



Committee of Adjustment

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City of Ottawa | Ville d'Ottawa

Comité de dérogation

April 20, 2023

Mr. Michel Bellemare  
Secretary Treasurer  
Committee of Adjustment  
101 Centrepointe Drive  
Ottawa, Ontario  
K2G 5K7

Dear Mr. Bellemare:

**RE: Consent Application – 6950 Notre-Dame Street – Ward 2 - Orléans West-Innes - Panel 2**

Please find enclosed a consent application submitted under Section 53 of the Planning Act for the property know as 6950 Notre-Dame Street

Attached with this letter are copies of the following documents:

- Committee of Adjustment Application – Consent
- Site Plan for 6950 Notre-Dame Street
- Draft Reference Plan for 6950 Notre-Dame Street
- Tree Report

The owner wishes to sever 6950 Notre-Dame Street to create 2 lots which will allow for the construction of a long semi-detached dwelling and to do so requires the consent of the Committee.

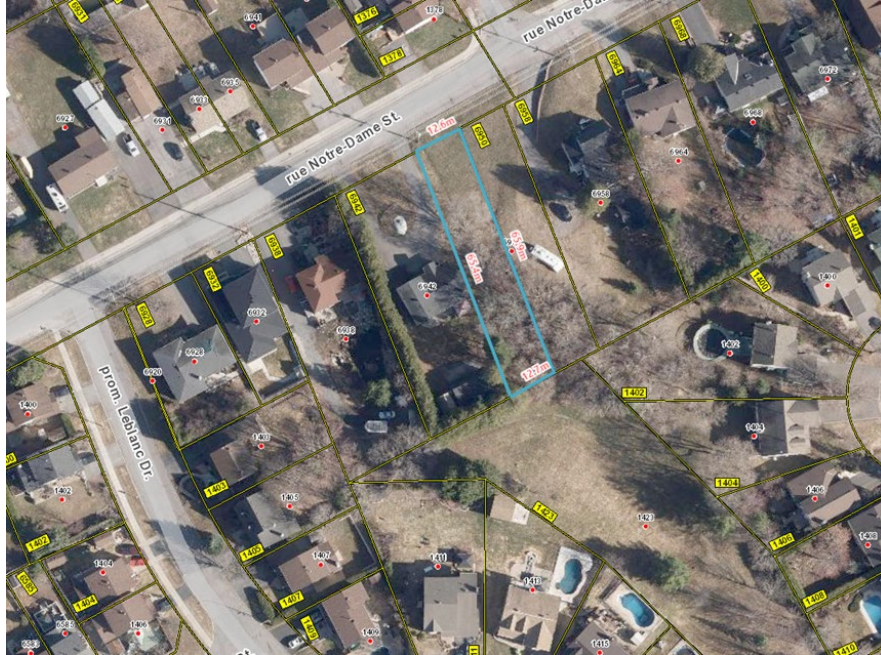


Figure 1 - Aerial Photo of 6950 Notre-Dame Street



Figure 2 - Frontage 6950 Notre-Dame Street

The subject site is Zoned Residential Second Density Subzone “N” (R2N). Section 145 provides standards for long semi detached in the R2N zone. Those standards are:

- A long semi-detached dwelling is permitted on any interior lot in an R2 zone where a semi-detached dwelling is permitted.
- The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the long semi-detached dwelling including both dwelling units.
- Where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes.
- Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion, as measured from the original lot’s interior side lot line, is 2.2m.

The below table outlines how this proposed development meets the R2N zoning provisions as provided by Table 158A and illustrated on the attached site plan.

<b>R2N Provisions – Long Semi Detached</b>	<b>Required</b>	<b>Proposed</b>
Minimum Lot Width	10m	12.32m
Minimum Lot Area	300 m2	809.3 m2
Building Height	11m	11 m
Minimum Front Yard	5m	8.10m
Minimum Rear Yard	7m	16.02m
Minimum Interior Side Yard	1m	1.25m

Section 145 Long Semi-Detached Provisions - Subsection 4 (b)

