



June 27, 2023

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

Committee of Adjustment
Received | Reçu le
2023-06-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Michel Bellemare, Secretary - Treasurer

Dear Mr. Bellemare:

**Reference: 47 Grosvenor Avenue
Applications for Consent
Our File No. 123017**

Novatech has been retained by the owner of the property municipally known as 47 Grosvenor Avenue (the "Subject Site") to prepare and file Consent applications to sever the lot into two parcels for development of a semi-detached dwelling.

The following letter describes the existing conditions of the site, the proposed severances, and the rationale in support of the applications.

Existing Conditions

The Subject Site is located in the Capital ward of the City of Ottawa, within the Old Ottawa South neighbourhood, on the east side of Grosvenor Avenue. The Subject Site is in an area bounded by Aylmer Avenue to the north, Sunnyside Avenue to the south, Rosedale Avenue to the west, and Barton Street to the east. The Subject Site is an interior lot with 12.95 metres of frontage along Grosvenor Avenue and an area of 467.4 m² (see Figure 1).

The Subject Site is legally known as Part of Lots 1 and 2, Part Lot 158, within the City of Ottawa/Nepean. The Subject Site is zoned Residential Third Density, Subzone Q, Exception 487 (R3Q[487]) in the City of Ottawa Zoning By-law 2008-250.

Proposed Development

The applications will sever the property into two lots. The proposed lots fully comply with the R3Q provisions for lot width and lot area for a semi-detached dwelling. The newly severed lots will facilitate separate ownership for units in a semi-detached dwelling (one unit of the semi-detached dwelling on each newly created lot) that fully conforms to the zoning requirements for semi-detached dwellings.



Figure 1. Subject Site

Reciprocal Severance Applications

Severance Application 1:

This application will create the vacant northerly lot labelled as Part 1 on the Draft Reference Plan (Figure 2). Part 1 will have a total area of 233.9 m², a depth of 36.09 metres, and a frontage of 6.48 metres on Grosvenor Avenue.

Severance Application 2:

This application will create the southerly lot labelled as Part 2 on the Draft Reference Plan (Figure 2). Part 2 will have a total area of 233.5 m², a depth of 36.09 metres, and a frontage of 6.47 metres on Grosvenor Avenue.

