

P-Squared Concepts
Consent to Sever Cover Letter
62/64 Glynn

Committee of Adjustment
Received | Reçu le

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City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

January 18th, 2023

Attn: Mr. Michel Bellemare
Secretary Treasurer

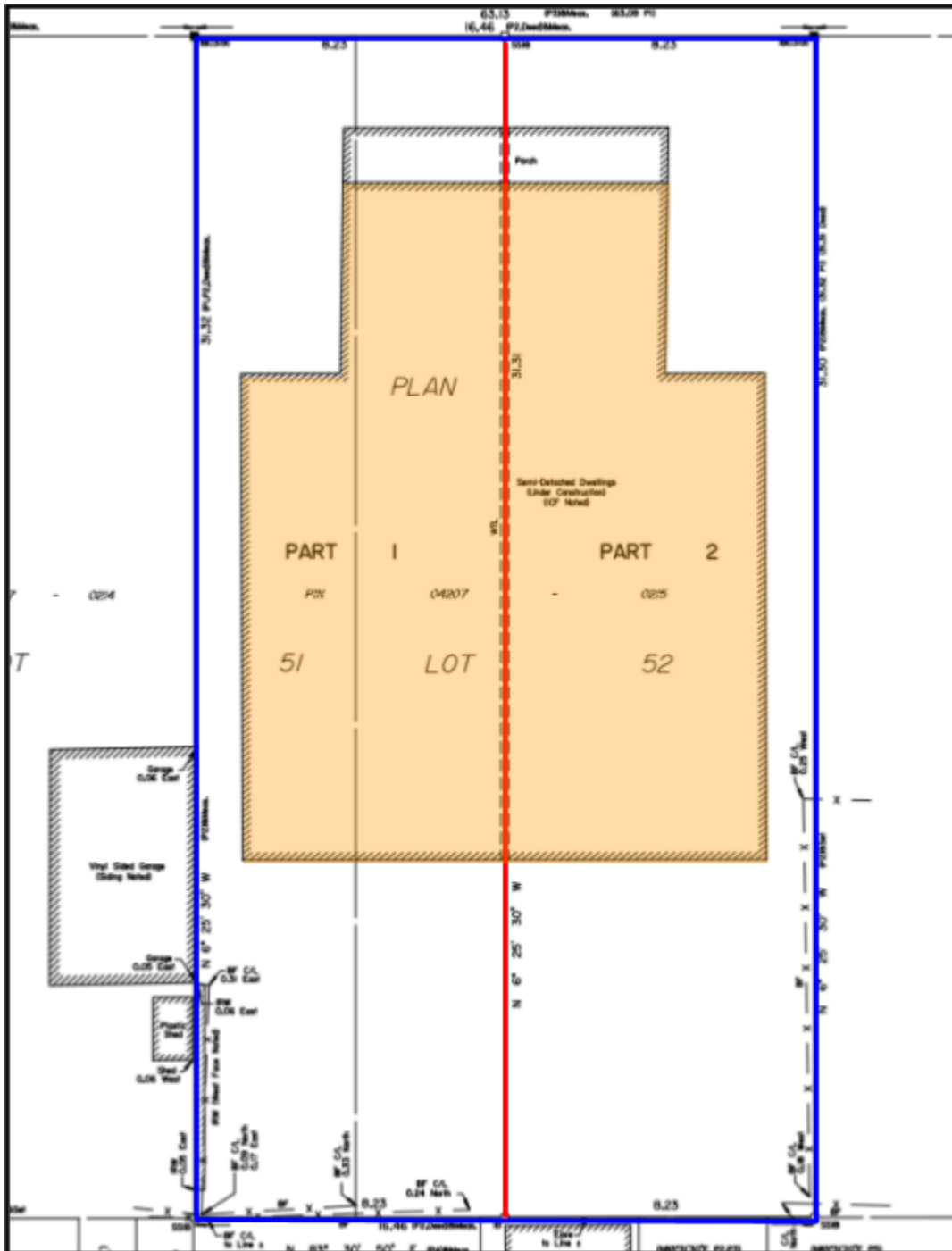
Re: 62/64 Glynn Ave. (Consent application) - Ward 13
Line Campion & Emmett Milner
Lot 52 and Part of Lot 51
Registered Plan 291, City of Ottawa

On behalf of the property owners of 62 and 64 Glynn Ave., we are submitting the enclosed consent to sever application. The property is zoned R3M and is designated as a 'Neighbourhood' in the Inner Urban transect. The severance will create two lots that are consistent with R3M zoning requirements for a semi-detached dwelling.

The intent of this application is to sever one lot into two for residential purposes which will result in one semi-detached dwelling per lot. Each semi-detached dwelling will have access to one parking space located under a cantilever portion of the building. The property is currently under construction under the approved building permit file #A22-008269.



