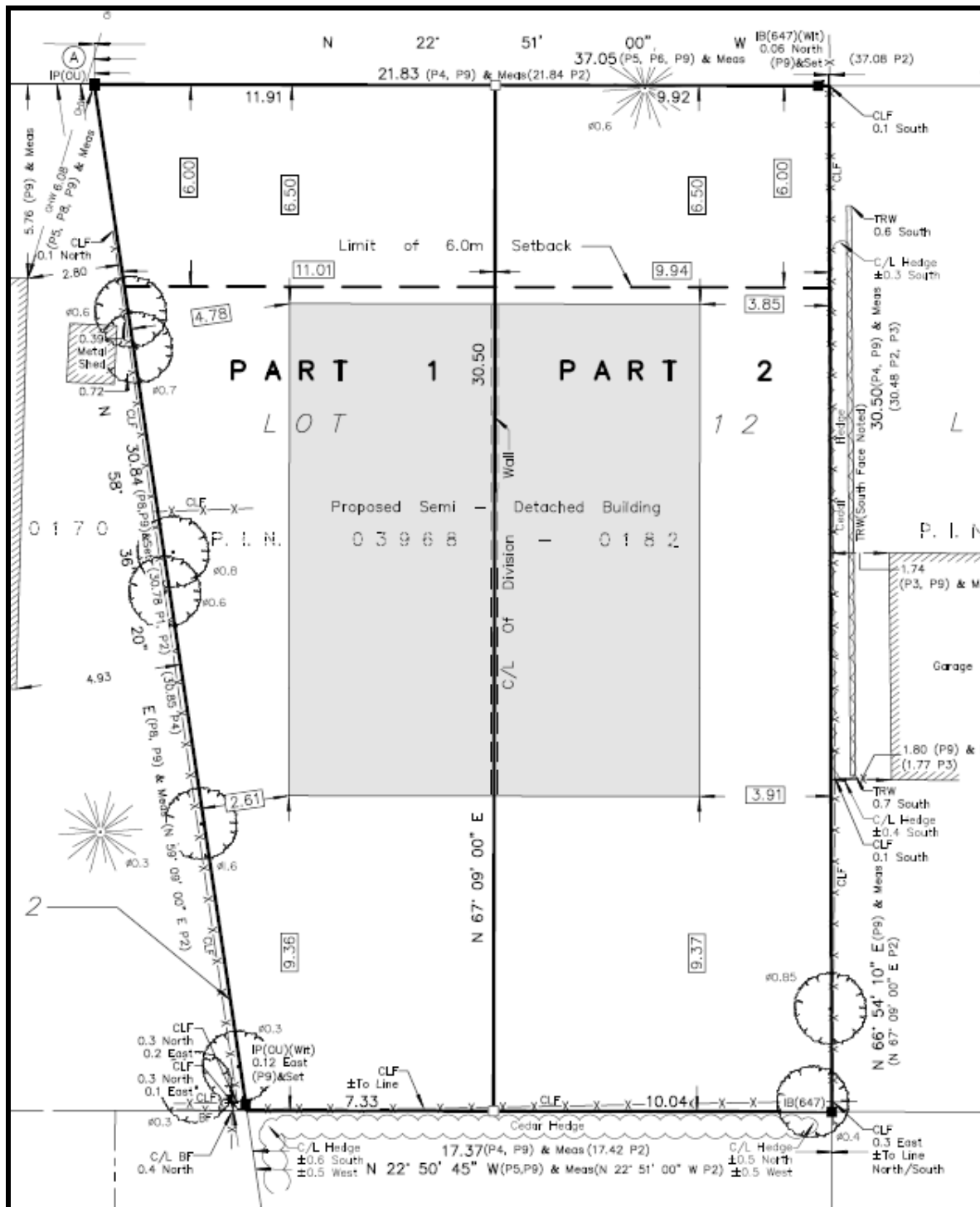
**2023-03-07**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

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Approximate location of the **proposed severance line**.



Draft 4R plan showing Part 1 (severed) and Part 2 (retained).

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**236 Woodroffe Ave. from Woodroffe Ave. looking south.**



**236 Woodroffe Ave. from Woodroffe Ave. looking west.**



**Woodroffe Public School directly across the street from the subject property.**

Section 53 (1) of the Planning Act indicates that ‘ an owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorised in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).

Section 51 (24) of the Planning Act states that in considering the draft of a subdivision, the following factors will be considered:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; i.e the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (f), the orderly development of safe and healthy communities (h), the appropriate location of growth and development (p), the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians (q); **Provincial interest aligns with the goals of this severance in its creation of two lots with their own adequate provision for sewage, water, and waste management systems, their contribution to safe and healthy communities, their contribution to growth and development in the area, and the compactness of the lots aligns with sustainability, public-transit, and pedestrian oriented goals. The severance will allow for two ground-oriented lots as opposed to the existing single dwelling.**

(b) whether the proposed subdivision is premature or in the public interest; The properties have access to hard and soft services with the connection to an already established road network.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; The Provincially approved Official plan designates this area within the Inner Urban transect on a Mainstreet Corridor and as an Evolving Neighbourhood which allows for intensification through infill development. The lots are also a 2 minute walk from six bus stops that serve lines 51 (Tunney's Pasture - Britannia), 87 (Tunney's Pasture - Baseline), and 153 (Tunney's Pasture - Lincoln Fields).

(d) the suitability of the land for the purposes for which it is to be subdivided; The severance will permit the construction of semi-detached dwellings with SDUs which are permitted uses in the R4 zoning. The lots are compliant with the R4D zoning and the resulting dwellings are compatible with the fabric of the neighbourhood.

(i) the adequacy of utilities and municipal services; The existing dwelling is connected to existing municipal services and so the proposed dwellings will be as well, therefore adequate services are available for the units.

(j) the adequacy of school sites; there are several schools included within close proximity of the subject site: Woodroffe Ave. Public JK - Grade 8 School (50m), Our Lady of Fatima Elementary School (500m), Rainbow Montessori Private School (700m), and D. Roy Kennedy Public Elementary School (1 km).

This application proposes to take one existing lot and divide it into two parcels of land with the intent to construct one semi-detached dwelling and SDU on each lot. There is no need for any new road construction, there is no requirement to set aside a portion of the lands for protected lands (i.e lands in a wetland or a floodplain), and there is no need for a servicing extension or upgrade. A Plan of Subdivision of these lands rather than a Consent application is not an efficient way to develop these lands. A Consent application is an appropriate course of action for a small development.

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At this time we are submitting the following in support of the application:

- Completed application form (1 original) for the standard consent application
- A Tree Information Report and Replacement Plan
- Property owner's authorization for submission of the application
- Parcel abstract page (PIN)
- Application fees
- Full size copy (and an 8 ½ x 11 reduction) of the draft reference plan and the proposed severance line.

Please contact the undersigned to arrange for the installation of the notification signs on the property.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 695 0192 or via email at [planning@p2concepts.ca](mailto:planning@p2concepts.ca).

**P-Squared Concepts**

A handwritten signature in black ink, appearing to read "J. Paoloni". The signature is written in a cursive, flowing style.

Jasmine Paoloni, Planner