



30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

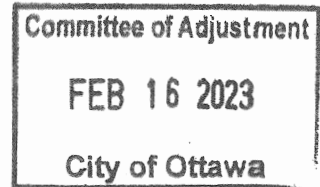
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MIROCA DESIGN INCORPORATED
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October 25, 2022

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 Consents to Sever for lands at 1245 Prince of Wales Drive, Ottawa, ON.**
Part of Lot 2
Registered Plan 352066
And Part of Lot 4
Registered Plan 32
Ward 16, River
Zoning R1GG, Zoning By-law 2008-250

Dear Mr. Bellemare,

Rosaria Segreto has retained Miroca Design Consulting Services to act as agent on her behalf for the preparation of Consents to Sever Application for her lands known municipally as 1245 Prince of Wales Drive, Ottawa, Ontario.

The following materials have been enclosed in support of these applications:

1. 1 copy of the completed Application Form
2. 1 copy of this cover letter prepared by Miroca Design Consultants Inc.
3. 1 full-sized copy and 1 reduced copy of the Draft Reference Plan showing the proposed lots, prepared by Farley, Smith & Denis Surveying Ltd.
4. 1 copy of the Tree Information Report prepared by Dendron Forestry Services
5. A cheque payable to the City of Ottawa, and a copy of the Parcel Abstract Page showing ownership.

Purpose of the Application

The owners would like to subdivide their property into two separate parcels of land. The existing dwelling on the north side of the lot is to remain, and it is proposed to construct a new one-storey detached dwelling on the newly created parcel.

Consents Requested

In order to proceed, the owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1-3 on a Draft 4R Plan filed with the application.

The separate parcels will be as follows:

Part No.	Frontage	Depth	Area	Municipal Address
1+3	25.37m	33.28m (irregular)	816.1m ²	1245 Prince of Wales Drive Existing Dwelling to Remain
2	26.45m	33.28m (irregular)	3,793.9m ²	____ Prince of Wales Drive Proposed New Dwelling

Official Plan

In accordance with the Official Plan transition policies approved by Ottawa City Council (October 27, 2021), this application was reviewed under the most restrictive policies contained within both the existing Official Plan (2003) and the new Official Plan (2021).

Under the existing Official Plan (2003), the subject property is designated as General Urban Area, which permits a wide range of types and densities of housing. The 2003 Official Plan provides direction that new developments should be compatible with, and complement the surrounding land uses. Section 2.5.1 and Section 4.11 are used in the evaluation of development applications undertaken by the City, and are largely focused on compatibility. These provisions speak to the intention of allowing new development that can enhance and coexisting with existing development, without necessarily being the same as existing buildings, and without causing adverse impacts.

In the New Official Plan (2021), this property is located within the Outer Urban Transect, Evolving Neighbourhood Overlay, on Schedule A, and Schedule B3. This designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, services, cultural, leisure, entertainment and institutional uses. A broad scale of uses are found within this designation that are intended to facilitate the development of complete and sustainable communities.

Sections 2.2, 3.2, 4.2, 5.1-5.6, and 11.5 in the new Official Plan (2021) are used in the evaluation of development applications undertaken by the City. These sections outline urban design direction and aim to achieve residential growth through intensification within the built-up urban area to support an evolution towards 15-minute neighbourhoods, with public and private amenities for residents.

The policies provide guidance on the appropriate integration of new and different types of housing with the desirable character of the surrounding neighbourhood. A variety of housing typologies are encouraged across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure. Meeting the needs of diverse households and providing a supply of affordable housing, encouraging housing options for larger households and supporting the evolution of healthy walkable 15-minute neighbourhoods.

The policies also include guidelines for protecting the urban tree canopy and providing access to greenspace that will provide shade and opportunities to promote mental and physical health and well-being.

Sections 5.1 - 5.6 outline the area-specific policies for the six transects identified on Schedule A of the Official Plan. The policies provide guidance as to the general characteristics associated with urban and suburban built form.

The Outer Urban Transect comprises neighbourhoods inside the Greenbelt built in the last third of the twentieth century. The neighbourhoods represent the classic suburban model, and are characterized by the separation of land uses, stand-alone buildings, generous setbacks, and low-rise building forms. The policies aim to recognize a suburban pattern of built form and site design, and to enhance mobility options and street connectivity in the Outer Urban Transect.

- The proposed new lot meets the intention of the New Official Plan's policies for intensification in the Outer Urban Transect, and respects the established lot fabric, built-form, site design, and character of the surrounding neighbourhood.
- The proposal takes full advantage of established transit service, water and sewer services and the network of roads and designated cycling routes. The development maintains environmental integrity by focusing growth in the urban area rather than developing lands at the periphery of the City. It contributes to a sustainable community by providing residential uses in close proximity to the rapid transit system, and a range of community amenities including employment and retail uses, thereby reducing travel and improving accessibility.

Zoning By-law

The zoning of the subject property is Residential First Density, Subzone R1GG. The intent of this zone is to limit development to detached dwellings, while allowing other residential uses to provide additional housing choices within detached dwelling residential areas. Development is to be regulated in a manner that is compatible with existing land use patterns so that the detached dwelling residential character of the neighbourhood is maintained or enhanced.

- The proposed new lot meets the intentions of the Zoning By-law by providing lots for detached residential development which is compatible with existing land use patterns, and is suitable for development in terms of building setbacks, height, tree protection, privacy and amenity space.

Provincial Policy Statement (2020)

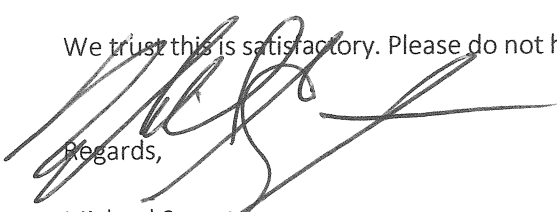
The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development across Ontario. Sections 1.1 – 1.4 of the PPS directs that land use planning shall be carried out in a manner that: Promotes efficient development patterns that contribute to long-term sustainability on a province-wide basis as well as in local communities; Takes advantage of opportunities for intensification and redevelopment that optimize the use of existing of planned infrastructure and public service facilities; and Promotes a compact built form which supports the use of alternative transportation modes and public transit.

- This proposal supports the policies of the PPS by providing intensification in the form of new residential lots within the City's urban area where infrastructure and services already exist and are in close proximity to service facilities. The proposed use of land will promote an efficient, cost effective pattern of development located within proximity to a range of community services and amenities and well-oriented within the City's roadway and transit system.

Conclusion

With respect to the Consents it is our opinion that Section 53(1) of the Planning Act has been satisfied and a plan of subdivision is not necessary for the orderly development of the land and all provisions of Section 51(24) of the Planning Act have been met. We believe that the Consents sought represent good land use planning and are appropriate for the subject property.

We trust this is satisfactory. Please do not hesitate to contact us if you require further information.



Regards,

Michael Segreto
Miroca Design Consulting Services Inc.