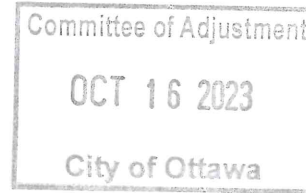


Committee of Adjustment
101 Centrepointe Drive
Ottawa, ON K2G 5K7

October 10, 2023

Attention: Mr. Michel Bellemare
Committee of Adjustment, Secretary-Treasurer



Dear Mr. Bellemare,

Re: Application for Consent
304 Iona Street, Ottawa ON

JD Planning has been retained by Benoit Paquet, Christina Zozula, and Kevin Rodrigues (the 'Owners') to submit an Application for Consent for the property municipally known as 304 Iona Street (the 'site'). This is a resubmission for a previous consent application which was granted for the site in September 2021 and has since lapsed. The original consent application also included a minor variance application which was approved, and construction for the semi-detached dwelling was completed in July 2023. Re-application for the original consent is now required to sever the semi-detached dwelling along the existing party wall to create two lots so each half of the semi can be conveyed separately.

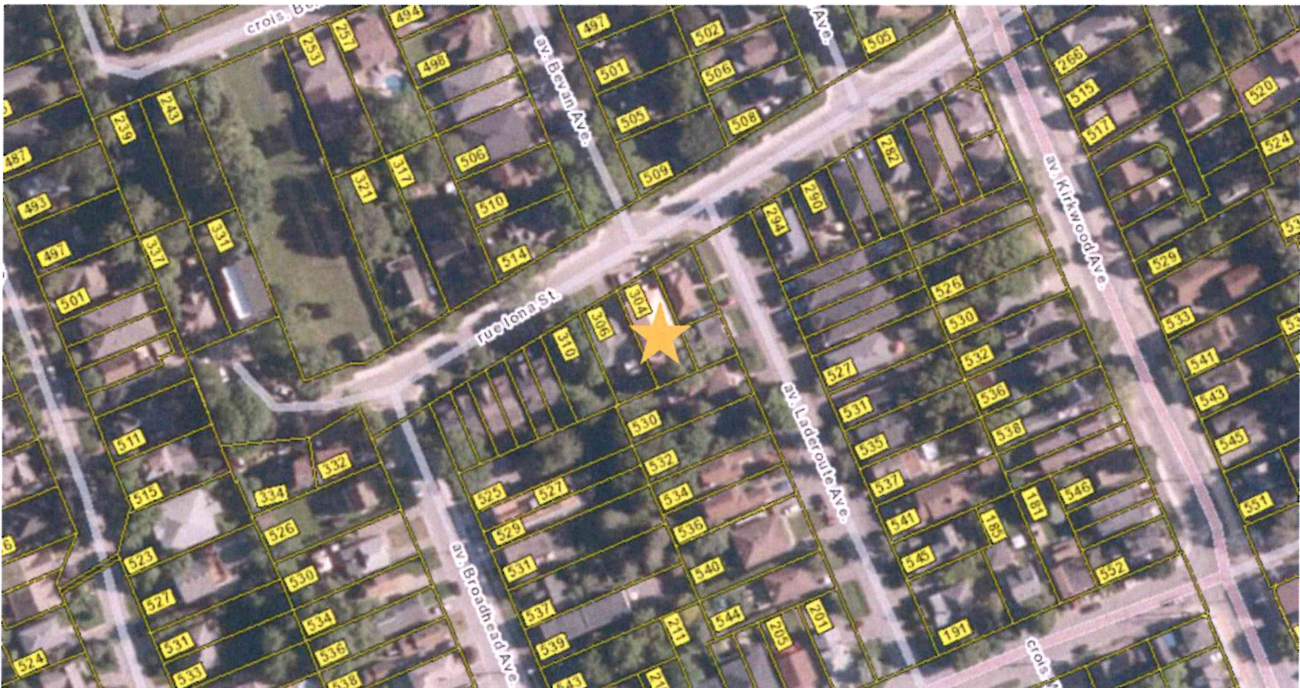


Figure 1. Site context (GeoOttawa, 2022)

SITE & SURROUNDING CONTEXT

The site is located in the Westboro neighbourhood in Ward 15 – Kitchissippi, which is a primarily residential neighbourhood generally situated west of Island Park Drive, north of Highway 417, west of Churchill Avenue North, and south of the Ottawa River and Sir John A. Macdonald Parkway. More specifically, the site is located in the block bounded by Iona Street to the north, Laderoute Avenue to the east, Broadhead Avenue to the west, and Clare Street to the south. Iona Street ends in a cul-de-sac just to the west of this property, past Broadhead Avenue, and the intersection of Bevan Avenue and Iona Street is directly north of the site.

