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

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

January 23rd, 2024

Attn: Mr Michel Bellemare
Secretary Treasurer

Re: 493 Highcroft Ave (Consent application) - Ward 15
Owner - Buildx Inc.
Part of Block 1, Registered Plan 42 - City of Ottawa

Committee of Adjustment

Received | Reçu le

2024-01-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

On behalf of the owner of 493 Highcroft Ave., we are submitting the enclosed primary and secondary severance applications. This severance application is structured in order to sever part 1 from parts 2 and 3, and to sever part 2 from part 3. This will create three unique lots. The property is zoned R3R[2687] H(8.5) in the Zoning By-Law, and is designated as a 'Neighbourhood' in the Inner Urban transect. The proposed severances will create zoning compliant lots with regards to lot width, lot area, etc.

The intent of these severance applications is to create three lots from one in order to construct one detached dwelling and two semi-detached dwellings on their own lots. Part 1 will contain one semi-detached dwelling, Part 2 will contain the other semi-detached dwelling, and Part 3 will contain the detached dwelling.

A Streetscape Character Analysis has been completed and filed in support of this application. The findings are: Table 1 - Character Group B, Table 2 - Character Group B, Table 3 - Character Group A. Therefore, the proposal is permitted to have attached front-facing garages, a single wide driveway, and must have a front-facing entrance. Each proposed dwelling will have access to a single lane driveway leading to a private single car garage. Both types of dwellings proposed will be multi-bedroom units intended for families.

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

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



Subject property from Highcroft Ave / Kenwood Ave.

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

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Subject property front facade from within the existing curved driveway.

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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:
 - (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; *There are no significant architectural, cultural, historical, archaeological, or scientific interest elements to conserve on this site.*
 - (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems; *The property currently has access to municipal services such as water, sanitary, and storm sewers measuring 203mm, 250mm, and 600mm respectively. Being within the urban boundary of the City, the site also has access to adequate communication, transportation, and waste management services.*

