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May 28, 2024

Committee of Adjustment

City of Ottawa
101 Centrepointe Drive,
Ottawa, Ontario K2G 5K7

Attention: **Mr. Michel Bellemare**
Secretary Treasurer
And Committee Members

Committee of Adjustment
Received | Reçu le

2024-05-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **Application for Consents to Sever for lands at 90, (& 92) Prince Albert Street, Ottawa, ON.**
Lots 200 and 201
Registered Plan 341
City of Ottawa
Ward 13, Rideau-Rockcliffe
Zoning R3M, Zoning By-law 2008-250

Dear Mr. Bellemare,

Kubra Vurgun and Rockdale Homes Inc. have retained Miroca Design Consulting Services to act as agent on their behalf for the preparation of Consents to Sever Application for their lands known municipally as 90 Prince Albert St., Ottawa, Ontario.

The following materials have been enclosed in support of these applications:

1. 1 copy of the completed Application Form
2. 1 copy of this cover letter prepared by Miroca Design Consultants Inc.
3. 1 full-sized copy and 1 reduced copy of the Plan of Survey showing each of the severed and retained lots, prepared by Annis, O'Sullivan, Vollebakk Ltd., Ontario Land Surveyors
4. 1 full-sized copy and 1 reduced copy of the Site Plan and Elevation Drawings prepared by Miroca Design Consultants Inc.
5. 1 full-sized copy and 1 reduced copy of the approved Lot Grading & Servicing Plan prepared by T. L Mak Engineering Consultants Ltd.
6. A cheque payable to the City of Ottawa, and a copy of the Parcel Register showing ownership.

Purpose of the Application

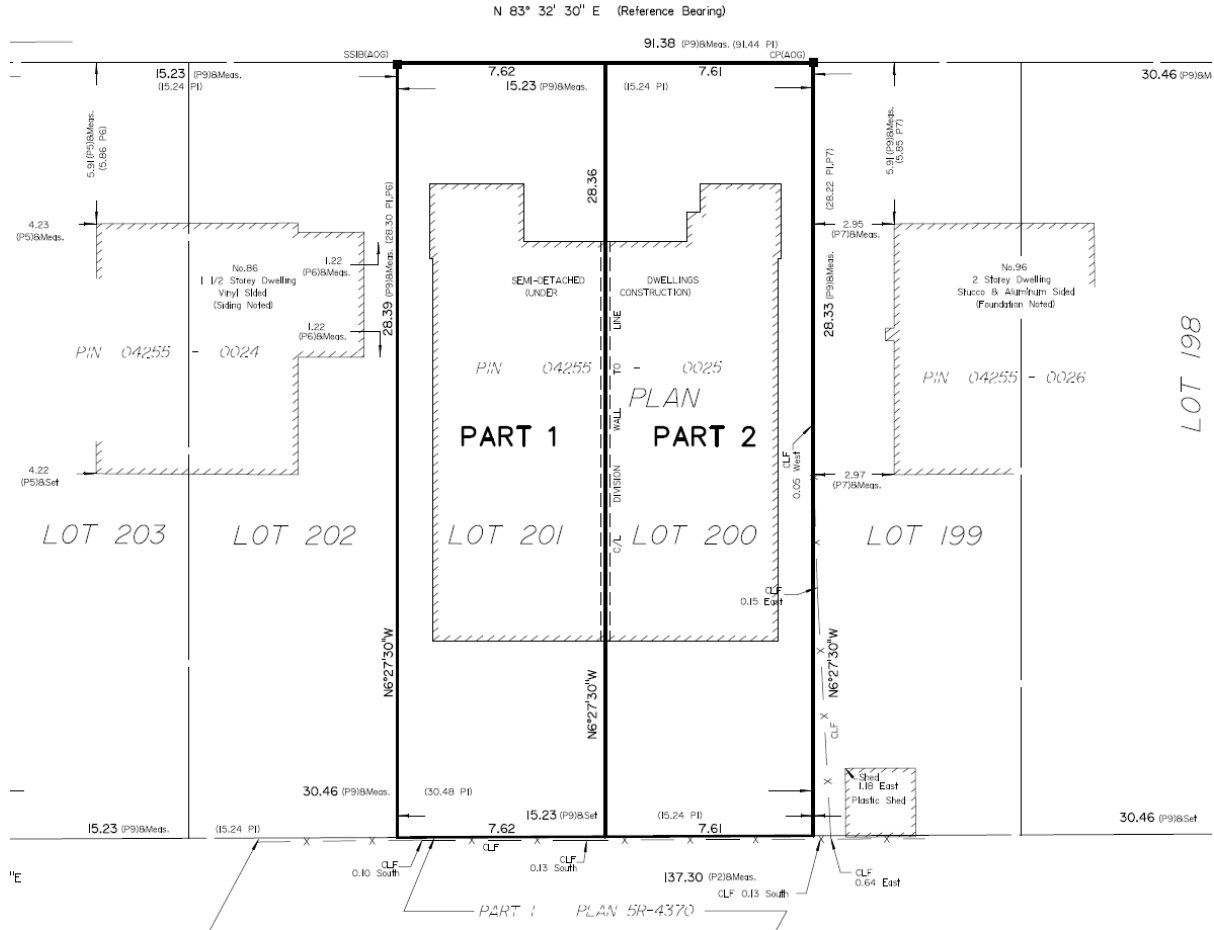
To sever the property into two parcels of land in order to establish separate ownership for each half of the semi-detached dwellings currently under construction.