The immediate neighbourhood is generally characterized by low-rise single- and semi-detached residential dwellings in a range and mix of ages, sizes and styles with soft landscaping or trees along the streetscape. There are several low- and mid-rise commercial and retail uses along Richardson Road which is located several blocks to the north, as well as the Transit way and Westboro Station located further to the north along Scott Street. This area is undergoing redevelopment with the construction of mid- to high-rise residential or mixed-use buildings, while the immediately surrounding neighbourhood has primarily retained a lower-rise profile with the introduction of new infill development in the format of semis or townhouses.

Within the surrounding area there are several schools: Centre Jules Leger to the north, Westboro Montessori School, Blyth Academy, and Churchill Alternative School to the northeast, and Hilson Avenue Public School to the northwest. To the south is the Westboro Jewish Montessori Preschool and St. Elizabeth School.

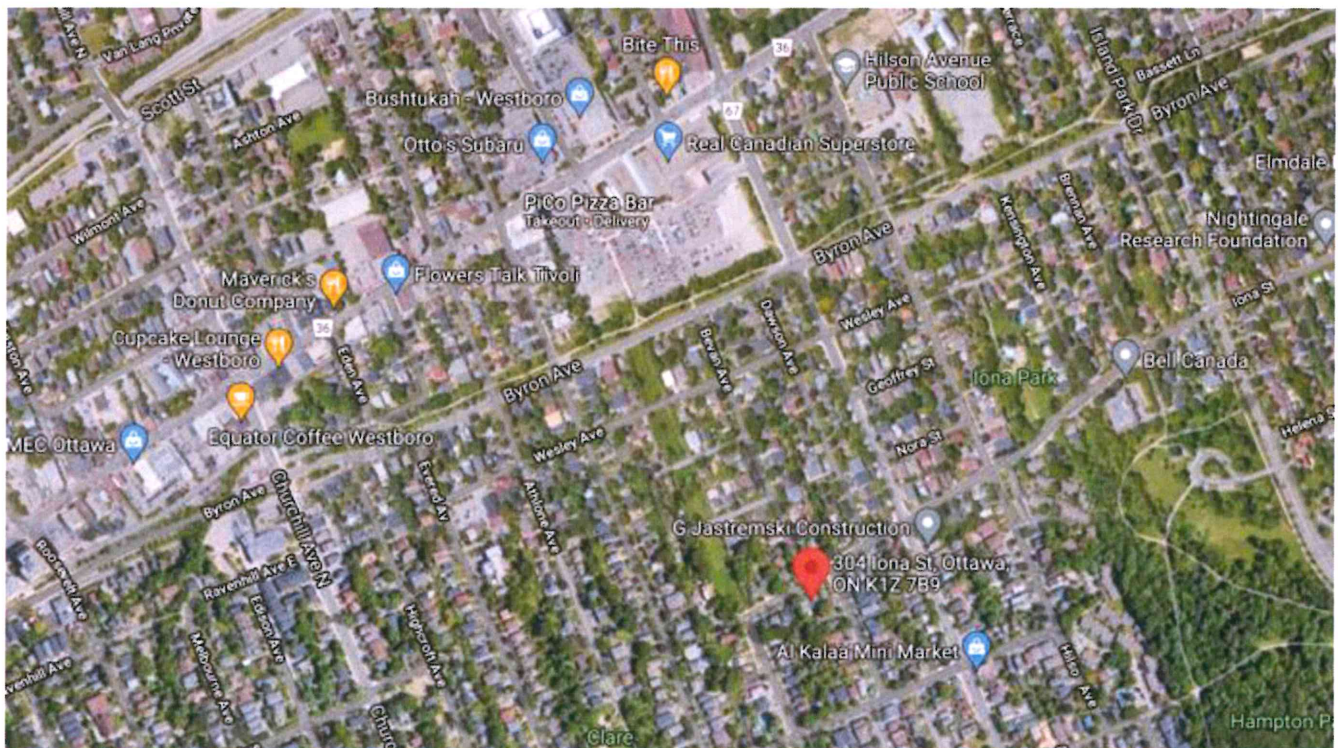
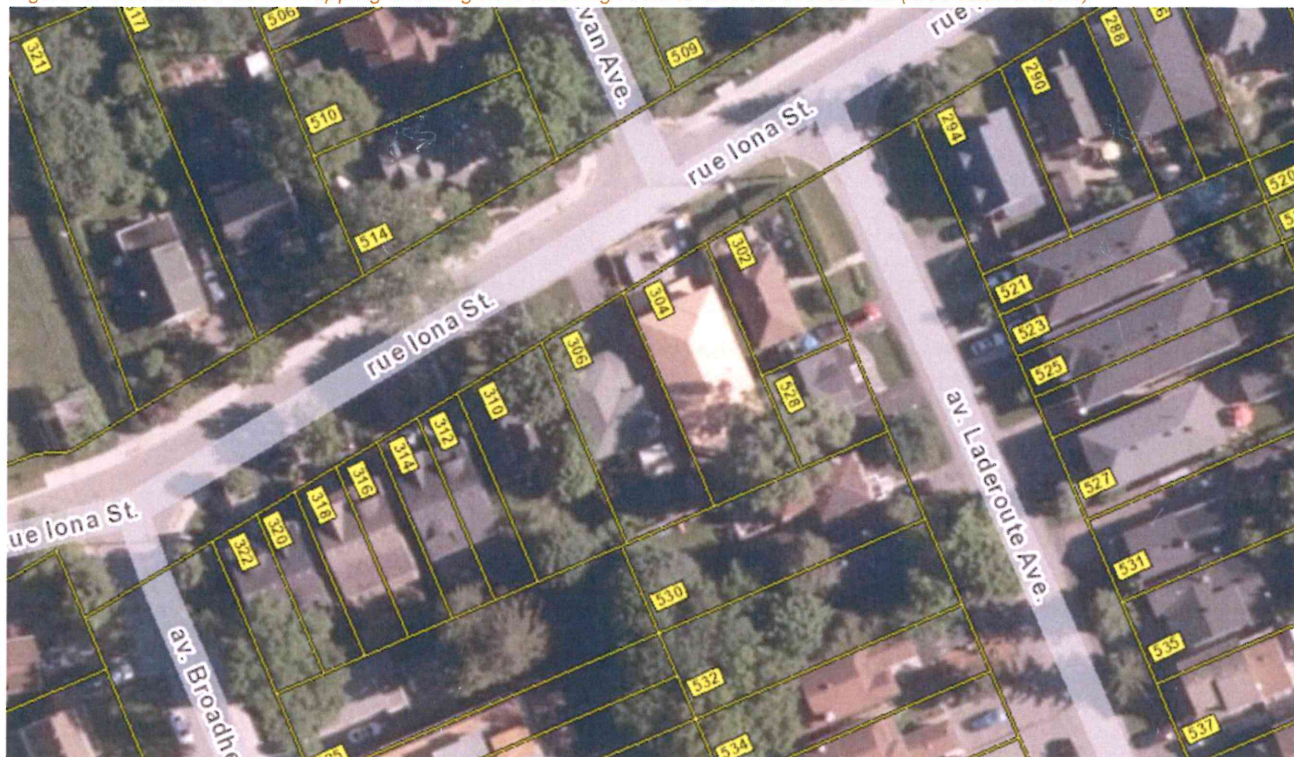


Figure 2. Site context (Google Maps, 2020)

The following residential building types about the site:

