

CONSENT APPLICATION FOR 839 SHEFFORD ROAD | COVER LETTER

February 21, 2024

Committee of Adjustment
City of Ottawa
101 Centerpointe Drive

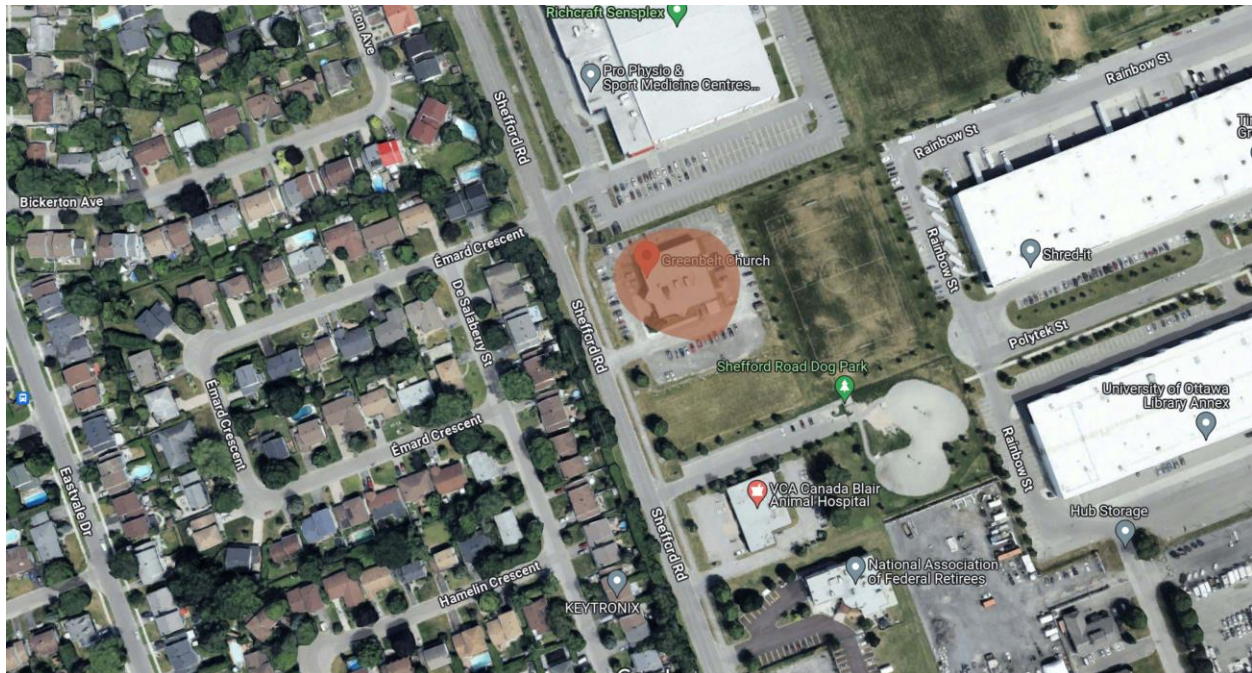
Committee of Adjustment
Received | Reçu le
2024-02-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application for Consent for 839 Shefford Road

Dear Sir/Madam,

This application is for a Consent to sever a property at 839 Shefford Road to create a new lot which will be complying with all the requirements of the Zoning By-law and for a Secondary consent to establish an easement to share a vehicular access, no Minor Variances are required.

The subject property is located in Light Industrial Zone – IL2 Subzone with an Urban Exception [294] – ‘additional permitted use – Place of worship, minimum of 78 parking spaces are required for property at 839 Shefford Road, provided the building is occupied by offices and a church.