Consents Requested

In order to proceed, the owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1 and 2, on the Plan of Survey filed with the application. The separate parcels will be as follows:

Part No.	Frontage	Depth	Area	Municipal Address
1	7.62m	28.36m	216.1m ²	90 Prince Albert Street
2	7.61m	28.36m	215.9m ²	92 Prince Albert Street

Figure 1: Deposited Plan Excerpt



Existing Conditions and Area Overview

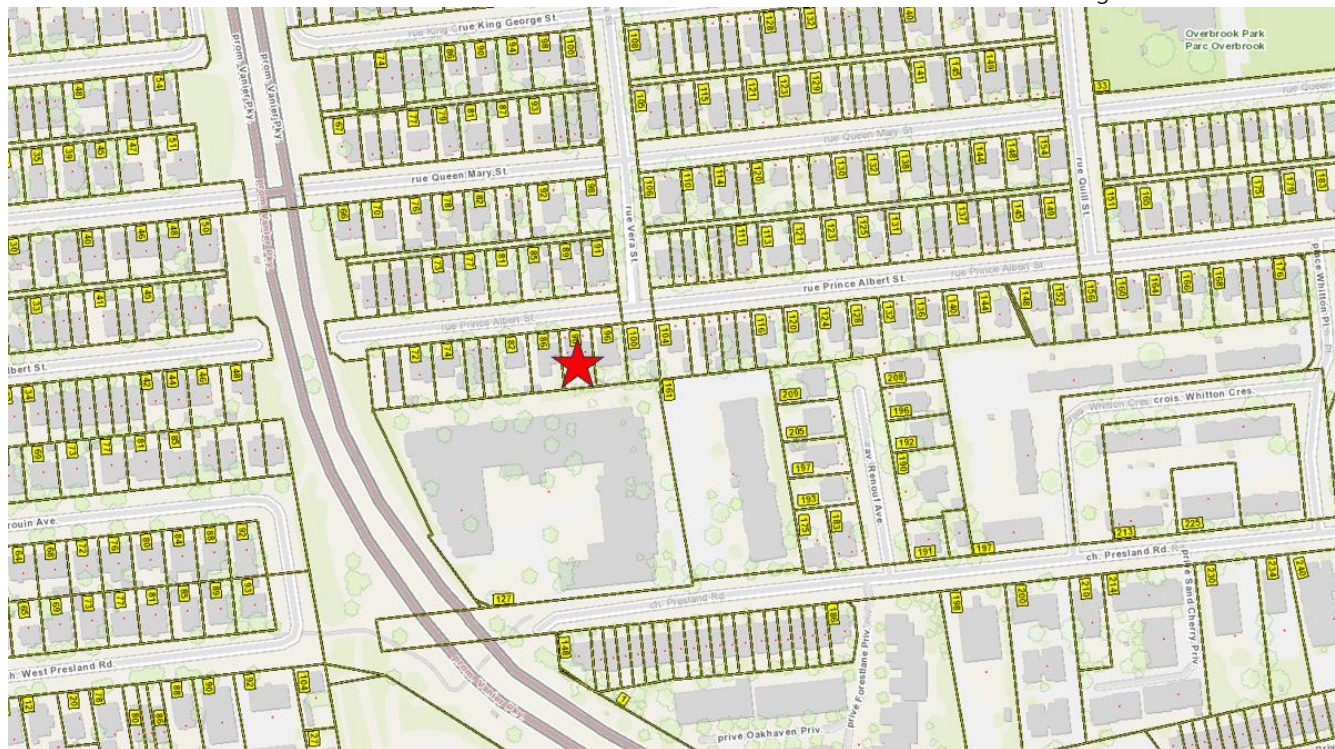
2-storey semi-detached dwellings are presently under construction on site. Upon completion the dwellings will be 1,849sq.ft each side, plus additional dwelling units of 603sq.ft in each basement, a combined total of 4 units. Access to the property is from Prince Albert Street, which is a local road. The property backs onto a residential high-rise building; "Les Terrasses Francesca".