- < **North (front yard)** One-and-a-half- storey single-detached dwellings; Intersection of Iona Street and Bevan Avenue
- < **East (side yard)** One- and one-and-a-half- storey single-detached dwellings fronting onto Iona Street and Laderoute Avenue
- < **South (rear yard)** Two-storey single-detached dwelling (fronting onto Laderoute Avenue)
- < **West (side yard)** Two-storey single-detached dwelling (fronting onto Iona Street)

Figure 3. GeoOttawa aerial mapping showing new dwelling roofline and unreversed lot (GeoOttawa 2023)



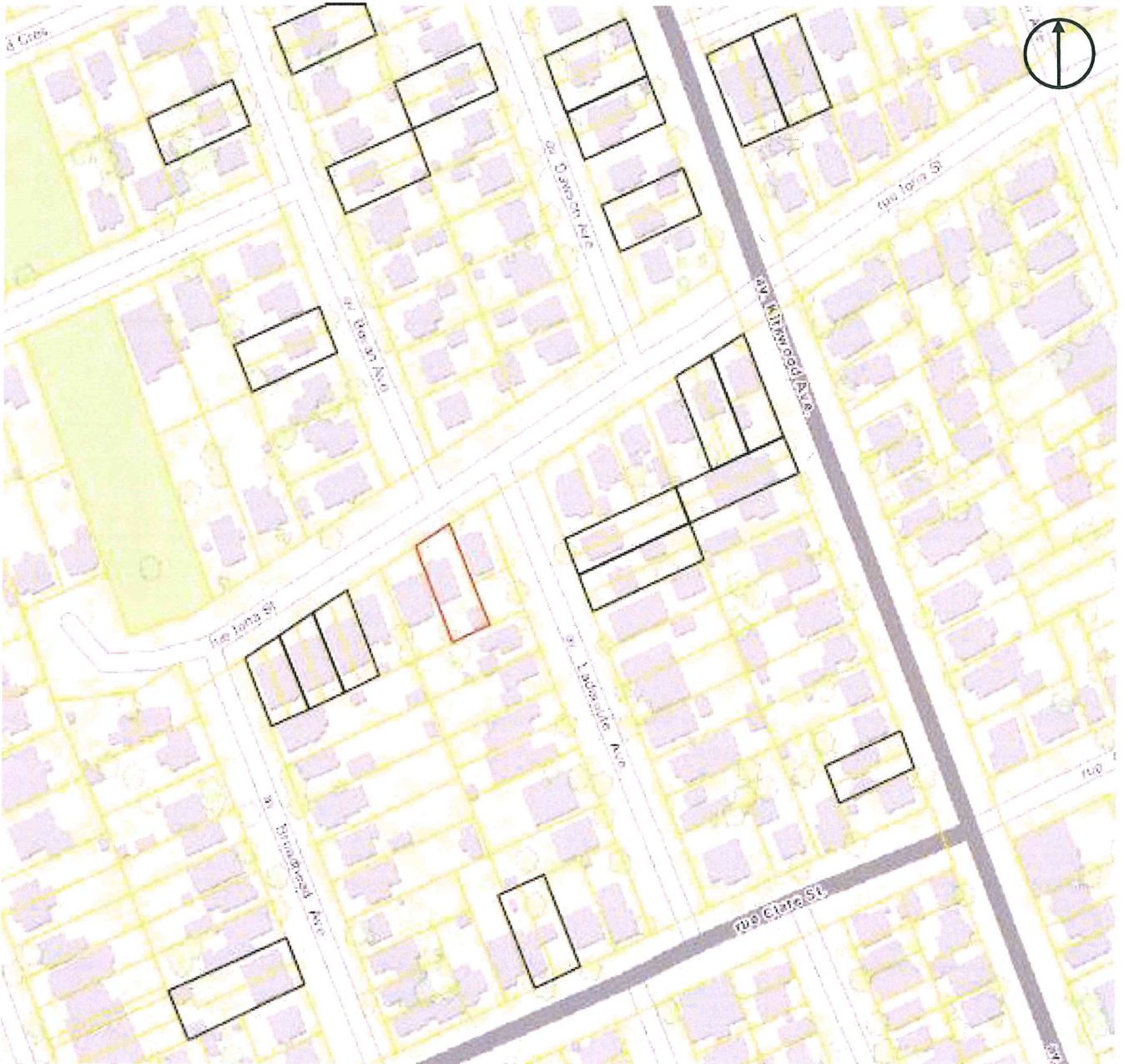
The site presently contains the newly constructed two-storey semi-detached dwelling. The site consists of the following specifications and legal description:

Area	422.55 m ²
Frontage	13.08 m on Iona Street
Depth	32.62 m (irregular)
Legal Description	Lot 38, Registered Plan 364, City of Ottawa
PIN	All of 04023-0098

The immediately surrounding context along Iona Street and Laderoute Avenue is comprised of a variety of and housing forms including several semi-detached dwellings. Many of the semi-detached dwellings are newly constructed and severed. The proposed severance of the newly constructed semi-detached dwelling in this context is therefore appropriate and compatible with the surroundings.

SURROUNDING CONTEXT & LOT FABRIC

As demonstrated in the images above, the surrounding neighbourhood is generally comprised of lots with single-detached dwellings, semi-detached dwelling, soft landscaping and trees. Most of the dwellings contain a garage and driveway to one side of the lot. Many of the lots previously contained a single-detached dwelling which has since been demolished and a new semi-detached dwelling constructed in its place, then severed, similar to the proposed development at 304 Iona Street. The lot fabric of the immediate area is demonstrated in Figure 4 below.



PROPOSED SEVERANCES

The proposal is for one primary consent applications to the Committee (including JUMAs and partial mortgage discharge) which will result in the creation of two generally rectangular-shaped lots with angled front lot lines, each with frontage on Iona Street. Each half of the existing newly constructed semi will be located on one parcel. The Owner’s legal representation has confirmed that the Owners do not own any abutting lands to the subject site other than those that can be conveyed without contravening the Act. Separate certificates will be requested for each parcel. Details of the proposed severances are outlined in Table 1 below and reflected in the enclosed Draft Reference Plan with this submission.

Table 1. Proposed consent details

	PROPOSED PARCEL A	PROPOSED PARCEL B
Parts	1	2
Description	Lot 38, Registered Plan 364, City of Ottawa	
PIN	All of 04023-0098	
Easements	N/A	N/A
Lot Area (m²)	214 m ²	208 m ²
Lot Frontage (m)	6.54	6.54
Lot Depth (m)	33.08 (irregular)	32.16 (irregular)
Lot Width (m)	6.48	6.48

PROVINCIAL POLICY STATEMENT 2020

The Provincial Policy Statement 2020 (PPS) provides policy direction on planning matters for the Province of Ontario. Decisions affecting all planning matters shall be consistent with the Provincial Planning Policies. The proposed residential development is consistent with the applicable policies of the PPS, as demonstrated below.

Section 1.1.1 of the PPS states that healthy, livable, and safe communities are sustained by:

- a) “promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial) [...] to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;”...

Section 1.4.1 of the PPS states that “to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) “maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans”.

In the above PPS policies, there is a significant emphasis on efficient development that is safe, respects the natural environmental, uses available infrastructure, and provides for the needs of the community in both the short- and long-term. The proposed severance of an existing semi-detached dwelling allows for the creation of two new residential dwelling units to be conveyed individually, contributing to provision of available housing supply. Each lot will be of size and shape that is appropriate and desirable for the context, while meeting zoning standards for lot width and area. The existing semi-detached dwelling is an appropriate size, massing and materiality for the surrounding context, and the severance of the lot is appropriate for the City’s urban area. The dwellings are serviced by municipal water, sewer and storm services. The use of existing municipal roads and services is an appropriate and efficient use of resources. The proposed consents fit and function well within the urban area and comply with the PPS.

OFFICIAL PLAN

The City of Ottawa's New Official Plan was adopted by Council on November 24th, 2021 (By-law 2021-386) and approved (with modifications) by the Ministry of Municipal Affairs and Housing on November 4th, 2022. The subject site is designated Neighbourhood, Evolving Overlay within the Inner Urban Transect Policy Area in the New Official Plan.