Location map (Google maps)

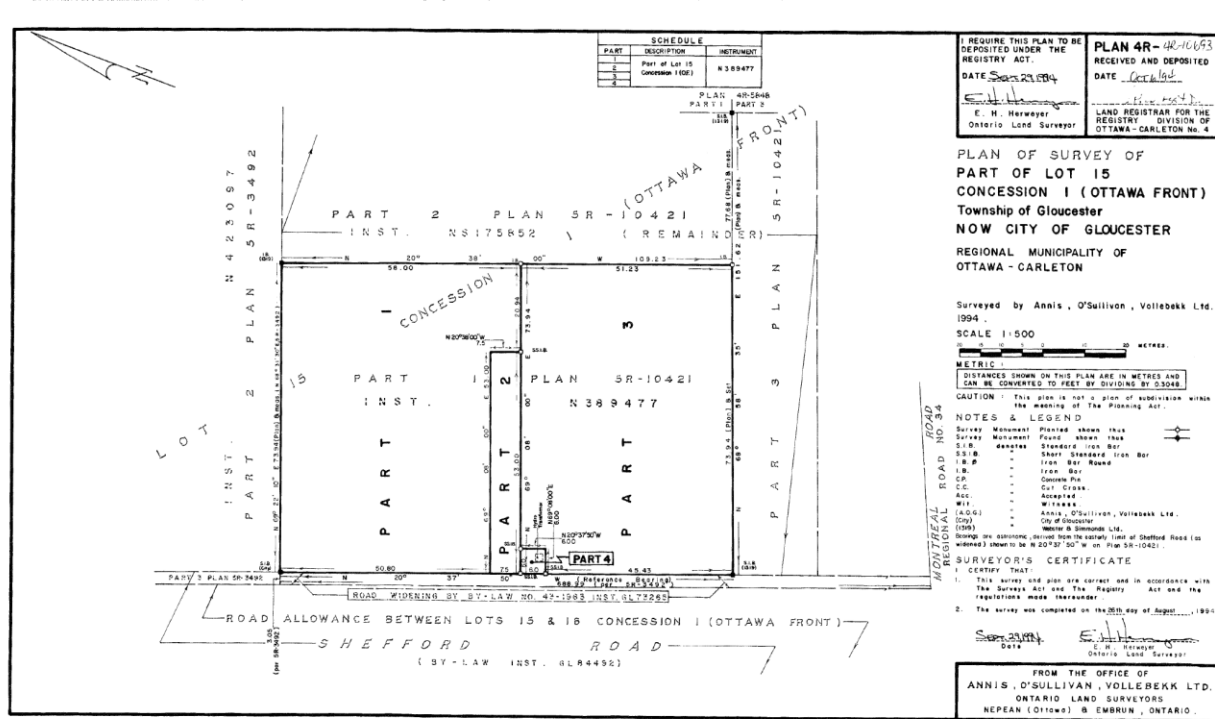
Overview:

This proposal is to sever a portion of a rectangular property on the east side of Shefford Road which is not being used and to create a development opportunity for the future.

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Background:

This property is municipally known as 839 Shefford Road, and registered as Part of Lot 15, Concession 1, Parts 1, 2, 3, and 4 on Plan 4R-10693. It is in the former municipality of Gloucester. The area of the existing property is approximately 8,089.8 m², with a frontage of 109.73 m and depth of 73.94 m (See attached Survey Plan). The property is within Industrial and Logistics area of the Official Plan; within area C, Suburban and in Ward 11; Beacon Hill – Cyrville, in the Beacon Hill Community and the current councillor for this area is Tim Tierney. The existing property has a two-storey building on it in the north part of the property, and it is surrounded by a parking lot containing 78 parking spaces (73 regular parking spaces plus 5 accessible parking spaces). There is an existing garden shed in the south-east corner of Part 1 and it will be relocated to the north-east corner of the existing property.



Survey plan (Annis O’Sullivan Vollebakk Ltd.)

