

July 2, 2024

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

RE: Application for Consent
1375 Louis Lane, Ottawa

Committee of Adjustment
Received | Reçu le

2024-07-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained to act as agent on behalf of the property owner of 1375 Louis Lane to submit Primary and Secondary applications to the Committee of Adjustment (enclosed).

The intent is to sever the subject property into three lots to enable the sale and conveyance of three stand-alone units. As part of this application, we kindly request two (2) Certificates for the Retained Lands. The application fee of \$5,279.00 to cover the cost of a primary and secondary consent is enclosed herewith.

In addition to the Planning Rationale report, the following materials have been included as part of this submission:

- / Completed application form (1 copy);
- / Draft Reference Plan (1 Full-size copy, 1 reduced copy);
- / Parcel Abstract Page (PIN) (1 copy);
- / Tree Information Report Memo (1 copy); and
- / City of Ottawa Application fee in the amount of \$5,279.00

Please contact the undersigned at simpson@fotenn.com with any questions or requests for additional material.

Sincerely,



Jillian Simpson, M.PL
Planner



Scott Alain, RPP MCIP
Senior Planner

Ottawa
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709

Kingston
The Woolen Mill
4 Cataraqui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto
174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

1.0 Background and Context

Fotenn Planning + Design (“Fotenn”) has been retained by the owner (the “Owner”) of 1375 Louis Lane (the “Subject Property”) to prepare this Planning Rationale in support of the Consent Application to sever the Subject Property. The purpose of the application is to facilitate the construction and sale of the three properties.

1.1 Background

The Owner is requesting a Consent to Sever the Subject Property to create three (3) legally conveyable lots. The lots will be serviced independently. To maintain the character of the public realm, vehicle access to parking in the rear of the two northerly properties will be created via a shared driveway between the future dwellings. Reciprocal rights-of-way over Parts 2 and 3 on the Draft Reference Plan are shown in Figure 1 below. The R-Plan provided illustrates the proposed severance lines, laneways, waste storage, and utility meter areas.

Adequate area is available on each lot to provide zoning complying parking supply for each future dwelling. An enclosed Tree Information Report Memo by Dendron Forestry Services confirms that there are no trees on the Subject Property that are identified as protected under the Tree Protection By-law. There are also no adjacent city trees or trees greater than 30 centimetres on adjacent properties that will be impacted by the proposed development and therefore a complete Tree Information Report is not required.

The proposed severance would serve to establish three (3) lots as summarized below:

	Parts on Reference Plan	Frontage (m)	Area (m²)	Intended Use
Lot 1	1 and 2	10.97	417.3	Detached dwelling
Lot 2	3 and 4	10.97	417.2	Detached dwelling
Lot 3	5	16.2	489.2	Detached dwelling

