

Ottawa. May 9, 2024
Registered Owners:
John van Zetten
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514 Churchill Ave N., Ottawa K1Z 5E3

Subject: Consent/Severance Application - 514 Churchill Ave N., Ottawa K1Z 5E3 (PIN 04016-0111)

We are submitting this Consent/Severance Application to the Committee of Adjustment to create a new lot. We would like to subdivide the 514 Churchill Ave N., Ottawa K1Z 5E3 property into two separate parcels of land, one parcel with the existing triplex, and the second parcel for future residential development to build a multi-unit dwelling as per the local zoning conditions.

The current lot at 514 Churchill Avenue North is zoned as R4UD[2684]-c - Residential Fourth Density Zone, Subzone UD with Exception 2684 and a commercial suffix. A multi-unit dwelling is permitted on the property as per Sections 161 and 162 of the Zoning By-law. As per Exception 2684 the minimum lot width required is 10 meters and the minimum lot area required is 300 m². The property is within the Mature Neighbourhoods Overlay and required a Streetscape Character Analysis .

According to our proposed Draft Reference Plan, both lots respect the R4UD[2684]-c zoning requirements.

- Part 1: Frontage=11.57m, Depth=30.49m, Area=352.6 Sqm
- Part 2: Frontage=10.41m, Depth=30.49m, Area=317.1 Sqm

The development of the new lot would be an infill in the Westboro neighbourhood and will be following all planning requirements for the neighbourhood. Westboro is a mature neighbourhood with all roadways, utility delivery, schools, and parks already in place.

Section 51 (24) of the Planning Act provides the criteria to be considered in the creation of a draft plan for the subdivision of 514 Churchill Ave North. The application also has regard for the following matters:

- a) development of the proposed subdivision on matters of provincial interest as referred to in section 2 of the Planning Act;
- b) the proposed subdivision development is in the public interest;
- c) the proposed subdivision development will conform to the official plan and adjacent plans;
- d) the proposed subdivision will meet the R4UD[2684]-c zoning requirements;
- e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways for the proposed subdivision are adequate;
- f) the proposed subdivision meets the dimensions and shapes as per the R4UD[2684]-c zoning;
- g) the proposed subdivision meets the restrictions or proposed restrictions;
- h) the proposed subdivision will meet the conservation of natural resources and flood control;
- i) the availability of utilities and municipal services are adequate;
- j) the availability of school sites are adequate.

The proposed development on the new lot would be a multi-story, 5-10 unit building consisting of one and/or two bedroom rental units with no onsite parking.

The attached plans and Documents included in this package are:

- Topographic Plan of Survey
- Draft Reference Plan
- Tree Information Report (TIR)
- Streetscape Character Analysis
- Streetscape Character Analysis Concurrence
- Parcel Abstract Page
- Application Fee \$6392

Thank you

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