

April 21, 2023
Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, ON
K2G 5K7

Project Number: 2224-22

Committee of Adjustment
Received | Reçu le
2023-05-02

Attention: Secretary-Treasurer

Subject: Application for consent for severance
Location: 2059 Artistic Place

City of Ottawa | Ville d'Ottawa
Comité de dérogation

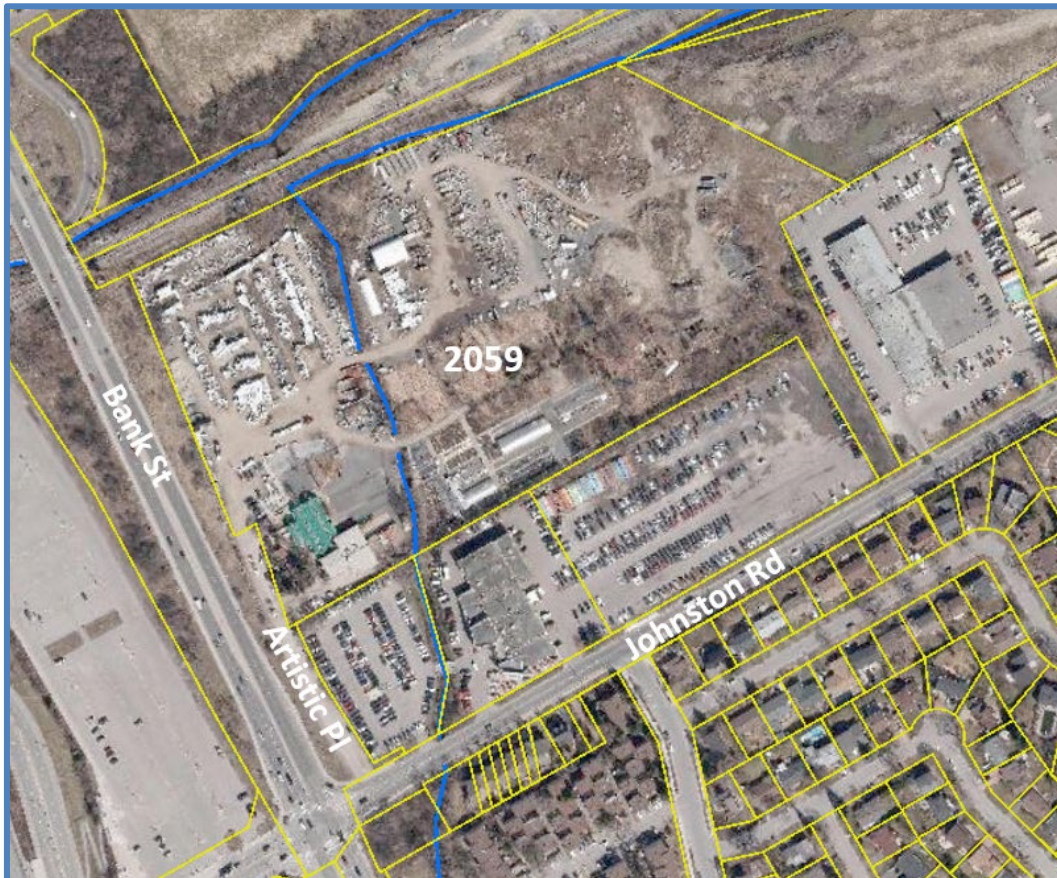
On behalf of Quaestus Management Corporation and the current property owner (1101355 ONTARIO INC.), we are submitting the accompanying application and supporting documents to the Committee of Adjustment under Section 53 of the Planning Act to apply for a:

- Consent for severance

Location of Project

Artistic Place is a small municipal right of way adjacent to Bank Street on the north-eastern corner of the intersection of Bank St and Johnston Rd. It provides access to 2059 Artistic Place, which is an irregular shaped lot that also has a frontage on Johnston Rd. Sawmill Creek bisects the property.

Figure 1: Location of 2059 Artistic Place



Project Description

The purpose of this application is to obtain consent to sever the existing parcel into two lots. The proposed severance boundary is defined by the centreline of Sawmill Creek which bisects the property. The site is currently occupied by a landscaping company, Artistic Landscape Design Ltd. The landscaping company will remain on the retained western lot, and the severed eastern lot will be conveyed to a new owner.

Redevelopment of the severed lands will conform with the existing Light Industrial Zoning and will be undertaken through the Site Plan Control process. Pre-application consultation has already been undertaken for the site plan control application.