Image of the subject property under construction showing the lot boundary and proposed severance line.



Draft 4R Plan showing the lot boundary, proposed severance line, and building footprints being constructed.

Section 11.5 (1) of the Official Plan states that the City may delegate authority to grant consents to a Committee of Adjustment or an appointed officer as provided under the Planning Act.

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. **Matters of Provincial interest are satisfied by this application. This severance will create two appropriately sized lots each containing an appropriate building typology considering the neighbourhood context of Glynn Ave and N River Rd. As per the documents submitted in support of the approved and issued building permit, both lots have independent access to adequate municipal services such as a 225mm sewer line, 152mm watermain, a 300mm storm sewer, and waste services. We have provided one parking space per lot which have direct access onto Glynn Ave therefore adequate access to transportation services is provided for these lots. Approximately 200m from the subject site is Donald St which is an east-west collector street that connects to arterial streets such as Vanier Parkway and St Laurent Blvd.**

This severance represents the orderly development of safe and healthy communities as the proposed lot pattern matches that of lots on King George St south of Glynn Ave, Columbus Ave north of Glynn, and North River Rd west of Glynn Ave. These streets feature similarly sized lots which contain semi-detached and townhouse dwellings and are all located within a 250m radius of the subject property. Currently, public transit is available on North River Rd, the Vanier Parkway, McArthur Ave., and Donald St. For consideration of active transportation, there are two major pathways along the Rideau River and Donald St which serve as bikeways.

(b) whether the proposed subdivision is premature or in the public interest; **The existing road network supports frequent and consistent local traffic and there are examples of this dwelling typology on lots of similar sizes in close proximity to the subject site. Therefore, the subdivision of these lands are not premature and is in the public interest.**

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; There are no adjacent plans of subdivision in this area. This proposal is within the Inner Urban transect designated as a Neighbourhood. The Official Plan's general direction for new development includes directing residential development to the built-up urban area where municipal servicing is available, and supporting the 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 is in an area that is accessible via personal or public transit and is within 600 m - 1200 m of daily amenities. The amenities include the Rideau Sports Centre, walking and cycling trails, grocery stores, retail stores, gas stations, the Vanier Community Centre, restaurants, and schools (Our Lady of Mount Carmel School, Ecole elementaire publique Mauril-Belanger, Horizon-Jeunesse French Catholic Elementary School, Robert E. Wilson Public School, St. Michael School, and others). Public transit is available on North River Rd (line 18 - Parliament to St Laurent Blvd, and 624 - Gloucester High School bus route), the Vanier Parkway (line 9 - Hurdman to Rideau, line 19 - Hurdman to Parliament, and line 609 - De La Salle Public High School), and McArthur Ave. (line 14 - Tunney's Pasture to St. Laurent).

(d) the suitability of the land for the purposes for which it is to be subdivided; The proposed lot severance will produce two lots that conform to the performance standards for R3M zoning. Additionally, the resulting lotting pattern will be compatible with the fabric of the neighbourhood.

(i) the adequacy of utilities and municipal services; The semi-detached dwellings currently under construction are permitted under permit number A22-008269. This permit has been reviewed by the City to ensure that the proposed development has adequate access to municipal services and utilities. The civil plans provided to the City in support of this permit indicate there are sufficient provisions for municipal water, sanitary, and storm infrastructure for each dwelling and that they do not cross the severance line.

(j) the adequacy of school sites; There are a variety of schools east of the Rideau River within two kilometres of the subject site. For example, there is Our Lady of Mount Carmel School (approx. 550m), Ecole elementaire publique Mauril-Belanger (approx. 780m), Horizon-Jeunesse French Catholic Elementary School (approx. 850m), Robert E. Wilson Public School (approx. 1.35km), St. Michael School (approx. 1.36km), Providence Antonine Sisters Academy (approx. 1.39km), Ottawa Technical Secondary School (approx. 1.53km), and Queen Mary street Public School (approx. 1.8 km).

A Plan of Subdivision would not be an effective method of severance for this parcel because there is no need for a road or service extension. Instead, a consent application will be sufficient to sever the subject property in order to create two residential lots with a zoning compliant semi-detached dwelling on each.

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

- Completed application form (1 original) for the consent application;
- Property owner's authorization for submission of the application;
- Land Registry Office Transfer documents showing ownership;
- Tree Information Report;
- Application fees;
- Draft 4R Plan and the severance line along the party wall;
- Registered R Plan approved by the Ontario Land Registry and lot area certificate prepared by the surveyor.

When the notification signs are ready for this application please email the undersigned and we 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) 695 0192 or via email at planning@p2concepts.ca.

P-Squared Concepts Inc.

A handwritten signature in black ink, appearing to read 'J. Paoloni'.

Jasmine Paoloni, Planner