

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

Re: 845 Dundee Avenue - Ward 7
10926221 Canada Inc.
Lot 83, City of Ottawa

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-01-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

We are submitting the following Consent to Sever application for the property located at 845 Dundee Avenue, Ottawa Ontario in order to create two parcels of land.

The existing building has been demolished and construction is underway on a Semi-Detached dwelling (**Permit # A23-005571**). Each side of the semi-detached dwelling has a secondary SDU at the back of the property with an entrance via the side. The site plan is provided in supplementary documents.

The property is zoned R2G in the Zoning By-Law 2008-250. We previously applied and were granted a minor variance (**D08-02-23/A-00122 & D08-02-23/A-00145**) for this project and there are no material changes to the design/intent or plans.

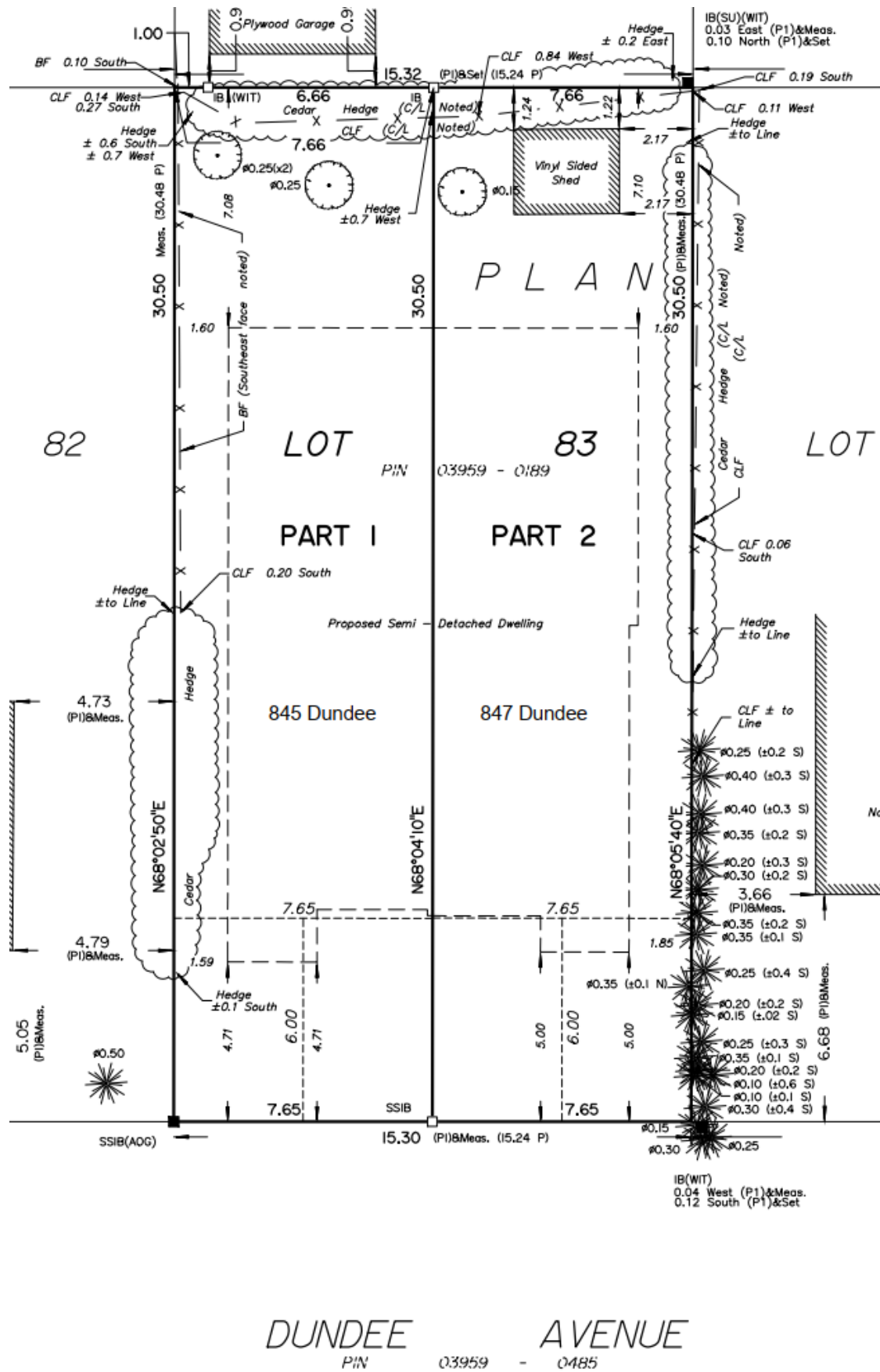
As part of our previous application for minor variance and permitting, the lots are numbered as follows:

- Part 1, Lot 83, 845 Dundee Avenue
- Part 2, Lot 83, 847 Dundee Avenue

We have gone through a pre-application consultation and informed the following parties in regards to this severance.

- Development Information Office
 - dioinquiry@ottawa.ca
- Urban Planning - Development Review (West Services)
 - Samantha Gatchene (samantha.gatchene@ottawa.ca)
- Forestry
 - Nancy Young (nancy.young@ottawa.ca),
- City Councillor
 - Bay Ward 7 - Councillor Theresa Kavanaugh
- Community Association
 - Queensway Terrace North (<https://qtn.ca>)

Draft Survey Reference



Planning Act Rational

As per the Ontario 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*;

- *Section 2* The Minister, the council of a municipality, a local board, a planning board and the Tribunal, in carrying out their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as,
- (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- (h) the orderly development of safe and healthy communities;
- (p) the appropriate location of growth and development;
- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

The creation of two lots through this severance aligns with provincial interests by ensuring each lot has its own sufficient infrastructure for sewage, water, and waste management. These lots contribute to the establishment of safe and healthy communities, promote growth and development in the area, and adhere to sustainability goals through their compact design. Additionally, the arrangement of two ground-oriented lots, as opposed to a single lot with a duplex, supports public-transit and pedestrian-oriented objectives.

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

The property will have access to hard and soft surfaces with the connection to an already established road network. Furthermore, with the new official plan underway, as per Schedule B2 - Inner Urban Transect, the lot is part of an evolving neighbourhood and part of a major transportation corridor.

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

The official plan from the city of Ottawa focuses on intensification through infill development and supports building styles such as the construction underway. Multiple R2G zoned lots have been severed in the same way to support ownership by multiple families.

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

The lots are compliant with the R2G. The resulting dwellings will fit alongside multiple other infill development projects within the area known as Queensway Terrace North.

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

Each severed lot will have an area of 233.33 m² with frontages of 7.65m and depth of 30.50m. There are many other examples of similar severed lots in the area such as:

- 823/825 Dundee Avenue
- 846/848 Dundee Avenue
- 854/856 Dundee Avenue

(i) the adequacy of utilities and municipal services;

The approved building permit as approved demonstrates the availability of sufficient utilities and municipal services.

(j) the adequacy of school sites;

A variety of schools are within close proximity to the property site (between 500m-900m).

- Severn Avenue Public School
- St. Timothy's Classical Academy
- Abraar Secondary School
- Dr. F.J. McDonald Catholic School
- Woodroffe High School

For your consideration, we are submitting the following documents to support this application:

- Completed application form(s) for standard consent application
- Site Plan for permitted semi-detached dwelling
- Application Fee
- Parcel abstract page (PIN)
- A Tree Information Report (TIR)
- Full size copy (and an 8 ½ x 11 reduction) of the draft reference plan and the proposed severance line

Thank you,
Ajant Singhayeror