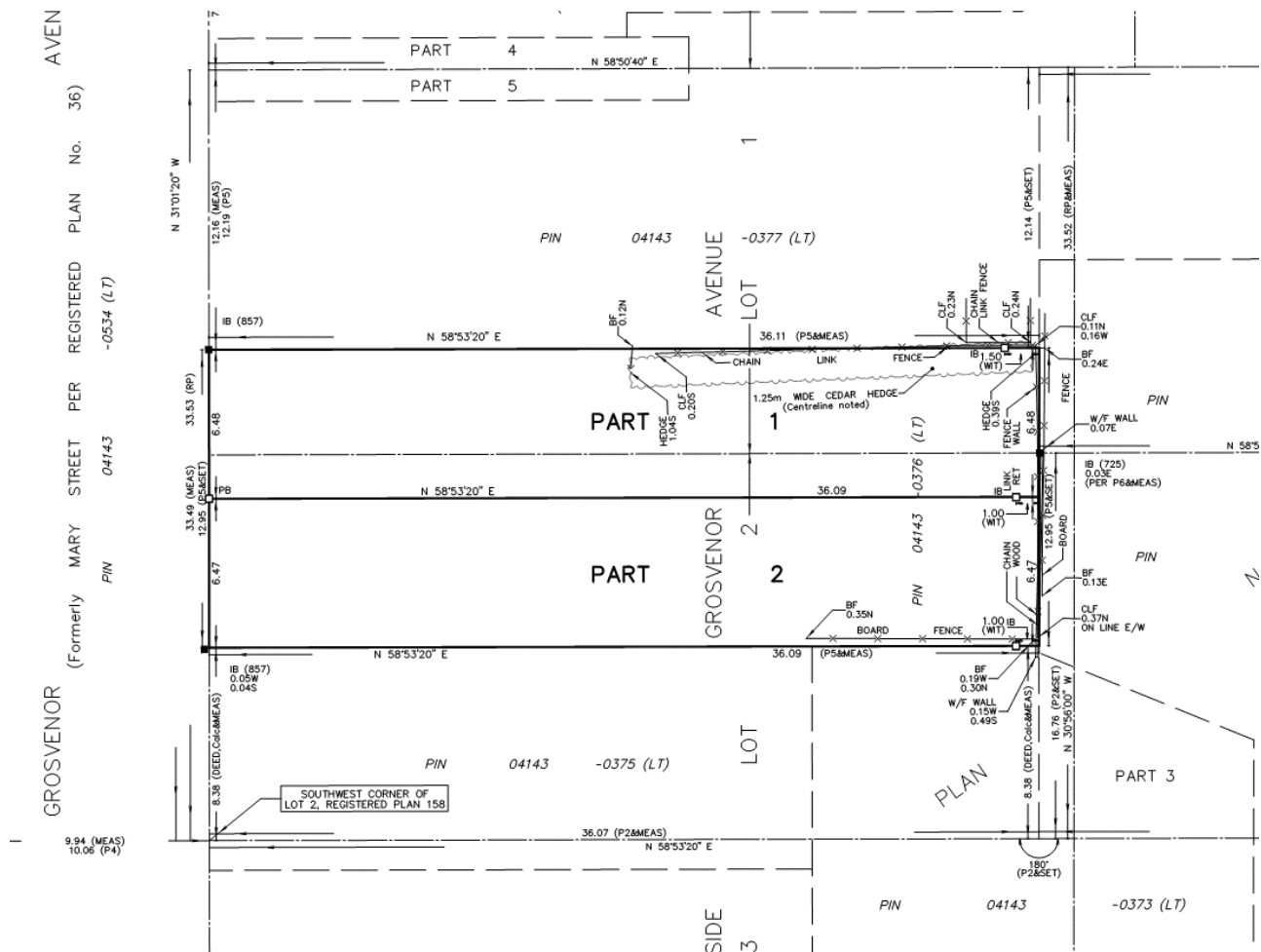


Figure 2: Draft Reference Plan

Rationale

Subsection 53(1) of the Planning Act states:

53. (1) An owner of land or the owner's agent duly authorized 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. 1994, c. 23, s. 32.

The proposal does not necessitate the construction of new public infrastructure, including roads and services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states:

53. (12) 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 subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

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

The proposed severances are within an inner urban area of the City of Ottawa and have regard for the following matters of provincial interest:

- the supply, efficient use and conservation of energy and water;
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the orderly development of safe and healthy communities;
- the appropriate location of growth and development;

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

The proposed lots are located within a fully developed neighbourhood where hard and soft services are available. The severance of the lots is not premature.