To the north, the subject property abuts Richcraft Sensplex, to the east and south, it abuts a soccer field with a public Dog Park and its parking lot along the south property line of 839 Shefford Road. The west side of Shefford Road is Residential zone; R2N. The entire residential zone fronts onto streets parallel with Shefford Road. (See attached GeoOttawa map)

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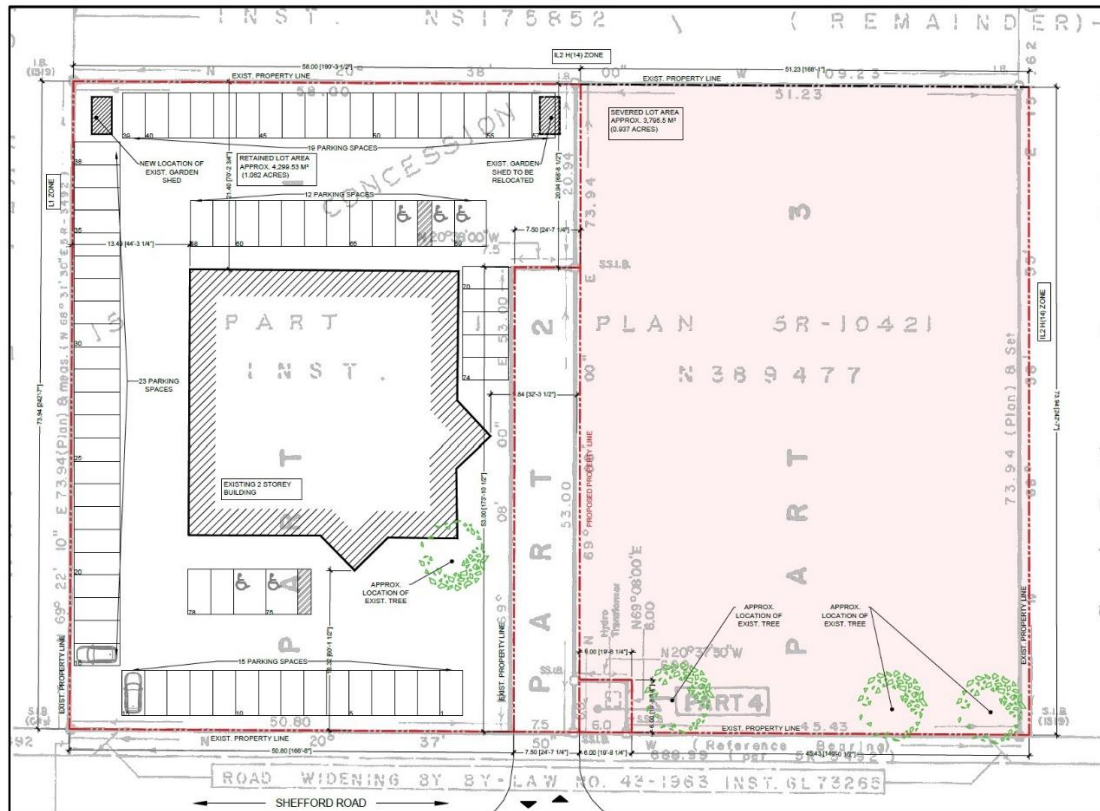


..... RICHCRAFT SENSPLEX

..... 839 SHEFFORD ROAD

..... DOG PARK

Abutting zones (GeoOttawa)



Proposed Site plan (Not to scale)

ZUZANA KESLEROVA, M.Arch., OAA, MRAIC

613.869.7174

keslerarchitect.com

Proposal:

The existing property includes two lots; Part 1&2 and Part 3&4. The proposal is to use the ‘existing’ property line on the south side of Part 2 and north side of Part 3 and to create a new separate property containing of Part 3 and 4. Part 4 is a Hydro easement for an existing Hydro Transformer. The Secondary Consent application is for an easement on the retained land. An access easement is to be established over Part 2, the severed and retained lot will share a vehicular access. The proposed shared access will reduce the number of vehicular accesses across the existing pathway along the east side of Shefford Road.