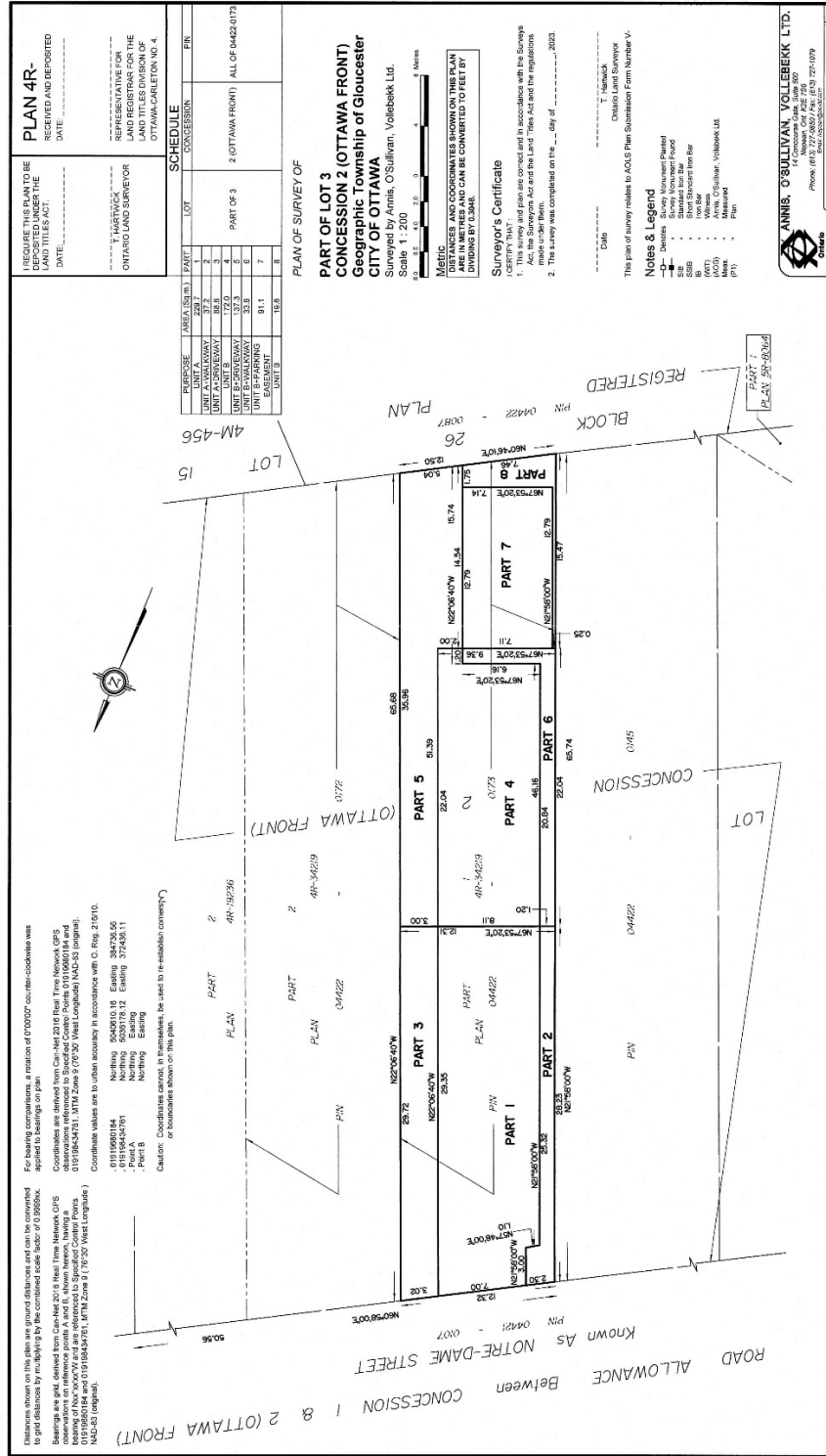
Property Pole                                      Required:    2.2m                      Provided:    3m

As illustrated by the site plan the proposed reference plan creates lots that conform to the existing R2F zoning applicable to the subject property.

# Site Plan

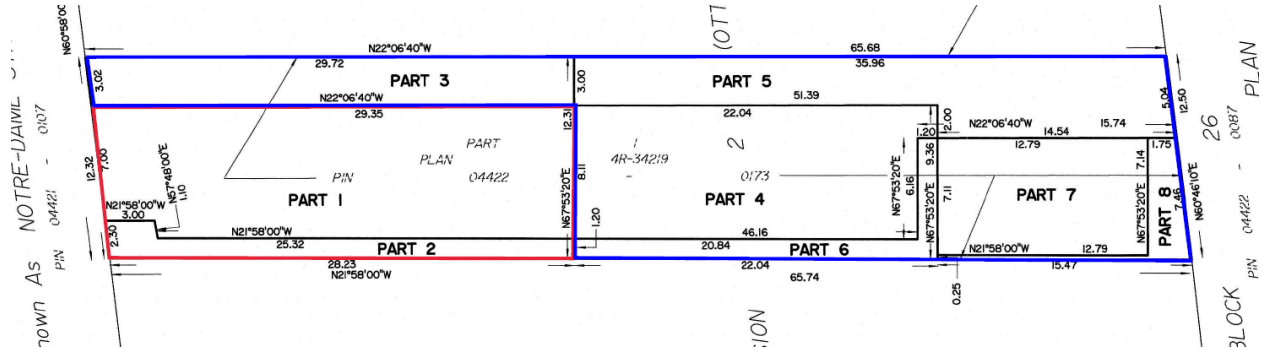


# Reference Plan



## Application Summary - Consent

The purpose of the applications is to allow the creation of 2 lots which will allow the development of a long semi-detached dwelling.