Section 2.2.1 **Intensification and Diversifying Housing Options** sets out policy intent for provision of housing options for larger households. Subsection ii) states that “[m]uch of the demand for new housing is expected to be for ground-oriented units, such as single-detached, semi-detached, rowhouse dwellings and new forms not yet developed...There needs to be opportunities in residential Neighbourhoods within a short walking distance to Hubs and Corridors to build dwelling units with enough floor space to accommodate larger households within buildings typologies that increase densities on existing lots. This will provide more choices for housing with three or more bedrooms within the developed built-up portions of the urban area.” Subsection (iii) provides for policies related to improvement of public amenities and services, and states the following: “To support the City’s strategy to achieve a 60 per cent intensification target by 2046, the City will:

- “Direct residential intensification to Hubs, Corridors and residential Neighbourhoods within a short walking distance of those Hubs and Corridors;
- Require an appropriate proportion of housing with three or more bedrooms that will provide more housing choices for larger households...”

The proposed semi-detached dwellings provide ground-oriented, “family-sized” dwelling units, offering more housing choice for larger households within the urban area. The dwellings are near urban amenities including parks, schools, commercial and retail uses which is an appropriate and desirable location for larger units.

Section 2.2.4 Healthy and Inclusive Communities states that “[t]he City’s physical layout and design play an important role in shaping health and well-being by enabling Ottawa’s diverse population to thrive and live their lives to the fullest.” The policy intent to achieve healthy and inclusive communities is to:

- 1) “Encourage development of healthy, walkable, 15-minute neighbourhoods that feature a range of housing options, supporting services and amenities ... this includes a range of housing types and affordability, shops, services, access to food, schools and local childcare, employment, greenspaces, parks and pathways.”

The proposed severance of existing semi-detached dwellings allows for wider options of housing tenure with two dwelling units that can be conveyed independently. With the proximity to parks, commercial areas, and schools, the existing ground-oriented dwelling units contributes to the healthy communities' policy of the New Official Plan.

Section 3: Growth Management Framework sets out the following policy intent for the urban area:

- “To provide an appropriate range and mix of housing that considers the geographic distribution of new dwelling types and/or sizes to 2046;

- To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt...”

Section 3.2: Support Intensification sets out policies for intensification throughout the urban area, as follows:

4) “Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable.

8) “Intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices. Dwelling sizes are categorized into two broad categories, with a range of floorspaces occurring within each category:

- a) Small-household dwellings are units with up to two bedrooms and are typically within apartment- built forms; and
- b) Large-household dwellings are units with three or more bedrooms or an equivalent floor area and are typically within ground-oriented built forms.

10) The residential density and proportion of large household dwelling targets as shown on Schedules B1 through B8 are established in Table 3a for Hubs and Mainstreet Corridors and Table 3b for Neighbourhoods and Minor Corridors. Within Neighbourhoods, provide for a diversity of housing opportunities such that generally, higher densities will be directed closer to Mainstreets, Minor Corridors, rapid transit stations, Hubs and major neighbourhood amenities...”

The severance of the existing semi-detached, ground-oriented dwellings is supported by the intensification policies and residential density targets of the New Official Plan. The development of larger semi-detached family homes contributes to the available supply of housing choice and tenure in the urban area.

Section 4.2.1: Enable greater flexibility and an adequate supply and diversity of housing options throughout the city sets out the following policies:

- 1) “A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:
 - a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology;
 - b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;
 - c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure...

As noted, the provision of multi-bedroom and family-sized units in the urban area is supported by the Official Plan policies. The proposed consent will facilitate these existing dwellings to be conveyed

individually, and are lot sizes and shapes that are fully compliant with the City of Ottawa's zoning by-law. The severances represent a compatible form of development in the urban area.

ZONING BY-LAW 2008-250

The site is zoned Residential Third Density, Subzone R – R3R, in the City of Ottawa Zoning By-law 2008-250, as demonstrated in Figure 5 below. The Residential Third Density zone permits low-rise residential development in the format of detached, semi-detached, linked-detached, and townhouse dwellings.