It is unknown when and why was the property severed into two lots. The Greenbelt Church took ownership of this property (all Parts 1, 2, 3 and 4) in 1998. The Parts 3 and 4 which are proposed to be severed are currently not being used. The parking area around the existing building contains hard surfaces, asphalt and sidewalks around the building at entrances to the existing building and a few landscape buffer with grass, plants and well kempt bushes. The Greenbelt Church started using the northern portion (See gravel area on attached Aerial pictures form GeoOttawa) of Part 3 for excess parking for Sunday events. This excess parking is not required. The required number of 78 parking spaces is provided within the asphalt area around the existing building.



Photo of the front entrance to Greenbelt Church



Photo of existing driveway



Photo of parking on the south side of Greenbelt Church



Photo of parking on east side

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Photo of parking on east side of 839 Shefford Road



Photo of parking on north side

The new property line will divide the property in almost half. The severed lot will have a frontage of 51.43 meters and area of 3,795.5 m² and the retained lot will have a frontage of 50.80 meters (Part 1) + 7.5 meters (Part 2, Access Easement) and area of 4,299.53 m². There is no minimum zoning requirement for the lot width for this zone and the minimum area requirement is 2,000 m². The retained lot will have a lot coverage of approx. 22.5 %, 65% is the maximum lot coverage for this zone. The severed lot provides a large enough area for a new development opportunity as it exceeds the requirement for the lot area for this zone by nearly double m². (See attached Proposed Zoning table)

ZONING INFO - 839 SHEFFORD ROAD			
LEGAL DESCRIPTION: PART OF LOT 15, CONCESSION 1 (OTTAWA FRONT), PART 1, 2, 3, 4 ON PLAN 4R-106093			
ZONING	IL2 [294] H(14)		
PRINCIPAL PERMITTED USE	PLACE OF WORSHIP		
ZONING REQUIREMENTS	REQUIRED	PROPOSED RETAINED LOT PART 1 & 2	PROPOSED SEVERED LOT PART 3 & 4
MINIMUM LOT WIDTH	NO MINIMUM	58.3 M	51.43 M
MINIMUM LOT AREA	2,000 M ²	4, 299.53 M ²	3,795.5 M ²
MAXIMUM BUILDING HEIGHT	14 M	EXIST.	M
MAXIMUM LOT COVERAGE	65%	APPROX. 22.5%	-%
MINIMUM FRONT YARD AND CORNER SIDE YARD SETBACK	7.5 M	APPROX. 18.32 M	- M
MINIMUM INTERIOR SIDE YARD SETBACK	7.5 M	APPROX. 13.40 M & 9.84 M	- M
MINIMUM REAR YARD SETBACK	7.5 M	APPROX. 21.4 M	- M
MAXIMUM FLOOR SPACE INDEX	2	EXIST. 0.5	-
MINIMUM WIDTH OF LANDSCAPED AREA	ABUTTING A STREET - 3 M	EXISTING	-
	OTHER CASES - NO MINIMUM	-	-
SCHEDULE 1	AREA C SUBURBAN		
WARD	WARD 11, BEACON HILL - CYRVILLE		
EXCEPTION 294	ADDITIONAL PERMITTED USE - PLACE OF WORSHIP, MIN. OF 78 PARKING SPACES ARE REQUIRED FOR PROPERTY AT 839 SHEFFORD RD, PROVIDED THE BLDG IS OCCUPIED BY OFFICES AND A CHURCH		

Proposed Zoning by-law table

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Photo of vacant Parts 3 and 4 of property at 839 Shefford Road (Google maps)



Photo of vacant Parts 3 and 4 of property at 839 Shefford Road (Google maps)