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

City of Ottawa Official Plan

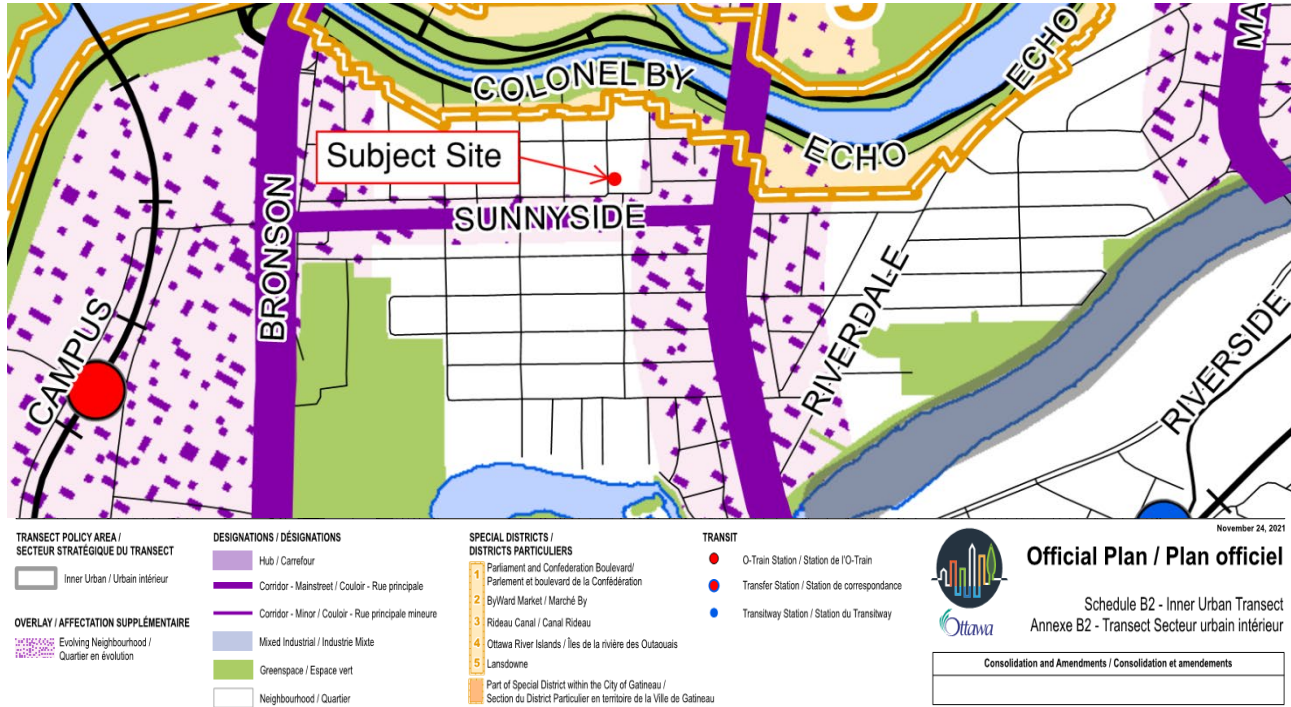


Figure 3. Official Plan Schedule B2 Excerpt

The Subject Site is designated “Neighbourhood” in the Inner Urban Transect on Schedule B2 of the City of Ottawa Official Plan (see Figure 3). Section 3.2 of the Official Plan encourages infill and intensification within the urban area. Policy 3 of Section 3.2 of the Official Plan states that: *“The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them”*. The consent to sever applications will support intensification in a Neighbourhood designation that is in proximity to designated corridors on Sunnyside Avenue and Bank Street with a permitted form of housing that complements the pattern, scale, and desirable characteristics of development along Grosvenor Avenue and contributes to the growth of 15-minute neighbourhoods.

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

The proposed severances will result in lots that fully comply with provisions of the R3Q[487] zone for lot widths and lot areas for a semi-detached dwelling.

(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.

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

The proposed severances will result in lots that fully comply with provisions of the R3Q[487] zone for lot widths and lot areas for a semi-detached dwelling. The proposed lot widths and lot areas are compatible with existing land use patterns and the lot fabric of the neighbourhood.

(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;

The Subject Site is not within or adjacent to a flood plain or any areas of natural interest.

(i) the adequacy of utilities and municipal services;

The proposed lots have connections to existing utilities and municipal services.

(j) the adequacy of school sites;

Hopewell Avenue Public School is located within walking distance from the Subject Site.

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

It is anticipated that cash-in-lieu of parkland dedication will be a condition of approval.

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

Infill and intensification within the urban area efficiently utilizes energy (infrastructure, services, transit, etc.) and land.

(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.

The proposed severances at 47 Grosvenor Avenue represent good land use planning. The proposed severances are within an urban area and have regard for matters of provincial interest. The proposed severances are not premature and are in line with public interest. The severances conform to policies of the City of Ottawa Official Plan with regards to infill and intensification. The proposed severances will result in lots that fully comply with the R3Q[487] zone provisions for lot width and lot area for a semi-detached dwelling.

A Tree Information Report was prepared in support of the applications for consent by Dendron Forestry Services, dated March 21, 2023. The Tree Information Report provides recommendations on proposed removal and replacement for Tree 1 and Tree 2 in the front yard based on planned construction activity and status of each surveyed tree as being a less desirable species. Tree 3 is recommended for transplant to the rear yard based on planned excavation and potential grading activity for the proposed development. No impacts to existing trees on abutting properties are anticipated as a result of the proposed development.

In support of the applications for consent, please find enclosed:

- One (1) copy of this Cover Letter;
- Severance Application Form for Part 1 (one original copy)
- Severance Application Form for Part 2 (one original copy)
- Severance Sketch for Part 1 (one copy of 11 x 17 and one 8 ½ x 11)
- Severance Sketch for Part 2 (one copy of 11 x 17 and one 8 ½ x 11)
- Draft Reference Plan (one copy of 11 x 17 and one 8 ½ x 11)
- Tree Information Report (one copy)
- Parcel Abstract (one copy)

Should you have any questions regarding these applications, please do not hesitate to contact either Murray Chown or the undersigned.

Yours truly,

NOVATECH



Jeffrey Kelly, MCIP, RPP
Project Planner