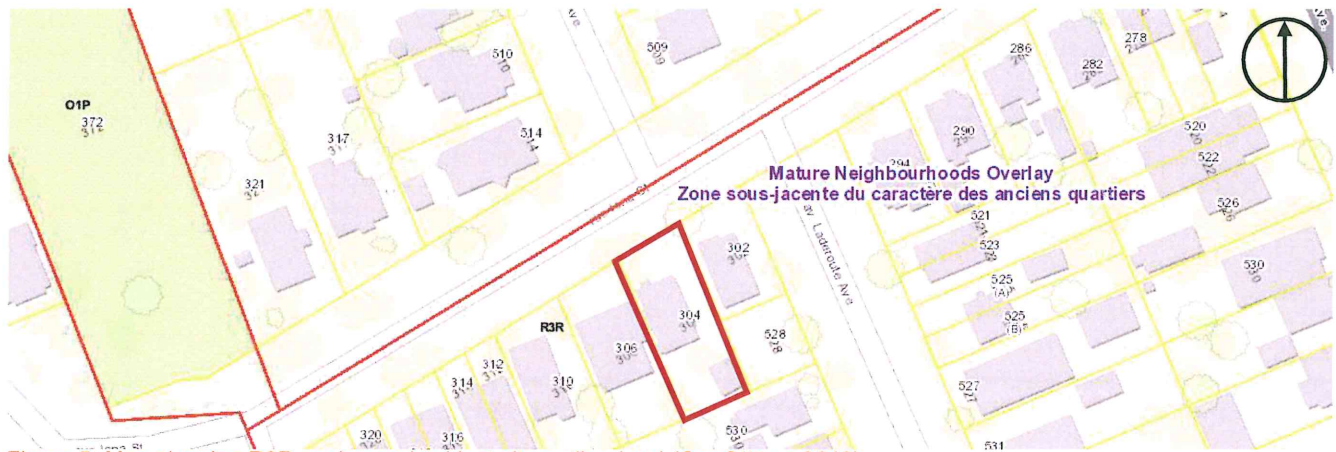


Figure 5. Map showing R3R zoning and subject site outlined red (GeoOttawa 2019)

The lots fully conform to the zoning by-law and the consents do not trigger any new variances to the zoning. A minor variance for reduced rear yard setback was granted with the previous approval in August 2021 and the dwellings were built according to those plans. The applicable zoning details are set out in Table 2 below.

Table 2. Zoning provisions

Provisions Semi-Detached Dwelling	R3R Zone		Proposed	
	Required / Permitted		Parcel A	Parcel B
Minimum Lot Width (m) s.160	6		5.48	5.48
Minimum Lot Area (m ²) s.160	180		214	208
Maximum Building Height (m) s.160	8		7.71	7.71
Minimum Front Yard Setback (m) *s.144(1)(a) Alternative Yard Setbacks	5.49		5.49	5.49
Minimum Rear Yard Setback (m) *s.159(9.1)(a) Alternative Setbacks for Urban Areas	Unit A 30% lot depth 9.92	Unit B lot depth minus 23 m 9.16	25% of lot depth 8.27 m	25% of lot depth 8.04 m
Minimum Rear Yard Area (m ²) *s.159(9.1)(a) Alternative Setbacks for Urban Areas	25% of lot area 53.5 m ²	25% of lot area 52.0 m ²	25% of lot area 53.6 m ²	25% of lot area 52.09 m ²
Minimum Interior Side Yard Setback (m) s.160	1.2		1.2	1.2
Minimum aggregated front yard soft landscaping (m ²) *s.139(1)	Unit A 30% 11.4 m ²	Unit B 30% 10.5 m ²	30.2% 11.5 m ²	30.5% 10.7 m ²

Minimum driveway separation from interior side lot line *s.139(2)	0.15	> 1.20	> 1.20
Maximum driveway width *s.139(3)	2.6	2.6	2.6
Minimum front facing garage setback from front landing or entrance *s.139(3)	0.6	> 0.6	> 0.6
Maximum walkway width *s.139(3)	1.2	1.2	1.2

RATIONALE FOR CONSENT

In Section 51(24) of the Planning Act, 1990, a series of criteria are presented that state in the case of any subdivision of land, regard shall be had to:

- (a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed consent does not have any effect on matters of provincial interest. The application supports the province's intensification targets.