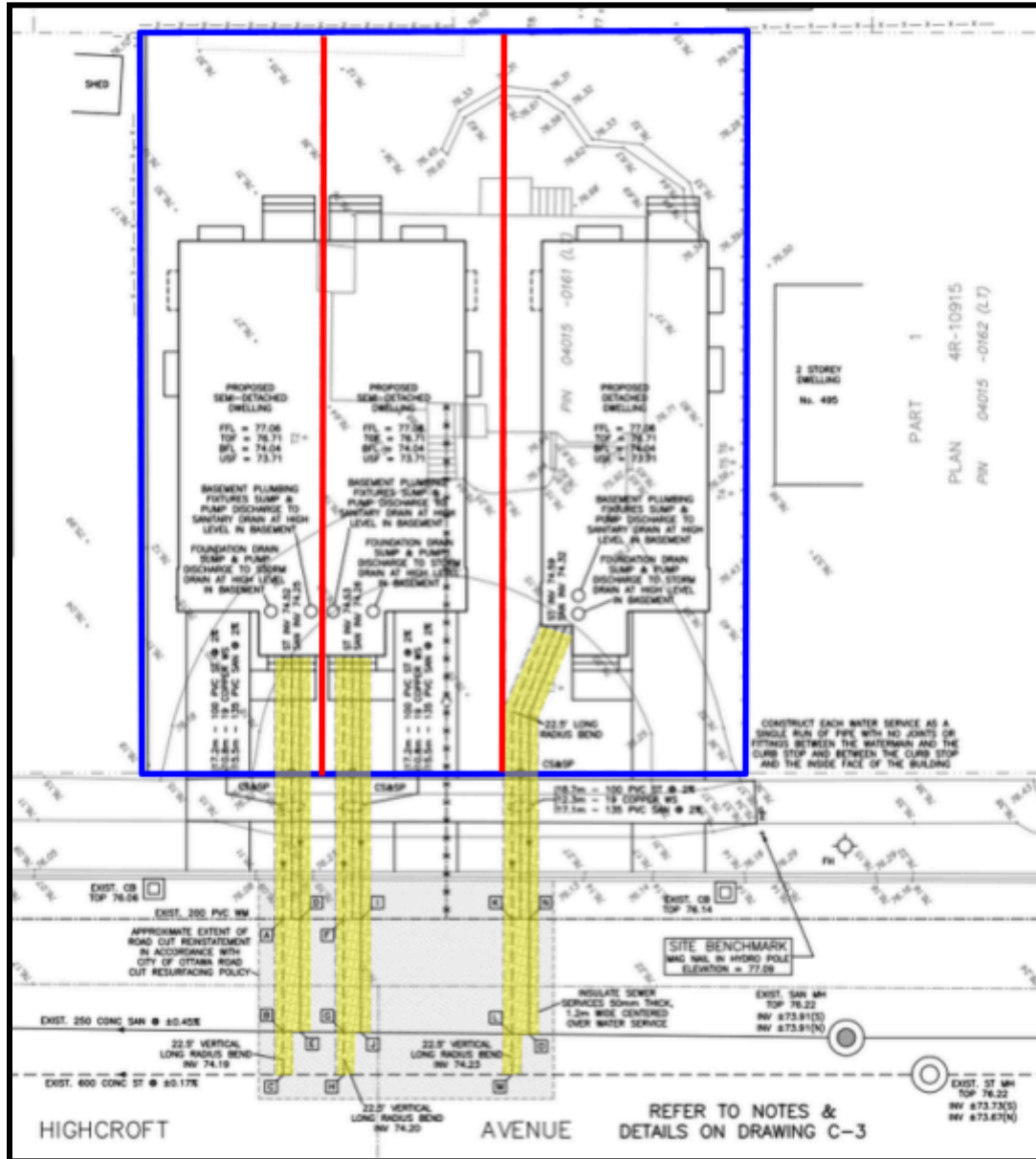


Image of the proposed servicing for each parcel showing servicing locations

- (h) the orderly development of safe and healthy communities; *This proposal represents the orderly development of safe and healthy communities because the resulting parcels will allow the owner to construct zoning compliant homes on appropriately sized lots. There are many examples of similarly sized lots on Highcroft Ave., as well as Evered Ave. to the east, and Churchill Ave. to the west.*
- (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; *The proposed development for the subject property will*

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have access to various schools, clinics, community centres, and recreational facilities. For example, approximately 200m from the subject site is Churchill Alternative school and Clare Gardens Park, approximately 400m away is a seniors recreational centre, approximately 500m away are various medical clinics and a pharmacy. There are also various places of worship following various faiths within a 550m radius from the subject property.

- (j) the adequate provision of a full range of housing, including affordable housing; *The proposed development contains both a detached dwelling and two semi-detached dwellings and they will contain different numbers of bedrooms. Although they are not intended to be affordable, these various unit types are intended for families to grow and expand into the space.*
- (p) the appropriate location of growth and development; *Within the last five years, multiple lots in this area have been developed following the City of Ottawa's goals for intensification. A new pair of semis have been constructed directly west of the subject property at 494 Highcroft and 320 Kenwood Ave. West of this property is another recent semi-detached development at 330 Kenwood and 499 Churchill.*



Newly constructed semi-detached dwellings at 494 Highcroft and 320 Kenwood.



New construction within the last five years on Highcroft, Kenwood, and Churchill Ave.

Additionally, this site is located 100 m from Churchill ave and 250m from Byron Ave. Both streets are collector streets on Schedule C4 of the Official Plan. Churchill Ave is a north-south Minor corridor connecting Westboro to mainstreet corridors like Carling and Richmond Rd. About 400m from the subject site is Richmond Rd which is an east-west mainstreet corridor.

- (q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians; *This proposal includes the required amount of front and rear yard area and soft landscaping. We are proposing an additional four trees to be planted as per the planting plan submitted with this application. The proposal contains the minimum required vehicular parking and private garages to ensure that street parking is minimised and to avoid conflict with pedestrians or cyclists.*

The subject site is located within 400m of multiple main streets with active public transit routes and is approximately 800m of the Westboro and Dominion 2A bus stations.

- (r) the promotion of built form that,
- (i) is well-designed,
 - (ii) encourages a sense of place, and
 - (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; *The proposed design has been completed by a professional designer in coordination with the property owner to ensure*

the design meets the needs of the community and is attractive to future residents. The proposed dwellings are intended to house one family per lot with flexibility for the interior and exterior spaces to meet the needs of each tenant. The lots will have about 65m² (semis) and 85m² (detached) of rear yard amenity space to be softly landscaped and enhanced with tree planting.

