

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

City of Ottawa Committee of Adjustment  
101 Centrepointe Drive, 4<sup>th</sup> Floor  
Ottawa, ON K2G 5K7

October 25, 2023

Attn: Mr. Michel Bellemare - Secretary Treasurer

Re: 209 Montfort (Consent application) - Ward 15  
Batool Kahlili  
Lot 181 and Part of Lot 180 - Registered Plan 240, City of Ottawa

Committee of Adjustment  
Received | Reçu le

2023-10-25

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

On behalf of the owners of 209 Montfort , we are submitting the enclosed primary consent application. The property is zoned R4UA and is designated as a 'Neighbourhood' in the Inner Urban Transect.

The property is currently subject to a building permit (File No. A22-006414) which was issued on November 8th, 2022. The building permit is for a pair of semi-detached dwellings that have attached garages and each have a basement Secondary Dwelling unit that are nearing completion.

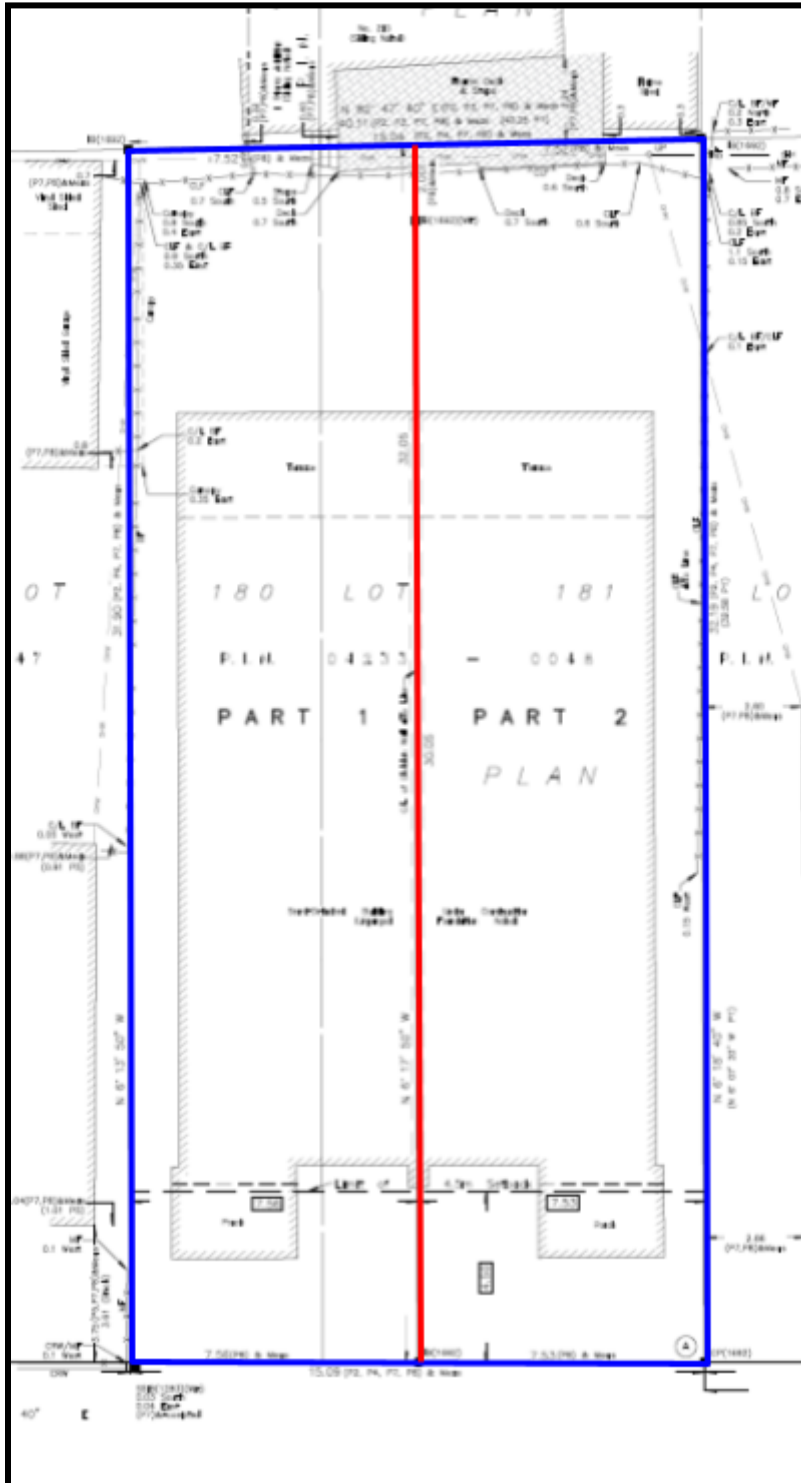


**September 2023 imagery showing the semis under construction**

The severance will create two zoning compliant lots each with a semi-detached dwelling accessed by a single-lane driveway for each unit.

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

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



Draft 4R Plan showing the **subject property** and the **proposed severance line**.

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

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

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. **The matters of Provincial interest are satisfied by this application because the severance will create two appropriately sized lots with their own adequate servicing provisions, access to transportation, and waste management systems. The severance will contribute to the orderly development of a safe and healthy community considering there are multiple examples of multi-unit dwellings to the east and west of the subject property on Montfort St. The development represents sustainable, ground oriented design as it is replacing one dwelling unit with two dwelling units on the same sized lot with ground level entrances.**

(b) whether the proposed subdivision is premature or in the public interest; **The road and servicing network has been established and there are examples of this dwelling typology on lots of similar sizes on the same street therefore the subdivision of these lands is not premature and is in the public interest.**