Supporting Information

Official Plan

The lot will be severed along the existing centreline of Sawmill Creek. Section 4.9.3 of the Official Plan sets out to restrict development near surface water features however, as per policy 8)

8) Notwithstanding Policies 1) and 2), a lot created by severance may include land within the setback if the following criteria are satisfied:

a) Within the urban boundary, the City and the conservation authority deem that the severance will not negatively affect aquatic or shoreline habitats and will not restrict existing or planned public access to the Ottawa River, Rideau River or Rideau Canal;

- The Subject Site is within the urban boundary and redevelopment of the site will respect environmental setbacks.

b) Where slope stability is an issue, the lot area outside the geotechnical hazard limit is sufficient to meet the required minimum lot size, and the Council-approved Slope Stability Guidelines for Development Applications are satisfied; and

- Schedule C15 – Environmental Constraints, of the Official Plan, indicates that there are no slope stability issues on the property.
- Consultation with the geotechnical consultant retained by the applicant indicates that the proposed watercourse buffer will be sufficient to contain potential slope stability issues.

c) The lot area outside the minimum setback is sufficient to accommodate all structures and water and wastewater services.

- The total area of the severed lot will be 4.889 ha and the total area of the retained lot is 2.183 ha. This provides ample area for a development envelope outside of watercourse setbacks and the floodplain.

Zoning

Current zoning at 2059 Artistic Place is IL – Light Industrial. This zone specifies a minimum lot size of 2000m² and no minimum frontage. The proposed severance will result in two lots, both of which will conform with the existing zoning.

Retained lot:

- Lot area: 2.183 ha
- 60.79 m Frontage on Artistic Place

Severed Lot

- Lot area: 4.889 ha
- 15.25 m frontage on Johnston Road

Site Survey

A site survey of the parcel to be severed has been conducted by Stantec Engineering. The parcel boundaries are defined by:

- The centreline of Sawmill Creek as surveyed by Stantec.
- The existing property boundaries
- A 6 metre ROW widening is provided on the north side of Johnston Rd

Figure 2 shows the approximate location of retained and severed lots as proposed on 2059 Artistic Place. The severed portions are outlined in red and retained portions are outlined in green.

Figure 2: Approximate Location of Severed (Red) and Retained (Green) Parcels



Tree Protection By-Law

Consultation with the city's infill forester, Nancy Yonge, was undertaken on May 4th, 2022. The forester indicated that it would be preferable to provide a full Tree Conservation Report through the Site Plan Control process rather than duplicating the review process by providing a Tree Information Report at this time.

Services

Full municipal services are currently provided to the retained property via a connection to Artistic Place. The severed parcel will establish a new servicing connection via its frontage on Johnston Road. Servicing will be undertaken through the Site Plan Control process.

Planning Support

As per Section 11.5 policy 1 of the Official Plan, a terms of reference for consents is to guide the Severance process through the Committee of Adjustment. However, discussion with City staff has indicated that a ToR has not been prepared yet. Instead, evaluation of severances is based on the criteria set out in the Planning Act Section 51(24). The following criteria apply:

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

The proposed severance will enable responsible development of the site through the Site Plan Control process. Providing economic development in a responsible manner is in the public interest.

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

The proposed severance conforms with the designation in the Official Plan (Industrial and Logistics). Further, development of this site will be consistent with the adjacent properties in the area.

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

Development of the property will conform with the existing zoning on site.

(f) the dimensions and shapes of the proposed lots;

The severed and retained lots both provide ample space for development and exceed the minimum lot size required by the light industrial zoning.

(h) conservation of natural resources and flood control;

A naturalized vegetative buffer will be provided from watercourses on the site. This represents an improvement on current site conditions.

(i) the adequacy of utilities and municipal services;

Full municipal services are available for both the severed and retained lots.

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

A right-of-way widening on Johnston Street is provided to the city.

Supporting Documents

- Record of correspondence regarding pre-consultation with the City of Ottawa, dated May 13, 2022.
- Plan of Survey of Part of Lots 2 & 3, Concession 3 (Rideau Front), Geographic Township of Gloucester, City of Ottawa. Prepared by Stantec Geomatics.
- Parcel Abstract Page - PIN 04154-0246 (LT)
- Committee of Adjustment application form.

Summary

In pre-consultation with the City of Ottawa, the Planning Department indicated they do not foresee any significant concerns with this proposal. Development envelopes are available on both the severed and retained lots and opportunity for redevelopment exists.

Pre-consultation with RVCA staff indicated support for the location of the severance line to be the centre of Sawmill Creek. No concerns were expressed regarding the floodplain of Sawmill Creek.

Development of the severed parcel through Site Plan Control will result in a net improvement to the environmental features present on site.

Yours truly,

J.F Sabourin and Associates Inc.



Tim Eisner, M. Pl., LEED Green Associate
Planner, JFSA