(b) whether the proposed subdivision is premature or in the public interest. *The proposed severance is not premature and is in the public's interest. The Westboro area features a variety of housing types and lot sizes with many examples of semi-detached and detached dwellings on Highcroft, Kenwood, Evered, and Churchill. One of the goals for the Westboro area is to accommodate rapid growth considering its proximity to the City's core.*

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any. *There are no adjacent plans of subdivision and the Official Plan policies applicable to this development are as follows:*

Section 2.2.1 Intensification and diversifying housing options

This section includes policies to support residential growth in the urban area to work towards creating 15-minute neighbourhoods. It also indicates the importance of providing housing options for larger households. The proposal is situated in the Inner Urban neighbourhood in an existing and well-established residential community. The proposed development features three residential units where currently there is only one. Furthermore, all three proposed units are four or more bedrooms and are directed towards larger households.

Section 4.2 Housing

This section details the need for housing flexibility and diverse housing options. There is a push for housing affordability as per the Provincial Policy Statement and to implement inclusionary zoning. While this housing is not intended to be affordable housing, the various dwelling types proposed will attract a variety of residents and will add to the diversity of building typologies in the neighbourhood.

Section 4.6 Urban Design

This section supports innovative design practices in site planning and building design in order to ensure effective use of corridors, hubs, and neighbourhoods. A key goal of this section is to integrate the City's intensification goals while considering liveability for residents. The proposed development will be located 6m from the street which is the minimum required setback as per the Zoning By-Law, with entrances directly facing the street. This is an improvement on existing conditions as the current dwelling entrance is hidden by vegetation and a glass block wall. By providing parking within a private

garage, we are avoiding parking in driveways and on the street which will minimise conflict between vehicles and pedestrians.

Section 5.2 Inner Urban Transect

The Inner Urban transect is characterised by low and mid-rise buildings directly surrounding the Downtown Core. By consequence, its general goals are to prioritise alternative modes of transit, and provide direction to hubs, mainstreet corridors, and neighbourhoods. This development provides the required vehicular parking and is in close proximity to bus stops and major public transit stations. The site is also in close proximity to major cycling lanes on Churchill Ave and along Byron Ave. The proposed structures comply with all Zoning By-Law requirements and align with the minimum and maximum heights for neighbourhoods in the Inner Urban transect.

Section 6.3 Neighbourhoods

This section details the importance of neighbourhoods as the cornerstone of liveability in Ottawa. The goals of this section include planning for the future and guiding neighbourhoods towards the 15-minute model. The subject property is in close proximity to many daily and weekly amenities such as pharmacies, clinics, grocery stores, retail and commercial stores, and restaurants. The site is also in close proximity to various modes of transportation such as cycling routes and public transit. These features connect the proposed development to the larger City context and support Ottawa's goals of creating 15-minute neighbourhoods.

(d) the suitability of the land for the purposes for which it is to be subdivided. *The proposed lot division will produce three lots that conform to the zoning requirements of the R3 zone. Additionally, the resulting lot pattern will be compatible with the overall neighbourhood context.*