Parts 1 and 2 are illustrated by the red outline comprise the retained parcel and the front of the long semi-detached dwelling. Parts 3, 4, 5, 6, 7 and 8 are illustrated by the blue lines and represent the severed parcel and contain the rear unit of the long semi-detached dwelling, the driveway and associated parking.

A number of easements are required to allow pedestrian and vehicle access to the dwellings:

- Easement in Favour of Part 1 over Part 3, 5 & 7 to provide vehicle access to and from Notre Dame and Parking.
- Easement in Favour of Part 1 over Part 6 to provide pedestrian access to and from the parking and rear yard area.
- Easement in Favour of Part 4 over Part 2 to provide pedestrian access from Notre Dame.

The severance is meant to facilitate the development of both the severed and retained parcels to create the long semi-detached unit.

### Rationale

The regulatory framework for a consent is spelled out in the Planning Act. Specifically, Section 53 (1) states that an Owner:

“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 subsection, give

consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.”

In my opinion, a subdivision is not required as the consent application is solely meant to facilitate the creation of two residential lots which will conform to the underlying zoning. A subsequent building permit application will be needed to ensure that the new long semi-detached dwelling, when constructed, will conform to the City Zoning Bylaw regulations and that appropriate site servicing is in place. This will ensure that this parcel is developed in a proper and orderly manner.

Further, Part VI of the Planning Act, Section 53(12) states that:

“a council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51(24) and has the same powers as the approval authority has under subsection 51(25) with respect to the approval of a plan of subdivision and subsection 51(26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent.”

Accordingly, the criteria from this section will be used to determine that a consent is appropriate for this site. Table 1 show this criterion and denotes those applicable to the site and how, in my opinion, support the proposed consent.

**Table 1: Planning Act Section 51 – Part 25 Compliance**

Provision	Applicability	Application Compliance
<b>(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.</b>	Yes	The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs

		taking advantage of existing infrastructure. The proposed consent conforms to the overall objectives and intent of the PPS and supports one of its main tenets, specifically Section 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
<b>(b) Whether the proposed subdivision is premature or in the public interest;</b>	Yes	The subject lands are already identified as appropriate parcels within the City of Ottawa. The consent is therefore in the public interest as it allows the proper division of the parcel to allow the proposed construction.
<b>(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;</b>	Yes	The parcels conform to the appropriate OP policies.
<b>(d) The suitability of the land for the purposes for which it is to be subdivided;</b>	Yes	The consent application is meant to facilitate the creation of a new parcel and a long semi-detached dwelling unit. Any development that occurs will adhere to City regulations and will occur in accordance with the City of Ottawa Official Plan.
<b>(e) If any affordable housing are being proposed the suitability of the proposed units for affordable housing;</b>	No	
<b>(f) The number, width, location and proposed grades and elevations of highways and the adequacy</b>	No	



<p>of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;</p>		
<p><b>(g) The dimensions and shapes of the proposed lots;</b></p>	<p>Yes</p>	<p>Both parcels are of an appropriate size to accommodate the proposed long semi-detached dwellings. Both parcels are of a size and dimension that is an appropriate in the context of the existing streetscape and zoning.</p>
<p><b>(h) 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 the adjoining land;</b></p>	<p>No</p>	
<p><b>(i) Conservation of natural resources and flood control;</b></p>	<p>No</p>	
<p><b>(j) The adequacy of utilities and municipal services;</b></p>	<p>Yes</p>	<p>Site servicing details will be provided at time of building permit application. Adequate servicing is available to service these units.</p>
<p><b>(k) The adequacy of school sites;</b></p>	<p>No</p>	
<p><b>(l) The area of land, if any, within the proposed subdivision that, exclusive of highways is to be conveyed or dedicated for public purposes;</b></p>	<p>No</p>	
<p><b>(m) The extend to which the plan’s design optimized the available supply, means of supplying, efficient use, and conservation of energy; and</b></p>	<p>No</p>	
<p><b>(n) The interrelationship between the design of the proposed plan of subdivision and site plan</b></p>	<p>No</p>	<p>The proposed development is exempt from site plan control.</p>

control matters relating to any development on the land, if the land is also located within a site plan control area designed 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).

### **Conclusion**

It is our opinion that the consent process is appropriate for the creation of the new parcels. The consent process allows both newly created parcels to develop in a manner consistent with the Official Plan and the existing R2N zoning on the property.

As a result, it is our opinion the proposed consent is appropriate as it enables good urban development.

Sincerely,

***Peter Hume***

*Alison Clarke*

Peter Hume  
HP Urban Inc.

Alison Clarke  
The Stirling Group