Transit service is provided along Queen Mary Street to the North and Vanier Parkway to the west. The area is well served by a range of commercial and community amenities, principally along St. Laurent Blvd. to the east. Overbrook Park and Community Center and nearby to the east, the Rideau River is to the west, including park land and pathways, and St. Laurent Shopping Centre is the east.

Neighbourhood Character

Residential development of the Overbrook Community began in the late 1800s to the early 1900s. Prince Albert Street is one of several of the earliest streets named after the Royal family. Housing along this block of Prince Albert Street generally consists of war-time bungalows and 1.5 storey homes with suburban characteristics, some original turn-of-the-century 2-storey homes, as well as several newer infills in the form of 2-storey semi-detached dwellings.

Figure 3: Site Location Map



Planning Act

Subsection 53(1) of the Planning Act states:

An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser's agent duly authorized 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).

The proposed severance does not require a Plan of Subdivision, as the proposal is intended to facilitate the creation of one additional residential lot which complies with the underlying zoning. The proposed severance does not require the construction of new public infrastructure, including roads and services. The semi-detached dwellings presently under construction will conform to the appropriate performance standards as per the approved Building Permit, appropriate site servicing is in place as per the approved Lot Grading & Servicing Plan, ensuring that this parcel is being developed in a proper and orderly manner.

Subsection 53(12) of the Planning Act states:

A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32."

The proposed severance has adequate regard for the subdivision criteria set out in Section 51(24) of the Planning Act, reviewed as follows.

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 severance has regard for the relevant matters of provincial interest, including the following:

- *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- *the minimization of waste;*
- *the orderly development of safe and healthy communities;*
- *the adequate provision of a full range of housing, including affordable housing;*
- *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;*
- *the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

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

The subject property is located within the City of Ottawa's urban boundary, and within an established neighbourhood. The proposed severance is not premature and is in the public interest as it creates a desirable lot for infill and context-sensitive intensification.

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

The proposed severance conforms to the relevant policies of the City of Ottawa Official Plan.

The proposed development supports higher density low-rise development in the Inner Urban Area, neighbourhood designation, as outlined in the Growth Management Framework, replacing 1 single-family dwelling with 4 high quality dwelling units. The proposed severance and residential site design is in keeping with the criteria laid out in Table 6 for gradually transitioning suburban to urban characteristics, including more lot coverage, and space for formal soft landscaping and trees.

The Official Plan promotes diversity in unit sizes, densities and tenure options within neighbourhoods, including diversity in bedroom count availability; and permits a range of housing options across all neighbourhoods to provide the widest possible range of price and occupancy. The development includes a combination of 3-bedroom and 1-bedroom units following these criteria.

The severance contributes to a sustainable community by providing residential uses in close proximity to the transit system, and a range of community amenities including employment and retail uses, thereby reducing travel and improving accessibility.

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

The severed lots meet all performance requirements of the Zoning By-law including lot width and area. The semi-detached dwellings presently under construction also meet all of the performance standards of the By-law, including yard

setbacks, and height. The proposed lot sizes are comfortable for semi-detached dwellings, and function well in terms of soft landscaping area and private amenity area. The lots are suitable for residential use.

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

No affordable housing units are proposed.

(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 proposal does not suggest any new roads and will not affect highways or the transportation system.

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

The proposed severance will create 1 additional lot on this neighbourhood block. The existing and retained parcels are appropriately sized and functional to accommodate the semi-detached dwellings. The size and dimensions of both parcels are appropriate in the context of the existing lot fabric and zoning, and will provide adequate space for private amenities and soft landscaping.

(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;

With the exception of the provisions of the Zoning Bylaw, there are no other restrictions or proposed restrictions on the existing or proposed lots.

(h) conservation of natural resources and flood control;

The subject property is not located in any floodplains or areas of natural interest.

(i) the adequacy of utilities and municipal services;

The subject property is located within the urban boundary and has access to existing utilities and municipal services. The semi-detached dwellings are not anticipated to have an impact on the adequacy of utilities and municipal services. Site-specific servicing details are identified in the approved Lot Grading & Servicing Plan.