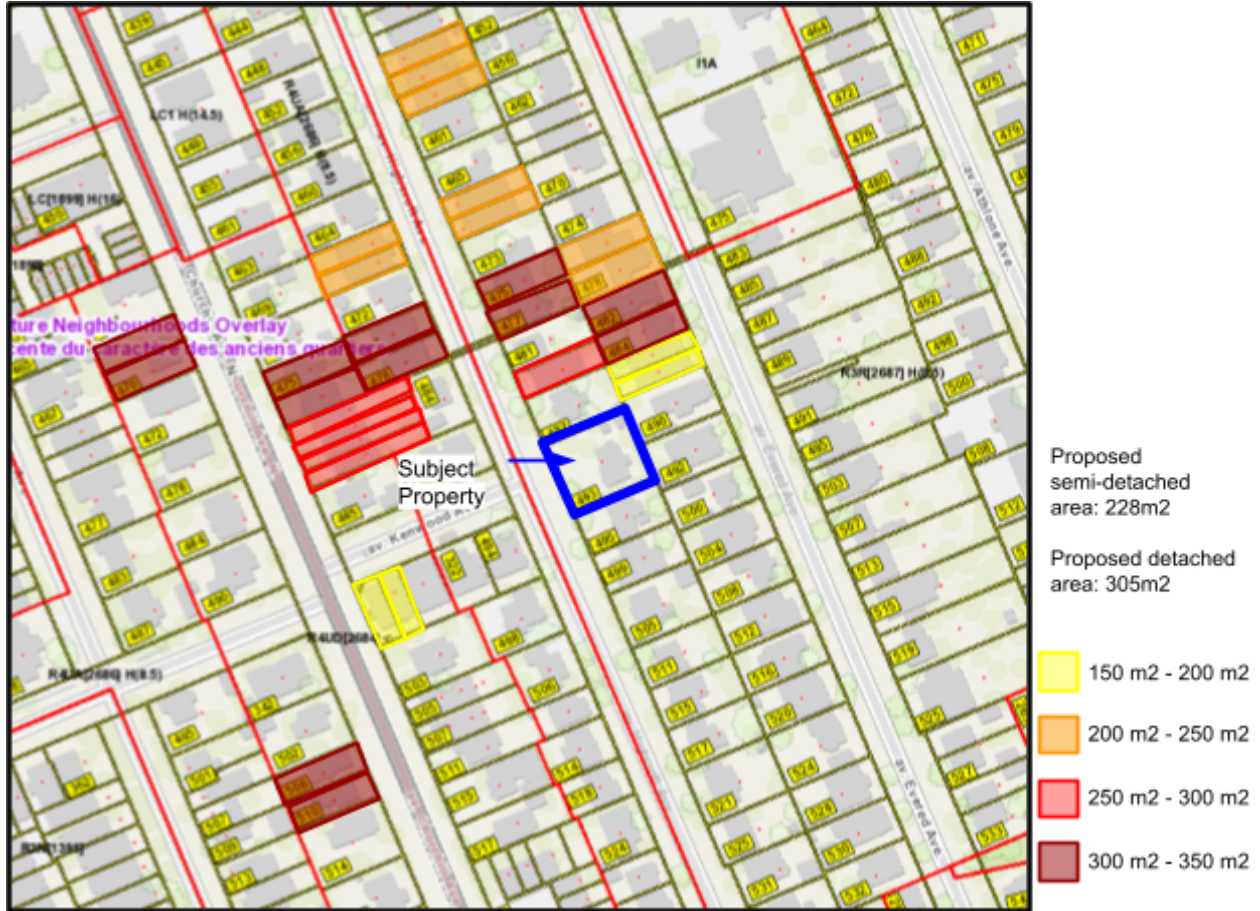


Image showing lots in close proximity to the subject property with similar lot areas.

(i) the adequacy of utilities and municipal services. *The subject property has access to municipal services on Highcroft. There is a water main measuring 203mm, a sanitary sewer measuring 250mm, and a storm sewer measuring 600mm.*

(j) the adequacy of school sites. *There are multiple schools within a 2km radius of the subject site primarily along Broadview Ave, Richmond Rd., and Carling Ave. For example, Churchill Alternative School (approx. 240m), Westboro Montessori School (approx. 380m), Hilson Avenue Public School (approx. 800m), Nepean High School and Broadview Public School (approx. 900m), Notre-Dame High School (approx. 1.28km), Palmdale Public School (approx. 1.32km), and St.Elizabeth School (approx. 1.39km).*

A Plan of Subdivision would not be an effective method of severance for this parcel because there is no need for new road construction or servicing upgrades. The most efficient mechanism to permit this development would be through one primary and one secondary severance application and not through a Plan of Subdivision.

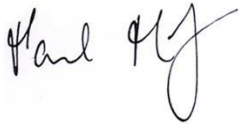
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At this time we are submitting the following in support of the application:

- Completed application forms for the primary and secondary consent application;
- Site Plan detailing the proposed development;
- 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
- Tree Information Report;
- Tree planting plan;
- Application fees;
- Survey plan of the property
- Draft 4R Plan.

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

P H Robinson Consulting



Paul Robinson RPP