

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

June 3, 2024

City of Ottawa  
Committee of Adjustments  
101 Centrepointe Dr.  
Nepean ON  
K2G 5K7

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : **2024-06-04**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

To Whom It May Concern,

**Re: 130-150 Rossignol Drive, Severance Application**

Please be advised that Ashcroft Homes – La Promenade Inc. is the owner of the above-noted property and would like to apply for a severance with respect to this property. The property contains a medical facility and a residential care facility (parts 1 & 2 on 4R-xxxx), together with a large parcel of vacant land (Part 8 on 4R-29684).

The owner would like to sever the medical facility and residential care facility portion from the vacant land portion of the property, to create 2 separate parcels; and to permit the existing lender to partially discharge its mortgage from the vacant land portion. This would allow the vacant land to be dealt with separately from the portion with structures on it, going forward. At this time, there will be no changes made to the use of the land, thus it will remain vacant property.

The owner acknowledges that access to the retained lot will be through the future extension of Rossignol Drive.

This cover letter will speak to the following criteria outlined in subsection 51(24) of the Planning Act:

*"51(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 severances and easements have regard for the following matters of provincial interest:

- the supply, efficient use and conservation of energy and water
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management system
- the orderly development of safe and healthy communities
- the adequate provision of employment opportunities
- the appropriate location of growth and development
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians

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

130/150 Rossignol is located within the City of Ottawa's urban boundary and is in a fully developed neighbourhood. The proposed severances and easements are not premature and are in the public interest.

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

In order to accommodate the expected growth of the city, the City of Ottawa Official Plan supports infill development and intensification throughout the built-up area (Section 3.2). Policy 3 of Section 3.2 states:

*"The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them as shown on Schedules B1 through B8. Hub and Corridor designations are intended to be diverse concentrations of employment, commercial, community and transportation services (in addition to accommodating significant residential opportunities) that are accessible to adjacent Neighbourhood designations on a daily and weekly basis."*

Both the Severed and Retained Sites are designated Neighbourhood within the Inner Urban Transect of the Official Plan and is subject to the Evolving Neighbourhoods Overlay. The Severed Site is located within 100 metres of the Jeanne-d'Aarc Boulevard Minor Corridor and within 400m of the 174 Regional Rd where there is a planned future transit service. The Retained Site is located within 200m of the planned future transit service. The Subject Sites are also located in proximity to a number of low and medium-density residential uses. This proximity to residential uses, and existing and planned future transit makes the Retained Site a prime location for future intensification.

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

The proposed severances will help facilitate intensification on the Retained Site, which is supported by the policies of the Official Plan. The Retained Site is subject to the Evolving Neighbourhoods Overlay and is envisioned for gradual change that will support residential growth and the City's 15-minute neighbourhood objectives.

**(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;**

The Severed Site is already developed and constructed as a retirement home with a form of a medical facility. The Retained Site does not have development plans made yet. Although the intention is for the site to be developed.

**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;**

The proposed severances do not propose any new roads and will not affect highways or the transportation system.

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

The proposed severances will result in the creation of two irregularly shaped lots fronting onto Tenth Line Rd. and Rossignol Dr. The future access to the Retained Site will be through Rossignol Drive.

**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 or proposed restrictions on the existing or proposed lots, beyond the provisions of the Zoning By-law.

**h) conservation of natural resources and flood control;**

The Subject Site is not located in any floodplains or areas of natural interest.

**i) the adequacy of utilities and municipal services;**

The Severed Site is located within the urban boundary and is connected to existing utilities and municipal services. The Retained Site does not have development plans yet and is not anticipated to have any impact on the adequacy of the City's municipal services or utilities.

**j) the adequacy of school sites;**

The Subject Site is located near The Divine Infant School, and Fallingbrook Community Elementary School. The proposed severances will have no major impact on the adequacy of school sites in the area.

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

Rossignol Dr., a 26m ROW, is expected to be conveyed or dedicated for public purposes once the Retained Site is developed.

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

The proposed severances more efficiently use the Subject Site by providing an additional developable parcel (the Retained Site). The proposed severance constitutes infill development, allowing growth to remain within the urban area. This is more efficient from a transportation and transit perspective and more efficiently uses existing infrastructure, services, and land.

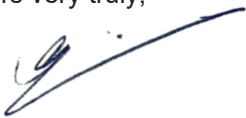
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).***

The proposed development is not subject to site plan control.

**The proposed severances and easements meet the criteria set out in Section 51(24) of the Planning Act. The proposed severances and easements at 130/150 Rossignol Drive represent good land use planning.**

Please find enclosed the completed Severance Application, related documents, and required application fee for your review and consideration. We look forward to hearing from you.

Yours very truly,



Mustapha Arkadan  
Land Development Manager  
markadan@ashcrofthomes.ca  
613.883.0084