

P-Squared Concepts
Consent to Sever Cover Letter
7025 Notre-Dame St.

Committee of Adjustment
Received | Reçu le

2023-03-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

March 21st, 2023

Attn: Mr. Michel Bellemare
Secretary Treasurer

Re: 7025 (7027) Notre-Dame St. (Consent to Sever) - Panel 2
MRL Telecom consulting INC. (c/o Marc Laframboise)
Part of lot 24, Registered Plan 86 - City of Ottawa

On behalf of our clients, we are submitting the following primary Consent to Sever application for the property at 7025 Notre-Dame, Ottawa in order to permit the severance of one lot into two and keep the existing dwelling on the severed lands (west side of the overall lot). The lot with the existing building (Part 1) will remain as 7025 Notre-Dame St., whereas the new lot (Part 2) will be referred to as 7027 Notre-Dame St. The property is zoned R2N in the Zoning By-Law 2008-250, as amended, and is within the Suburban (East) transect in an Evolving Neighbourhood as per the Provincially-approved Official Plan.

In 2021, the property owner received a building permit to renovate the existing dwelling. The renovations included the removal of the attached garage and the construction of a Secondary Dwelling Unit (SDU) with rear yard basement access. The renovations were completed in 2022.

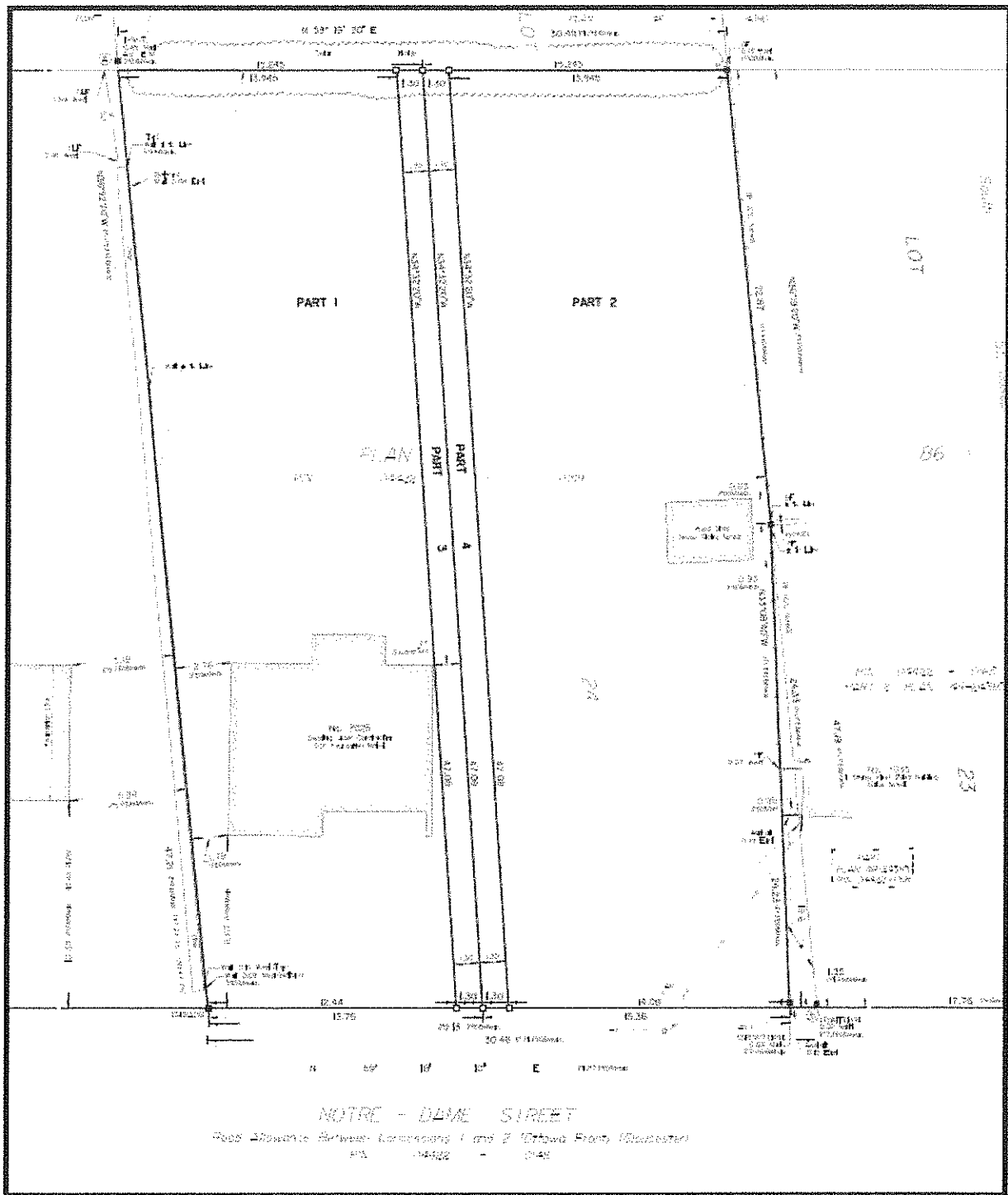
The subject land contains an existing two-storey detached dwelling with SDU and the remainder of the lot is vacant. The proposed severance will allow the construction of a new two-storey detached dwelling on the vacant portion of the lot. The result will be a lot to the west with the address 7025 Notre-Dame with the existing detached dwelling, and a lot to the east with the address 7027 Notre-Dame with the proposed detached dwelling development. The resulting lots will be compliant on lot area and lot width with sufficient space for a detached dwelling and parking in the rear.

