

P-Squared Concepts
Consent to Sever Cover Letter
91 Concord St. N.

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

March 3rd, 2023

Attn: Mr. Michel Bellemare
Secretary Treasurer

Re: 91, 93 Concord St. N (Consent to Sever) - Panel 1
Xuejie Qin and Jing Zhang
Lot 3 East Concord St., Registered Plan 48 - City of Ottawa (PIN 04204 - 0079)

On behalf of our clients, we are submitting the following primary and secondary Consent to Sever applications for the property at 91 Concord St. N, Ottawa, ON in order to permit the severance of one lot into two and keep the existing property on the retained lands. The lot with the existing building (Part 1) will remain as 91 Concord St. N, whereas the new lot with the proposed dwelling (Part 2) will be known as 93 Concord St. N. The property is zoned R4UD in the Zoning By-Law 2008-250, as amended, and is within the Downtown Core transect in an Evolving Neighbourhood.

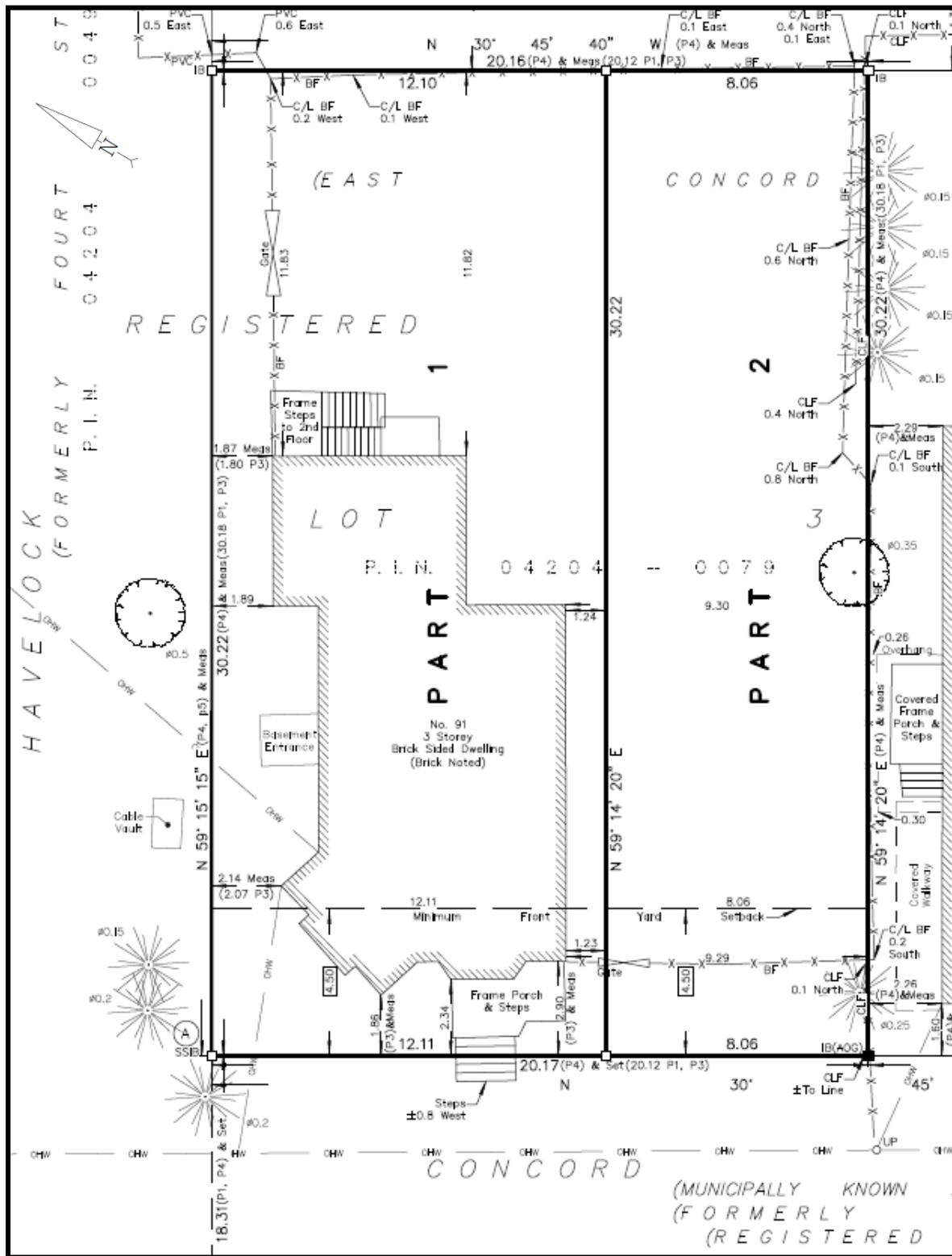
The land contains an existing three-storey duplex whose construction predates 1958 and the remainder of the lot is vacant. The proposed severance will allow the construction of a new two-storey duplex on the current vacant portion of the lot. The result will be a corner lot to the north with the address 91 Concord St. N with the existing duplex, and an interior lot to the south with the address 93 Concord St. N with the proposed duplex development.

Committee of Adjustment
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Draft 4R plan for 91 Concord St. N.



Approximate location of the proposed severance line.



91 Concord St. N. showing the existing duplex (left) and the vacant portion of the lot (right). Note: existing parking shown here will not continue.

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91 Concord St. N. from Concord St. N. / Havelock St.



91 Concord St. N. from Havelock St.

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 a single lot with one duplex.

(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 new Official plan designates this area within the Downtown Core transect and as an Evolving Neighbourhood which allows for intensification through infill development. The lots are also a 5 minute walk from two bus stops that serve line 55 which connects Elmvale mall and Westgate mall. Also, Main St. is an approximate 5 minute walk from the property.

(d) the suitability of the land for the purposes for which it is to be subdivided; The severance will permit the use of a duplex which is permitted uses in the R4 zoning. The lots are compliant with the R4UD. 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 the proposed dwelling 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: St. Nicholas Adult High School (600m), Riverside Montessori Preschool (600m), École Élémentaire Catholique Au Coeur d'Ottawa (600m), Lady Evelyn Alternative School (800m), and Immaculata High School (800m).

This application proposes to take one existing lot and divide it into two parcels of land with a duplex on each lot. There is not a 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 such as 91 and 93 Concord St. N.

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

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

When the notification signs are ready for this application could you please email the undersigned and I will arrange for their installation 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.

P-Squared Concepts Inc.

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

Jasmine Paoloni, Planner