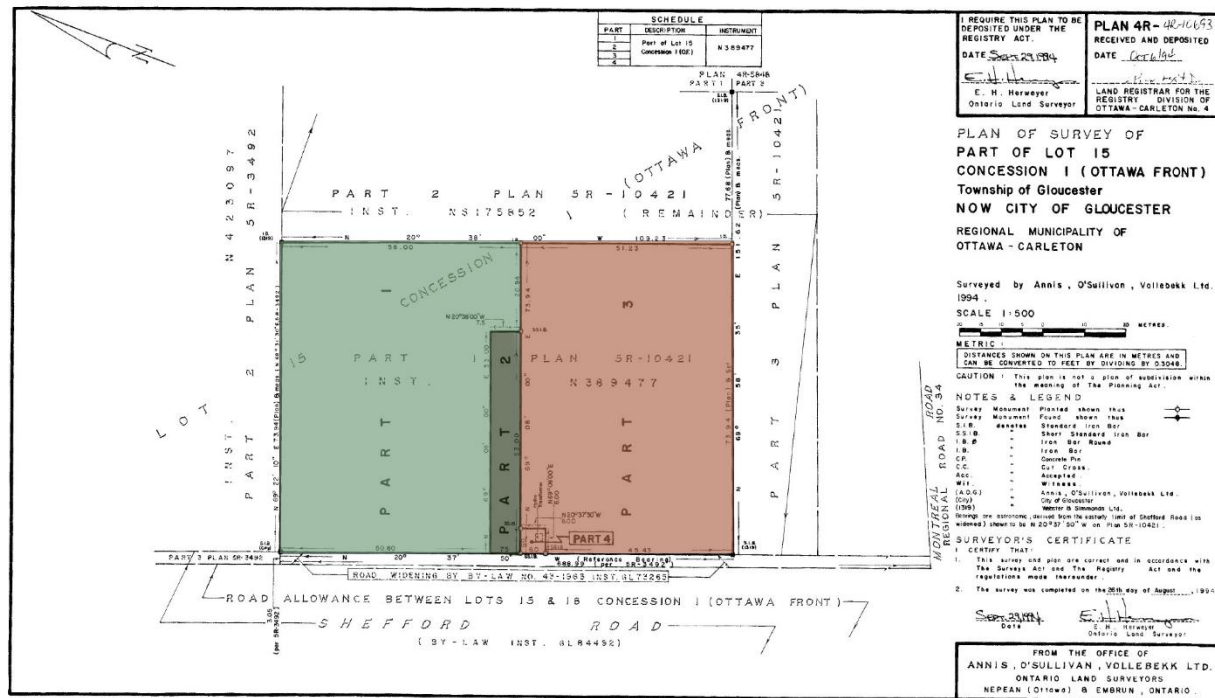
Photo of Parts 1 and 2 of property at 839 Shefford Road (Google maps)



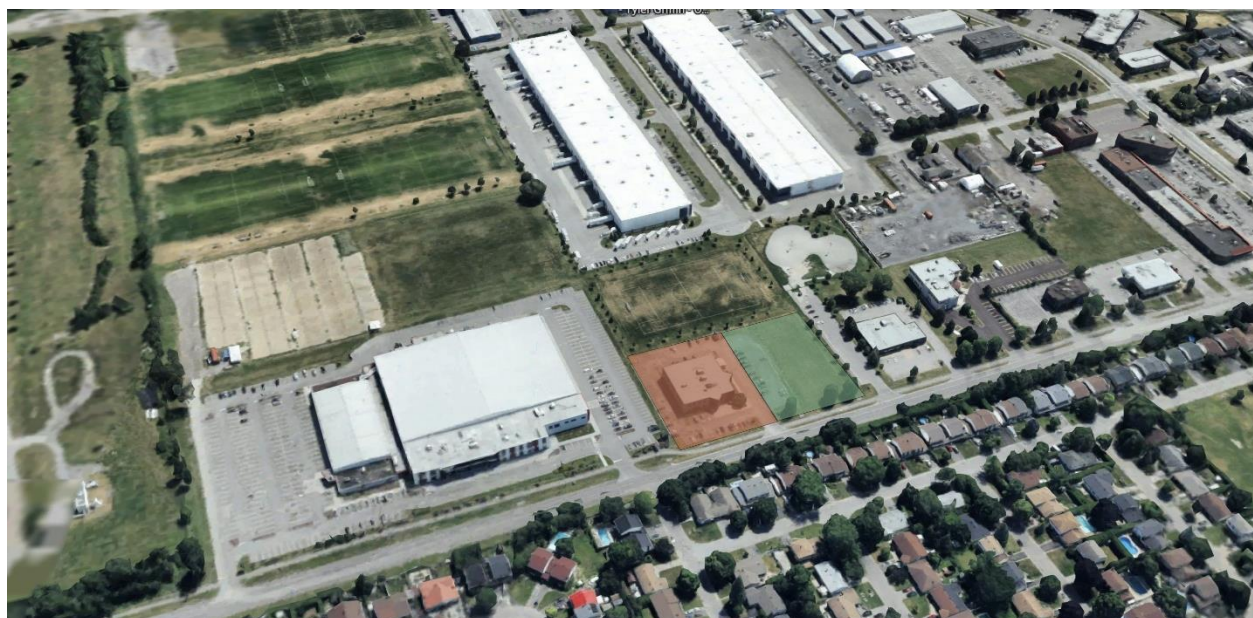
839 Shefford Road (Google maps)