In addition to the lot severance, we are requesting a reciprocal right-of-way between the proposed (Part 2) and existing lots (Part 1). This will serve as a shared vehicular laneway leading to parking in the rear of the Part 1 property. Shared vehicular access to the rear yards of these lots is important to the client and avoids the potential for front yard parking. The reciprocal rights-of-ways will each measure 1.3m in width to meet the minimum required width of 2.6m for a single lane driveway.

201-739 Ridgewood Ave.
Ottawa, ON, K1V 6M8

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(613) 695 0192

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Draft 4R plan for 7025 Notre Dame St.

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Approximate location of the proposed severance line. *Note that GeoOttawa imagery is dated 2021 and shows the attached garage that has since been removed.

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Site photo from Notre Dame St. showing the existing dwelling (left) and the vacant portion of the lot (right).

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Site photo showing the vacant portion of 7025 Notre Dame.

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Site photo showing the vacant portion of 7025 Notre Dame.

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Site photo showing the east and rear facade of the existing building on the lot.

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Site photo showing the existing shed (right) and a temporary storage shed (centre) at 7025 Notre Dame 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); The 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 lots are also approximately 250 m from St. Joseph Blvd which is a major corridor as per the Provincially-approved Official Plan, and approximately 800 m from the Town Center. St. Joseph Blvd also contains multiple bus stops within a 10 minute walking distance that are serviced by various OC transpo lines (31 - Blair / Orleans, 39 - Blair / Millennium Park, 131 - Chapel Hill / Fallingbrook, 632 - Gisele Lalonde / Orleans, 634 - Mer Bleue College / Orleans, 635 - Carine Wilson H.S / Orleans, 678 - Louis Riel / Orleans). The severance will allow for two ground-oriented dwellings as opposed to a single lot with one primary dwelling.

(b) whether the proposed subdivision is premature or in the public interest; The division of land is not premature as both properties will have access to the necessary infrastructure and 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 Official plan designates this area within the Suburban (East) transect and as an Evolving Neighbourhood which allows for intensification through infill development.

(d) the suitability of the land for the purposes for which it is to be subdivided; The severance will permit the use of a detached dwelling which is a permitted use in the R2 zoning. The lots are compliant with the R2N zone 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 with the exception of stormwater sewers, but it could easily be connected. The proposed dwelling will be connected to municipal services, and 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: École Élémentaire Catholique Saint-Joseph d'Orléans (500 m), École Secondaire Catholique Garneau (600 m), École Élémentaire Publique L'Odyssée (1 km), Convent Glen Elementary School (1 km).

This application proposes to take one existing lot and divide it into two parcels of land with a single detached dwelling on each lot. There is no need for any new road construction. A shared laneway will provide sufficient vehicular access to each property. 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 is not an efficient way to develop these lands. A Consent application is the appropriate course of action for a small development such as 7025 Notre-Dame St.

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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 consent application
- Property owner's authorization for submission of the applications
- Parcel abstract page (PIN)
- A Tree Information Report
- Application fees
- Draft reference plan showing 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.



Jasmine Paoloni, Planner