(j) the adequacy of school sites;

The subject property is located in proximity to Mauril Belanger Public Elementary School, Robert E. Wilson Public School, Ottawa Technical Secondary School, St. Michael School, Providence Academy Antonine Sisters, VINCI School, Queen Mary Street Public School, and Viscount Alexander Public 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;

Not applicable.

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

Not applicable.

(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.

In our opinion, the proposed severance meets the criteria set out in Section 51(24) of the Planning Act, a plan of subdivision is not required, and the proposed severance at 90 Prince Albert Street represents good land use planning.

Provincial Policy Statement

Section 3(5) of the Planning Act states:

A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

- a) *shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision;*

A decision by the Committee of Adjustment with respect to a planning matter must be consistent with the Provincial Policy Statement (PPS). The Provincial Policy Statement provides policy direction on matters of provincial interest that are related to land use planning and development.

Policy 1.1.1 states:

Healthy, liveable 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), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- 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;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate."*

The proposed severance promotes efficient development and land use by focusing growth in the urban area rather than developing lands at the periphery of the City. The proposal takes full advantage of existing services and infrastructure in

the urban area, with thoughtful infill development of under-utilized land, which is sensitive to the existing neighbourhood character.

The proposed severance will not cause environmental or health and safety concerns. The subject property is within the urban area, and therefore the proposed lots will have adequate access to the necessary infrastructure and public service facilities, while reducing pressure to expand the urban boundary.

Policy 1.1.3.1 states:

Settlement areas shall be the focus of growth and development.

The proposal is in line with this policy as the proposed development is located within the City of Ottawa's urban area. Prince Albert Street is considered part of the "Settlement Areas" as defined in Section 1.1.3 of the PPS.

Policy 1.1.3.2 states:

Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *are freight-supportive*
- h) *Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment in accordance with the criteria in policy 1.1.3.3, where this can be accommodated.*

The proposed severance is an appropriate and efficient use of the land as it takes full advantage of established transit service, water and sewer services and the network of roads and designated cycling routes. It contributes to a sustainable community by providing residential uses in close proximity to the rapid transit system, and a range of community amenities including employment and retail uses, thereby reducing travel and improving accessibility.

Policy 1.1.3.6 states:

New development taking place in designated growth areas should occur adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The proposed severance supports this policy.

In our opinion, the proposed severance is consistent with the Provincial Policy Statement, and the proposed severance at 90 Prince Albert Street constitutes good land use planning.

Pre-consultations

Pre-consultations were held with Jennifer Rodriguez, Planning Student in the Development Review Department who indicated no concerns with the proposal, and Julian Alvarez-Barkham, Planning Forester who confirmed that no TIR is required with the application. Mr. Alvarez-Barkham asked for clarification that the services would not interfere with the future tree planting, which we have provided with the approved lot grading & servicing plan, the services will run along the driveways.

A letter explaining the application and plans was sent to the Overbrook Community Association for their comments. We clarified with them that the driveways shown meets the zoning by-law requirements. They also expressed their preference for trees that are not “tiny” at mature size. We have passed on their comments to the building owner, along with a list of small to medium potential tree species that are best suited for planting in proximity to overhead wires for their consideration. We always recommend native species.

Trees

There were no trees on the property meeting the City of Ottawa Tree Protection By-law guidelines for assessment prior to construction commencing. This was confirmed by our arborist prior to building permit application as per the attached letter dated March 7, 2023, and confirmed by the Planner Forester as per the attached email dated May 27, 2024, in advance of this application.

Upon completion of the construction, it is proposed to plant two new deciduous trees in the front yard. A list of recommended species has been provided to the property owner as noted above.

Conclusion

It is our opinion that the proposed severance does not require a plan of subdivision and meets the criteria of Subsection 51(24) of the Planning Act, as it is not premature and is a suitable and efficient use of the land with minimal impact on the public interest. The proposed severance also meets the intentions of the relevant policies and provisions of the Official Plan, and the Zoning By-law. The proposed severance is consistent with the Provincial Policy Statement by creating an additional residential lot within the urban area.

As the requirements of Subsections 53(1) and 51(24) of the Planning Act are met and the proposal is consistent with the Provincial Policy Statement, we believe that the Consents sought represent good land use planning and are appropriate for the subject property.

We trust this is satisfactory. Please do not hesitate to contact us if you require further information.

Regards,

Michael Segreto
Miroca Design Consulting Services Inc.