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- Part 1 of Property at 839 Shefford Road | **Retained Lot**
- Part 2 of Property at 839 Shefford Road | **Access Easement**
- Part 3 and 4 of Property at 839 Shefford Road | **Severed Lot**



Draft R Plan prepared by Annis, O'Sullivan, Vollebakk Ltd, 1994 (Not to scale)



839 Shefford Road (Google maps)

ZUZANA KESLEROVA, M.ARCH., OAA, MRAIC

613.869.7174

keslerarchitect.com

Rationale:

We feel that creating a new property, which is in compliance with all the requirements of the zoning by-law, in this well located evolving industrial area is extremely desirable. A subsequent planning/building permit application will be needed to ensure that the new property is developed in a proper and orderly manner. We believe that there are sufficient services in place and we believe that the proposed severance conforms with the City of Ottawa Official Plan.



Aerial Photo, 1991 (GeoOttawa)



Aerial Photo, 2002 (GeoOttawa)



Aerial Photo, 2014 (GeoOttawa)



Aerial Photo, 2022 (GeoOttawa)

The following describes the Criteria for a successful consent (As per Section 53 of the Planning Act, Section 53 (12)):

Review of Section 51 (24),

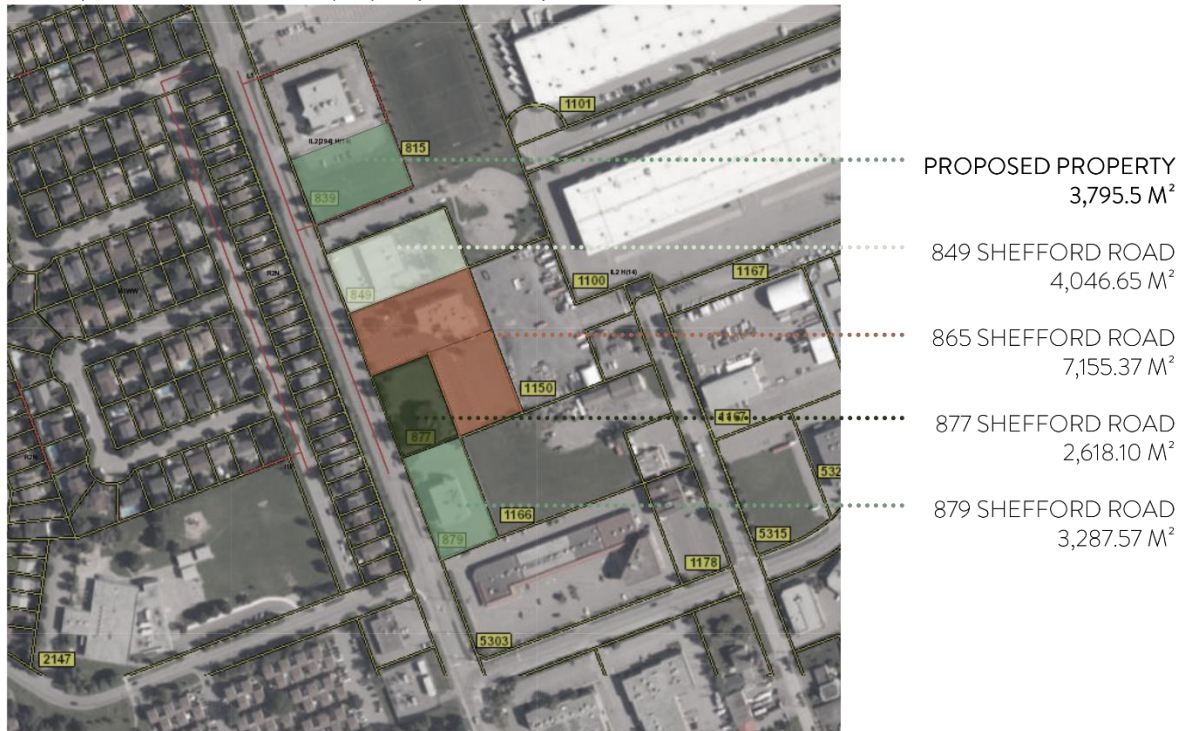
Criteria

(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 consent allows for the creation of a lot and the opportunity of growth and taking advantage of the existing infrastructure. The proposed property maintains the scale of the surrounding

development. (See attached property area study).



Comparable properties on Shefford Road (GeoOttawa)

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

The proposed consent to sever is not premature and is in the public interest. As demonstrated above the proposed new lot is consistent with lot areas along Shefford Road.

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

The proposed consent conforms to the City of Ottawa Official Plan.

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

The newly created lot will be appropriately sized and suitable to accommodate any permitted use.

(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 lot will be rectangular parcel of an appropriate size that is in compliance with the zoning requirements. The severance line will be based on the existing Reference Plan. The retained lot is sufficiently sized to accommodate the existing building and its parking lot. No changes are proposed to the retained property.

(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;