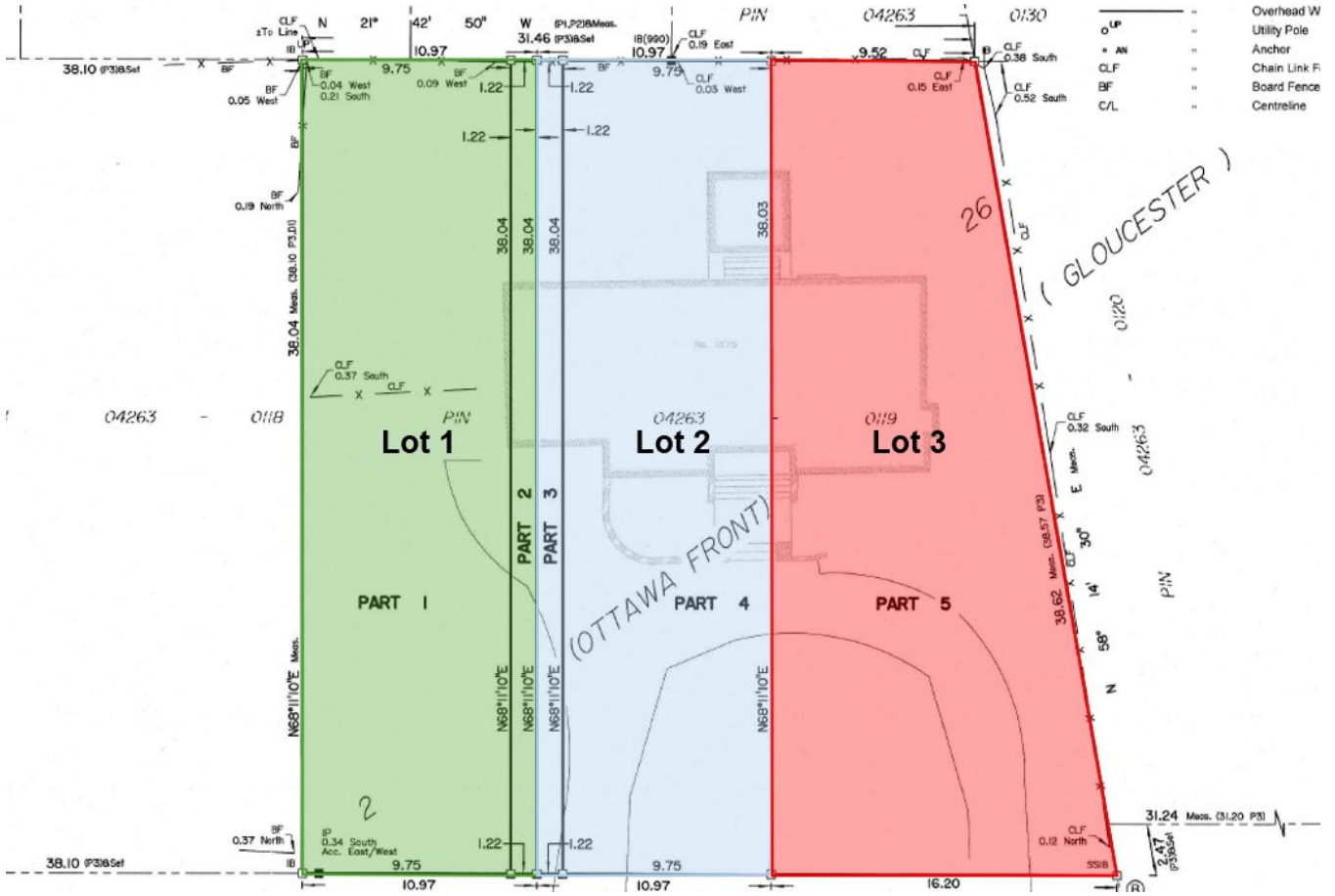


Figure 1: Proposed Severance Overview

1.2 Overview of the Subject Property

The subject property is legally described as Part of Lot 26, Concession 2 Ottawa Front and is located on the east side of Louis Lane between Parisien Street and Kenaston Street. The subject property is an irregular shaped lot with 38.14 meters of frontage on Louis Lane and 38 meters of lot depth. The total lot area is 1,323.7 square meters. The subject property currently has one (1) single family dwelling on the lot fronting onto Louis Lane.

The subject area is characterized by low-rise residential uses, predominately detached dwellings and semi-detached dwellings with some industrial and commercial uses nearby. The lot fabric surrounding the subject property is predominately detached dwellings on large lots and some more recently established semi-detached dwellings on lots which have been severed. The proposed severance will create three (3) lots that align with the surrounding lot fabric as shown on Figure 2 below.