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any; **This property is within the Inner Urban transect designated as a Neighbourhood. The general policies for intensification in the Official Plan include directing residential growth to the built-up urban area and supporting a 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 represents intensification, by replacing one dwelling unit with two, in the Vanier area. This area is accessible via personal or public transit and is within 400 m - 1 km of daily amenities. The amenities include restaurants, a supermarket, the Vanier Community Service Center, pharmacies, banks, retail, and schools (École élémentaire publique Mauril-Bélanger, Trille Des Bois Public Elementary School, St.Joseph's Adult School, and others). The subject property is approximately 700m from the Richelieu-Vanier Community Centre with outdoor recreational areas and 1 km from the Rideau River Eastern Pathway. The public transit available is accessed via Marier Ave (line 19, 20), Montreal Rd (line 12, 15, 19), and the Vanier Pkwy (line 9). These transit lines travel frequently during the weekdays and are less frequent on weekends.**

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

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

lot sizes are consistent with the Zoning By-Law requirements for minimum lot width and lot area in the R4 zone. The resulting lot pattern will be compatible with the fabric of the neighbourhood.

(f) the dimensions and shapes of the proposed lots; As mentioned, the resulting lot pattern is compatible with the Zoning By-Law's minimum requirements and with the existing fabric of the neighbourhood.

(i) the adequacy of utilities and municipal services; As part of the issued Building Permit, a proposed lot grading drawing was submitted and approved by the City. This drawing indicates that there are sufficient provisions for municipal water, sanitary and storm infrastructure for the two dwellings and that they do not cross the severance line.

(j) the adequacy of school sites; There are a variety of schools at various age levels and from various school boards within a 1.5km radius of the subject site. For example, Trille Des Bois Public Elementary School (500 m), Assumption School (500 m), St. Joseph Adult High School (690 m), École élémentaire publique Mauril-Bélanger (715 m), Horizon-Jeunesse French Catholic Elementary (900 m), Robert E. Wilson Public School (1.3 km), and MacDonald-Cartier Academy (1.4 km).

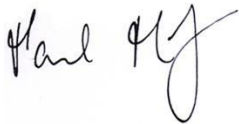
At this time we are submitting the following in support of the application:

- Completed application form (1 original) for the standard consent application,
- 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
- Application fees
- Draft 4R Plan showing the severance line along the party wall
- Tree Information Report and Planting Plan

When the notification signs are ready for this application could you please email the undersigned and I 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) 599 9216 or via email at [probinson@probinsonconsulting.com](mailto:probinson@probinsonconsulting.com)

**P H Robinson Consulting**



Paul Robinson RPP

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