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Committee of Adjustment
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Comité de dérogation

April 24, 2023

Project/File: 160401799

Attention: Michel Bellemare, Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Avenue, 4th Floor
Ottawa, Ontario K2G 0B5

Dear Mr. Bellemare,

Reference: 2765 Palladium Drive
Applications for Consent

Stantec has been retained by the owner to prepare and submit applications for Consent for their property at 2765 Palladium Drive in the Stittsville neighbourhood. The owner is seeking to sever the existing lot into two parcels. The two proposed parcels meet the performance standards for lot width and lot area in the Zoning By-law.

This letter will introduce the proposed development and site context and demonstrate that the severance is appropriate for the property.

SITE CONTEXT

The property is located in Ward 6 – Stittsville, within the City of Ottawa. Specifically, the property is located in the Stittsville neighbourhood, at the intersection of Palladium Drive, Derreen Avenue, and Culdaff Road (Figure 1). The property, 2765 Palladium Drive, has about 110m of frontage on Culdaff Road, and about 310m of frontage on Palladium Drive and Derreen Avenue, and a lot area of about 6.3 acres (about 25,670m²). The property is currently vacant.

The property is legally known as *Block 242, Registered Plan 4M-1687, in the City of Ottawa*. It is zoned General Mixed Use Zone, with urban exception 2654 (GM [2654]) under the City of Ottawa's Zoning By-law 2008-250.

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Figure 1: Aerial image of subject property (in red) and surrounding context (GeoOttawa).

PROPOSED DEVELOPMENT

The applications for Consent propose to facilitate the severance of 2765 Palladium Drive into two separate parcels. One of the proposed lots (Part 3) is proposed to be the future site of Motor Sports World, a powersports dealership. The proposed parcels comply with the performance standards for lot width and lot area under the Zoning By-law. The two parcels can all be severed as-of-right.

RECIPROCAL SEVERANCE APPLICATIONS

Severance Application 1

This application will create a corner lot, identified as Parts 1 and 2 on the Draft Reference Plan (Figure 2). The proposed lot will have a frontage of 119.53 metres on Culdaff Road (112.5m on Culdaff Road and 7.03m frontage for the corner sight triangle) and 78.50 metres on Derreen Avenue, and a lot area of 9,730.18 m² (2.404 acres).

Severance Application 2

This application will create a corner lot, identified as Part 3 on the Draft Reference Plan (Figure 2). The proposed lot will have a total frontage of 233.56 m on Palladium Drive and Derreen Avenue. There is a frontage of 85.23m along Derreen Avenue, and total frontage of 148.33m along Palladium Drive (56.17m and 92.16 of curved frontage along the roundabout). Part 3 has a lot area of 15,940.04 m² (3.939 acres).

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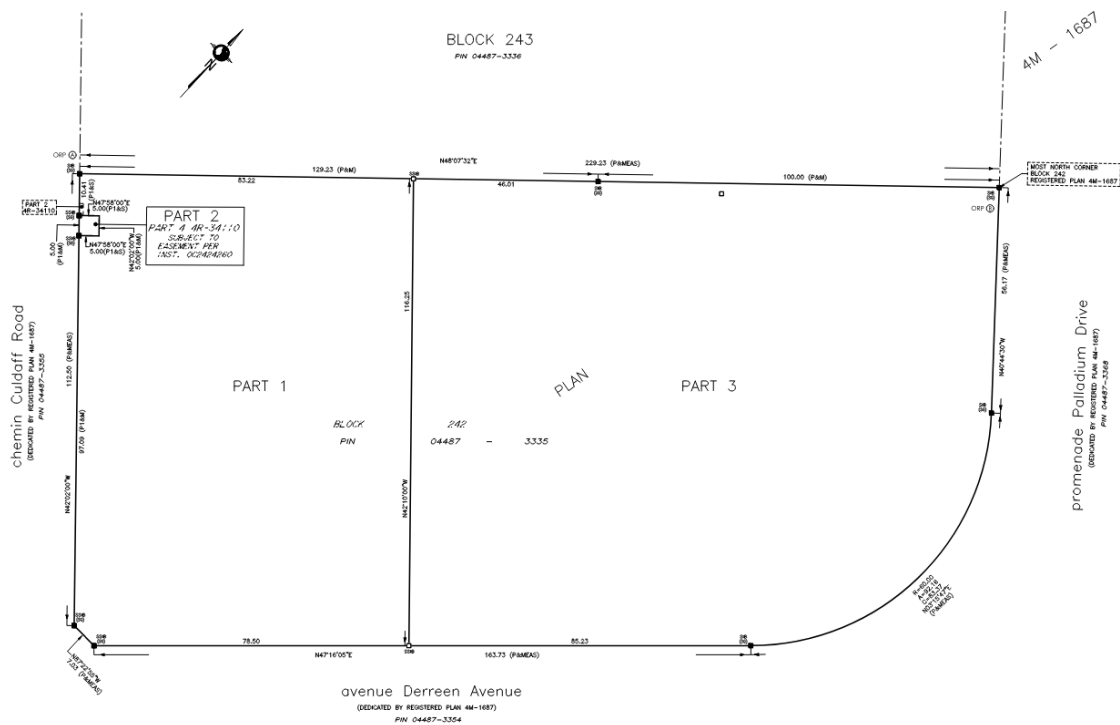


