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P. H. Robinson Consulting
Urban Planning, Consulting, and Project Management

City of Ottawa Committee of Adjustment
101 Centrepoin Drive, 4th Floor
Ottawa, ON K2G 5K7

October 10th, 2023

Attn: Mr. Michel Bellemare - Secretary Treasurer

Re: 567 & 569 Edison Ave. (Consent application) - Ward 15
Meant to be Homes Inc
Part of Lots 30 and 31 (east of Edison Ave.)
Registered Plan 204, City of Ottawa

Committee of Adjustment
Received | Reçu le

2023-10-12

City of Ottawa | Ville d'Ottawa
Comité de dérogation

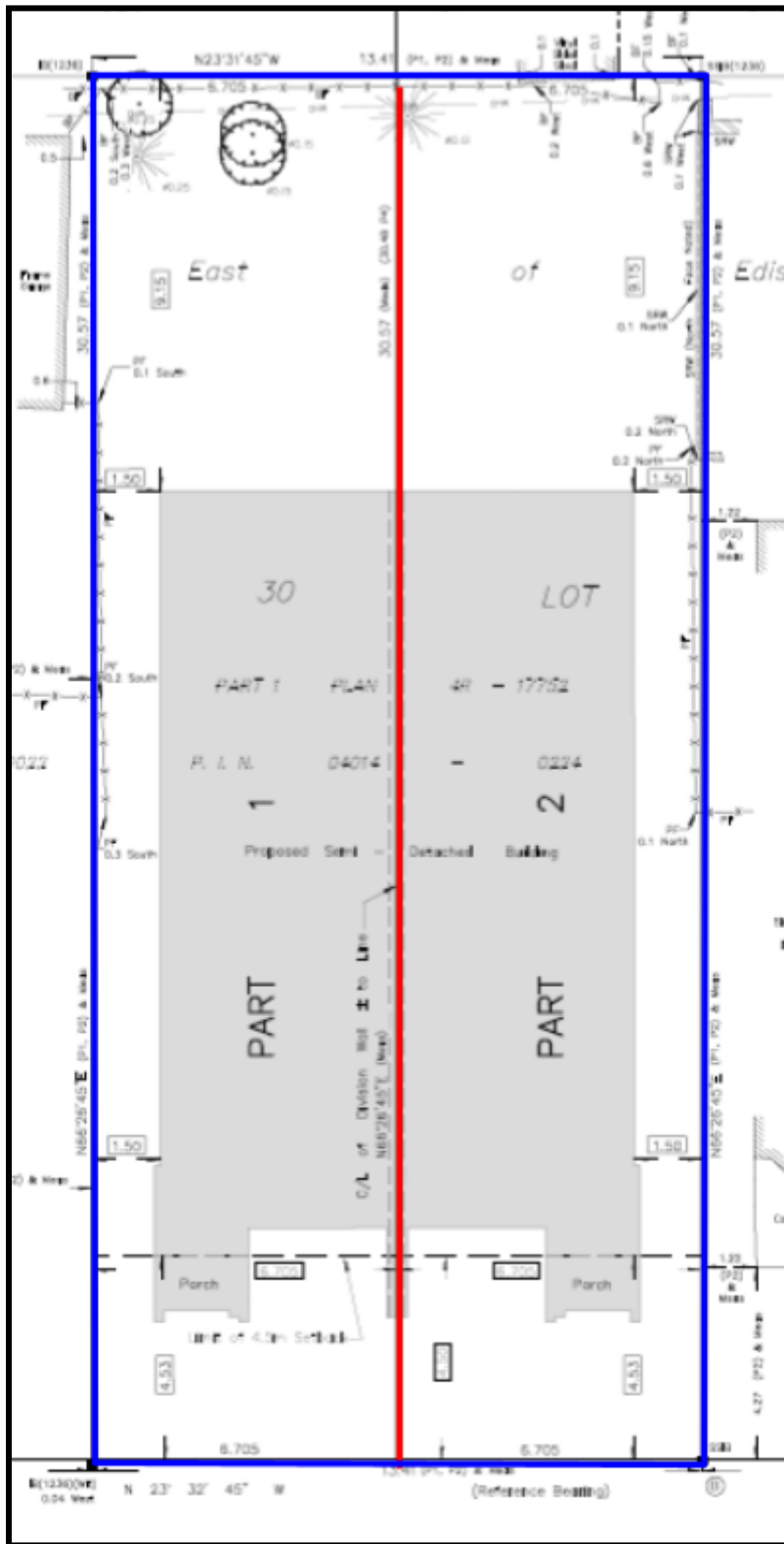
On behalf of the owners of 567 and 569 Edison Ave., we are submitting the enclosed primary consent application. The property is zoned R3R [2687] H(8.5) and is designated as a 'Neighbourhood' in the Inner Urban Transect.