There are no restrictions that apply to the existing or proposed lot and its uses, beyond the Zoning By-law.

(h) conservation of natural resources and flood control;

Not applicable.

(i) the adequacy of utilities and municipal services;

Adequate servicing is available to serve a future development.

(j) the adequacy of school sites;

Not applicable.

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

Not applicable.

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

Not applicable.

(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).

Not applicable. A subsequent planning application will be needed for any future development.

Conclusion:

We spoke with Minor Variance Planner Jerrica Gilbert, to review the proposal and get the advice of the City of Ottawa Planning department. We contacted the City Infill Forester with respect to tree conservation on the subject property. TIR is not required. (See below the email from Planning Forester).



A TIR is not required with this severance application. Please pass this email onto the COA coordinator you're working with as confirmation.

Any future development on the site must adhere to the Tree Protection By-law (No. 2020-340). All City trees of any size and privately owned trees that are 30 cm in diameter or greater are protected. This is a resource online I would recommend reviewing if development does become an option for the owners in the future: <https://ottawa.ca/en/planning-development-and-construction/construction-right-way/road-cut/planning-around-trees>

Thank you,
Hayley Murray
 Planning Forester (T), Natural Systems and Rural Affairs
 Planning, Real Estate and Economic Development
 City of Ottawa | Ville d'Ottawa
 ☎ 613.580.2424 ext. | poste 24616
ottawa.ca/urbanforest
ottawa.ca/treebylaw

Email from Planning Forester

The proposed severance is compatible with the surrounding land uses. Most of the neighbouring properties on Shefford Road share this proposed density. The proposal complies with the applicable zoning by-law provisions for this area; (see Zoning By-law table). Services should be adequate within the area to accommodate a new development. We believe that the proposal meets the intents of the Official Plan and the criteria for

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subdivision of land as set out in Section 51(24) of the Planning Act.

If you wish additional information, do not hesitate to contact me.

Yours truly,

A handwritten signature in black ink that reads "Zuzana Keslerova". The signature is written in a fluid, cursive style.

Zuzana Keslerova, M.Arch., OAA, MRAIC