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

The proposed consent is in the public interest as it supports the City's policies for intensification and an efficient use of residentially zoned land. The proposed severances are not premature as the dwelling is already constructed and occupied. The site zoning and Official Plan designations permit semi-detached development and the severance of those lands to create two parcels, each which can be conveyed separately.

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

The proposed severance of the existing semi-detached residential development conforms to the applicable City of Ottawa Official Plan policies for development, intensification, and compatibility, among other factors. The Official Plan supports intensification in the urban area, and the proposed severance adds a diversity of tenure within the urban area that is appropriate and compatible with the neighbourhood.

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

The land is suitable for the purpose of the proposal. The surrounding area consists of single- and semi-detached dwellings on comparably sized lots to those that are proposed. The proposed lots meet the requirements set out in the zoning by-law for lot area and lot width. The severance of an existing semi-detached dwelling is a desirable, permitted and suitable use of these residentially zoned and designated lands.

- (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;

No new roadways are proposed as part of the consents. The proposed lots will have adequate frontage to an open public municipal roadway (Iona Street) and is in close proximity to north-south Kirkwood Avenue which provides connection to Highway 417 and Merivale Road to the south, and Richmond Road to the north.

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

The dimensions and rectangular shape of the proposed lots are functional and compatible with the surrounding neighbourhood character and pattern of development and comply with the Zoning By-law requirements for lot area and lot width.

(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 known restrictions on the land or future buildings for either parcel of land.

(h) conservation of natural resources and flood control;

The existing soft landscaping complies with the provisions of the Zoning By-law. No watercourses or flood plains impact the site. There are no impacts on existing on-site or nearby environmental conditions by the proposed consents.

(i) the adequacy of utilities and municipal services;

Municipal services (water, sewer and storm) are available and provided for both lots.

(j) the adequacy of school sites;

Within the surrounding area there are several schools: Centre Jules Leger to the north, Westboro Montessori School, Blyth Academy, and Churchill Alternative School to the northeast, and Hilson Avenue Public School to the northwest. To the south is the Westboro Jewish Montessori Preschool and St. Elizabeth School.

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

N/A

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

The proposal adds a diversity of housing tenure in the form of two individually conveyable dwellings to the urban area and allows for a more efficient use of land and resources. Semi-detached dwellings represent a modest and appropriate form of density and make use of existing available municipal servicing including water, sewer and storm. As such, the proposed severances optimize the available supply of land and energy resources and are an efficient use of the land.

(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).

The present site zoning permits only low-rise, single-detached, semi-detached, townhouse and rowhouse residential dwelling types and will therefore the proposed consent is not subject to site plan control.

Overall, the proposed severance applications demonstrate regard for the criteria of Section 51(24) of the Planning Act.

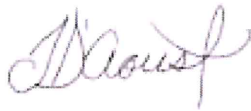
CONCLUSION

The subject site is a generally rectangular lot with an angled front lot line in the Westboro neighbourhood, municipally known as 304 A & B Iona Street, and presently contains newly constructed semi-detached dwelling. The Owner is proposing to sever the existing dwelling into two parcels of land to be conveyed individually. No minor variances are required to facilitate the consent, and both lots are fully zoning compliant. The Committee of Adjustment previously granted the consents in August 2021, however those have since lapsed. This is a re-filing of the original consent application.

The proposed configuration and size of the lots is compatible, appropriate and desirable with the existing neighbourhood context. Each lot is municipally serviced. The proposal offers a diversity of housing tenure which is supported within the urban area.

The proposed consent is consistent with the Provincial Policy Statement, 2020 conform to the policies of the City of Ottawa Official Plan and comply with the City of Ottawa's Zoning By-law 2008-250. The consent meets the criteria as set out in Section 51(24) of the Planning Act as detailed in this report, represents good land use planning, and is recommended for approval.

Respectfully submitted,



Jessica D'Aoust, MCIP RPP M.PI

Principal + Senior Planner