The property is currently subject to a building permit (File No. A23-003745) which was issued on June 27 2023. The building permit is for a pair of semi-detached dwellings with attached garages which are currently under construction. The severance will create two zoning compliant lots each with a semi-detached dwelling each accessed by a single-lane driveway.



September 2023 imagery showing the semis under construction

100 Palomino Drive, Ottawa, Ontario K2M 1N3
Phone: 613 599 9216
Email: probinson@probinsonconsulting.com



Draft 4R Plan showing the **subject property** and the **proposed severance line**.

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Section 53 (1) of the Planning Act indicates that ‘ an owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorised 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. 2021, c. 25, Sched. 24, s. 4 (1).

Section 51 (24) of the Planning Act states that in considering the draft of a subdivision, the following factors will be considered:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; i.e the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (f), the orderly development of safe and healthy communities (h), the appropriate location of growth and development (p), the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

The matters of Provincial interest are satisfied by this application because the severance will create two appropriately sized lots with their own adequate servicing provisions, access to transportation, and waste management systems. The severance will contribute to the orderly development of a safe and healthy community considering there are at least three pairs of semi-detached dwellings on Edison Ave. The development represents sustainable, ground oriented design as it is replacing one dwelling unit with two dwelling units on the same sized lot with ground level entrances.

(b) whether the proposed subdivision is premature or in the public interest; The road and servicing network has been established and there are examples of this dwelling typology on lots of similar sizes on the same street therefore the subdivision of these lands is not premature and is in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; This property is within the Inner Urban transect designated as a Neighbourhood. The general policies for intensification in the Official Plan include directing residential growth to the built-up urban area and supporting a 15-minute neighbourhood. Many of the policies in Section 5.2 - Inner Urban Transect and 6.3 - Neighbourhoods are also oriented towards enhancing the urban space and supporting 15-minute neighbourhoods.

The proposed development represents intensification, by replacing one dwelling unit with two, in the Westboro area. This area is accessible via personal or public transit and is within 750 m - 1 km of daily amenities. The amenities include restaurants, pharmacies, banks, retail, a daycare, and public schools (Broadview Public School and Nepean High School). The subject property is between the Dovercourt recreational facility and Clare Gardens Park. The public transit available is accessed via Churchill Ave (line 50 and 51), Richmond Rd (line 11, 153), and Carling Ave (line 85). Line 11 connects to the Line 1 LRT at Tunney’s Pasture Station.

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- (d) the suitability of the land for the purposes for which it is to be subdivided; **The proposed lot sizes are consistent with the Zoning By-Law requirements for minimum lot width and lot area in the R3 zone. The resulting lot pattern will be compatible with the fabric of the neighbourhood.**
- (f) the dimensions and shapes of the proposed lots; **As mentioned, the resulting lot pattern is compatible with the Zoning By-Law's minimum requirements and with the existing fabric of the neighbourhood.**
- (i) the adequacy of utilities and municipal services; **As part of the issued Building Permit, a proposed lot grading drawing was submitted and approved by the City. This drawing indicates that there are sufficient provisions for municipal water, sanitary and storm infrastructure for the two dwellings and that they do not cross the severance line.**
- (j) the adequacy of school sites; **There are a variety of schools at various age levels and from various school boards within a 1.5km radius of the subject site. For example, Churchill Alternative School (500 m), Broadview Public School (670 m), Nepean High School (650 m), and Edelweiss Private Academy (1.2 km).**

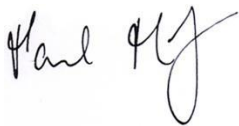
At this time we are submitting the following in support of the application:

- Completed application form (1 original) for the standard consent application,
- Property owner's authorization for submission of the application
- Land Registry Office Transfer documents showing ownership
- Lawyer's letter requesting a retained land certificate and confirming there are no ownership issues that would contravene section 50 of the Planning Act
- Application fees
- Draft 4R Plan showing the severance line along the party wall
- Tree Information Report and Planting Plan

When the notification signs are ready for this application could you please email the undersigned and I will arrange for their installation on the property.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at probinson@probinsonconsulting.com

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Paul Robinson RPP

100 Palomino Drive, Ottawa, Ontario K2M 1N3
Phone: 613 599 9216
Email: probinson@probinsonconsulting.com