Figure 2: Draft reference plan.

CONSENT

Planning Act (2020)

The Planning Act sets out regulations regarding land use planning in Ontario. Section 50.1 (24) addresses consents, setting out criteria that should be considered as it related to the severance of land.

(a) *the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.*

Section 2 of the Planning Act sets out matters of provincial interest. The proposed severances have regard to the matters of provincial interest, especially as they relate to the orderly development of safe and healthy communities, location of growth and development, and the efficient use of existing services.

(b) *whether the proposed subdivision is premature or in the public interest.*

The proposed consent is consistent with the direction of the Official Plan, providing appropriate lot creation and development in an appropriate site. The proposed severances are not premature and are within the public interest.

(c) *whether the plan conforms to the official plan and adjacent plans of subdivision, if any.*

The proposed consents are in conformity with the directives of the Official Plan.

The property is designated Mixed Industrial and Minor Corridor (Palladium Drive) Schedule B5 – Suburban (West) Transect of the Official Plan. The Suburban Transect “comprises neighbourhoods outside the Greenbelt ... and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms” (Section 5.4).

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Figure 3: Schedule B5 – Suburban (West) Transect.

Corridors are planned to accommodate “a greater degree of mixed uses” including residential and non-residential uses (Section 6.2). Palladium Drive is identified as a Minor Corridor, which applies to the properties to a “maximum depth of 120 meters from the centreline of the street” (Section 6.2.1, 1, ii). Corridors will “generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment” (Section 6.2.1, 3).

Mixed Industrial designated sites are “clusters of economic activity that are less impactful and provide a broader range of non-residential uses than Industrial areas” (Section 6.5). The Mixed Industrial designation permits a range of non-residential uses including low-impact light industrial uses, automotive sales and service, and heavy equipment sales and service (Section 6.5.1, 2).

The proposed severance and planned function for the area conform to the policies of the Official Plan.

(d) the suitability of the land for the purposes for which it is to be subdivided.

The property is suitable to be subdivided into multiple lots, as it can be severed into two separate parcels as-of-right. The proposed function of the newly created lot, Part 3, is suitable for the proposed use of the future site of Motor Sports World.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing.

Not applicable.

(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.

Not applicable.

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(f) *the dimensions and shapes of the proposed lots.*

The two proposed parcels can be created as-of-right as they comply with the performance standards for lot width and lot area under the General Mixed Use Zone, with urban exception 2654 (GM [2654]). There is sufficient space and area on each proposed lot to accommodate 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.*

Not applicable.

(h) *conservation of natural resources and flood control.*

Not applicable.

(i) *the adequacy of utilities and municipal services.*

The proposed lots have access to existing municipal services.

(j) *the adequacy of school sites.*

Not applicable.

(k) *the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.*

Not applicable.

(l) *the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

Severing an existing large lot into two suitable parcels for future development makes use of existing services, roads, and neighbourhood amenities.

(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 or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).*

Not applicable.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020. This section will discuss relevant policies of the PPS.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by (emphasis added):

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

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- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

The proposed severances promote efficient land-use patterns and cost-effective development patterns by intensifying lands within the urban boundary through severing existing properties, minimizing land consumption and municipal servicing costs.

Section 1.3.1 of the PPS states that Planning authorities shall promote economic development and competitiveness by (emphasis added):

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- d) encouraging compact, mixed-use development that incorporates compatible employment uses to support liveable and resilient communities, with consideration of housing policy 1.4; and

The proposed severances in an area designated for Mixed Industrial uses promote additional area for commercial and employment uses on an appropriate site.

The proposed severances are an example of appropriate land division resulting in two new parcels that meet the performance standards for lot width and lot area within the General Mixed Use Zone. The applications for consent are consistent with the Planning Act, Provincial Policy Statement, and conform to the Official Plan, representing good land use planning.

Best regards,

STANTEC CONSULTING LTD.



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