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Revised July 20th, 2023

Committee of Adjustment

City of Ottawa
101 Centrepointe Drive,
Ottawa, Ontario K2G 5K7

Attention: **Mr. Michel Bellemare**
Secretary Treasurer
And Committee Members

Committee of Adjustment

Received | Reçu le

2023-07-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **Application for Consents to Sever for lands at 884 Byron Avenue, Ottawa, ON.**
Part of Lots 33 and 34
Registered Plan 317
Ward 7, Bay
Zoning R4UB[2493], Zoning By-law 2008-250

Dear Mr. Bellemare,

Ehsan Forouzandeh has retained Miroca Design Consulting Services to act as agent on their behalf for the preparation of Consents to Sever Application for their lands known municipally as 884 Byron Avenue, Ottawa, Ontario.

The following materials have been enclosed in support of these applications:

1. 1 copy of the completed Application Form
2. 1 copy this cover letter prepared by Miroca Design Consultants Inc.
3. 1 full-sized copy and 1 reduced copy of the Draft Reference Plan showing each of the proposed lots, prepared by J.D. Barnes Ltd., Ontario Land Surveyors
4. 1 full-sized copy and 1 reduced copy of the Site Plan and Elevation Drawings prepared by Miroca Design Consultants Inc.
5. 1 copy of the Tree Information Report and Tree Replacement Plan prepared by Dendron Forestry Services
6. A cheque payable to the City of Ottawa, and a copy of the Deed showing ownership.

Purpose of the Application

The owner would like to construct two new 3-storey long semi-detached dwellings on their property. The development will include 4 primary dwelling units with 4 secondary units (1 per dwelling). It is proposed to sever the property into 4 separate parcels of land for separate ownership of each dwelling, with shared easements for access to rear yard parking.

Consents Requested

In order to proceed, the owners require the Consent of the Committee for Conveyances. The property is shown as Parts 1-8 on a Draft 4R Plan filed with the application.

The separate parcels will be as follows:

Part No.	Frontage	Depth	Area	Municipal Address
1+2+10	9.59m	<i>irregular</i>	219.2m ²	<i>884 Byron Avenue (884B SDU) front unit, west side</i>
3+4	1.60m	<i>irregular</i>	209.1m ²	<i>886 Byron Avenue (886B SDU) rear unit, west side</i>
6+7+9	9.27m	<i>irregular</i>	261.7m ²	<i>880 Byron Avenue (880B SDU) front unit, east side</i>
5+8	1.60m	<i>irregular</i>	227.4m ²	<i>882 Byron Avenue (882B SDU) rear unit, east side</i>

It is proposed to establish easements / right-of-ways as follows:

Part 4

In favor to Parts 1 + 2 + 10, and 6 + 9 + 7, and 5 + 8

Part 5

In favor to Parts 6 + 7 + 9, and 1 + 10 + 2, and 3 + 4.

Zoning

Zoning Bylaw 2008-250 | R4UB[2493] (Table 156A)

Section 139 – Low-Rise Residential in All Neighbourhoods Within the Greenbelt

Section 140 – Mature Neighbourhood Overlay

Section 144 – Alternative Yard Setbacks Affecting Low-Rise Residential in the R1 to R4 Zones Within the Greenbelt

Zoning By-law

The zoning of the subject property is Residential Fourth Density, Subzone R4UB[2493]. The intent of this zone is to regulate development to permit a wide range of residential development options, including detached, two principal dwelling units, and multi-family dwelling units, including low-rise apartments and additional housing choices within residential areas in a manner that is compatible with existing land use patterns so that the mixed and multi-family residential character of the neighbourhood is maintained or enhanced.

- The proposed severance meets the intention of the Zoning By-law by providing lots for long semi-detached residential units, which are compatible with existing land use patterns, and are suitable for development in terms of building setbacks, height, tree protection, privacy and amenity space.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development across Ontario. Sections 1.1 – 1.4 of the PPS directs that land use planning shall be carried out in a manner that:

- Promotes efficient development patterns that contribute to long-term sustainability on a province-wide basis as well as in local communities;
- Takes advantage of opportunities for intensification and redevelopment that optimize the use of existing of planned infrastructure and public service facilities;
- Promotes a compact built form which supports the use of alternative transportation modes and public transit.

This proposal supports the policies of the PPS by providing intensification in the form of new residential accommodation within the City's urban area where infrastructure and services already exist and are in close proximity to service facilities. The proposed use of land will promote an efficient, cost effective pattern of development located within proximity to a range of community services and amenities and well-oriented within the City's roadway and transit system.

Conclusion

With respect to the Consents, it is our opinion that Section 53(1) of the Planning Act has been satisfied and a plan of subdivision is not necessary for the orderly development of the land and all provisions of Section 51(24) of the Planning Act have been met.

We believe that the Consents sought represent good land use planning and are appropriate for the subject property.

We trust this is satisfactory. Please do not hesitate to contact us if you require further information.

Regards,

Michael Segreto
Miroca Design Consulting Services Inc.