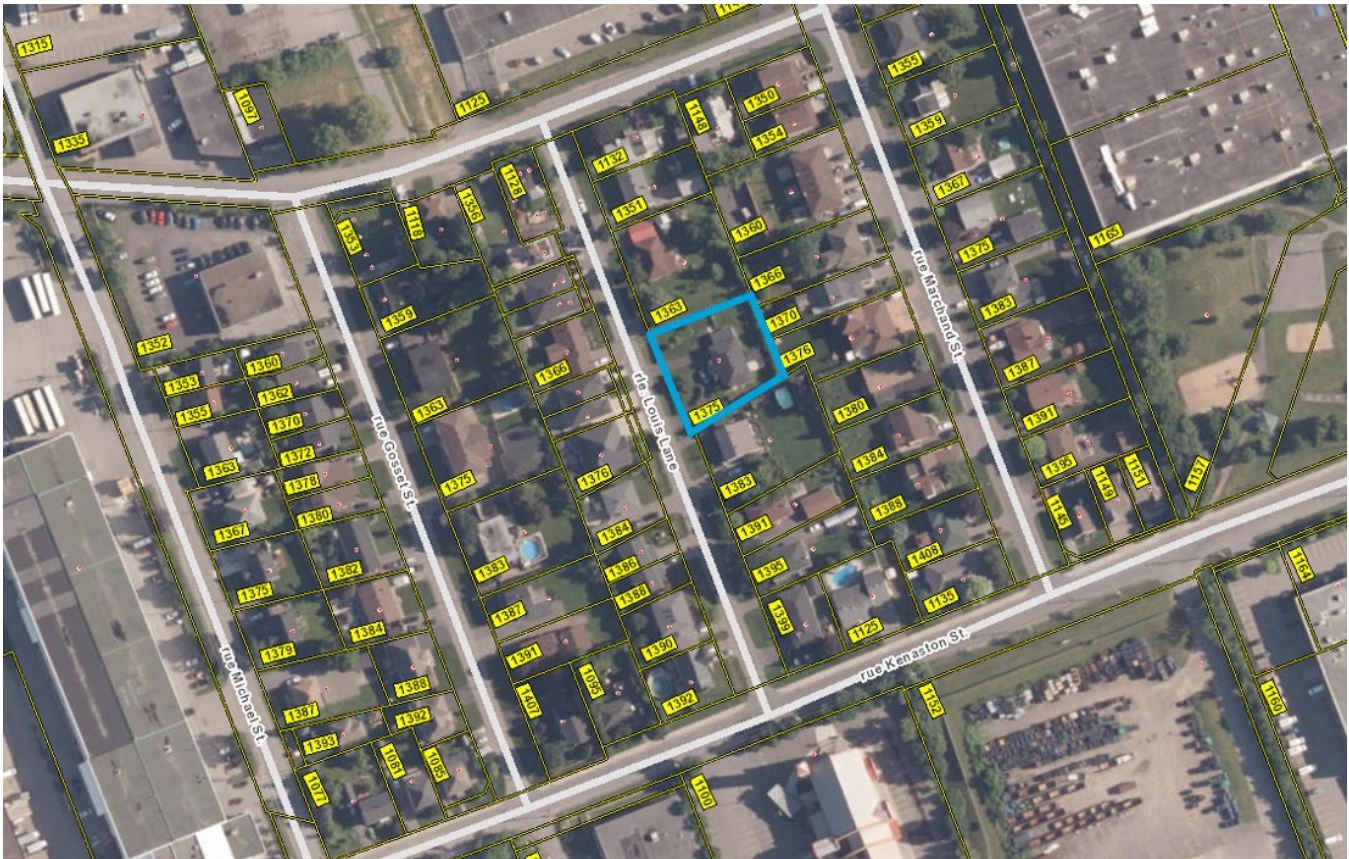


Figure 2: Area Lot Layout (GeoOttawa, 2022)



Figure 3: Site Perspective from Street Level

2.0 Policy and Regulatory Context

2.1 Provincial Policy Statement (2020)

The Provincial Policy Statement ('PPS'), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The relevant policy direction for the subject application is as follows:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable, and safe communities are sustained by:

- / promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / accommodating an appropriate affordable and market-based range and mix of residential types and other uses to meet long-term needs;
- / 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; and
- / ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

1.1.3.1 Settlement areas shall be the focus of growth and development;

1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.

The proposed severances serve to promote the provision of a range and mix of residential uses in an area well-served by infrastructure and public services.

1.4 Housing

1.4.1 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:

- / 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
- / 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.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- / permitting and facilitating:

- all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
- all types of residential intensification, including additional residential units;
- directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

The severance of the subject property to create three (3) parcels with detached dwellings promotes the efficient use of land in accordance with housing and growth management policy direction. The severed lots are located in a settlement area and can be supported by existing infrastructure and public services. Overall, the proposed severance is consistent with the policies of the Provincial Policy Statement.

2.2 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa came into effect on November 4, 2022. The Plan provides a framework for development in the City until 2046, when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

2.2.1 Transect and Urban Designation

The subject property is located in the Outer Urban Transect and is designated as Neighbourhood, with an Evolving Neighbourhood Overlay (Figure 4). The applicable policies are discussed below:

Section 5.3 of the Official Plan provides policies related to the Outer Urban Transect. This Transect comprises neighbourhoods inside the Greenbelt built in the last third of the twentieth century. The neighbourhoods represent the classic suburban model and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise building forms.

Section 5.3.1 recognizes a suburban pattern of built form and site design. Policy 2 states that the Outer Urban Transect is generally characterized by low- to mid-density development. Development shall be:

- / Low-rise within Neighbourhoods and along Minor Corridors;
- / Generally Mid- or High-rise along Mainstreets, except where the lot is too small to provide a suitable transition to abutting low-rise areas, in which case only low-rise development shall be permitted; and
- / Mid- or High-rise in Hubs.

Per Policy 4, the Zoning By-law shall provide for a range of dwelling unit sizes in:

- / Multi-unit dwellings in Hubs and on Corridors;
- / Predominantly ground-oriented forms in Neighbourhoods located away from frequent street transit and Corridors, with Low-rise multi-unit dwellings permitted near rapid transit and frequent street transit routes; and
- / In Hubs, a range of housing types to accommodate individuals not forming part of a household.

The proposed severances will permit the construction of additional low-rise, ground-oriented housing in a Neighbourhood identified for intensification.

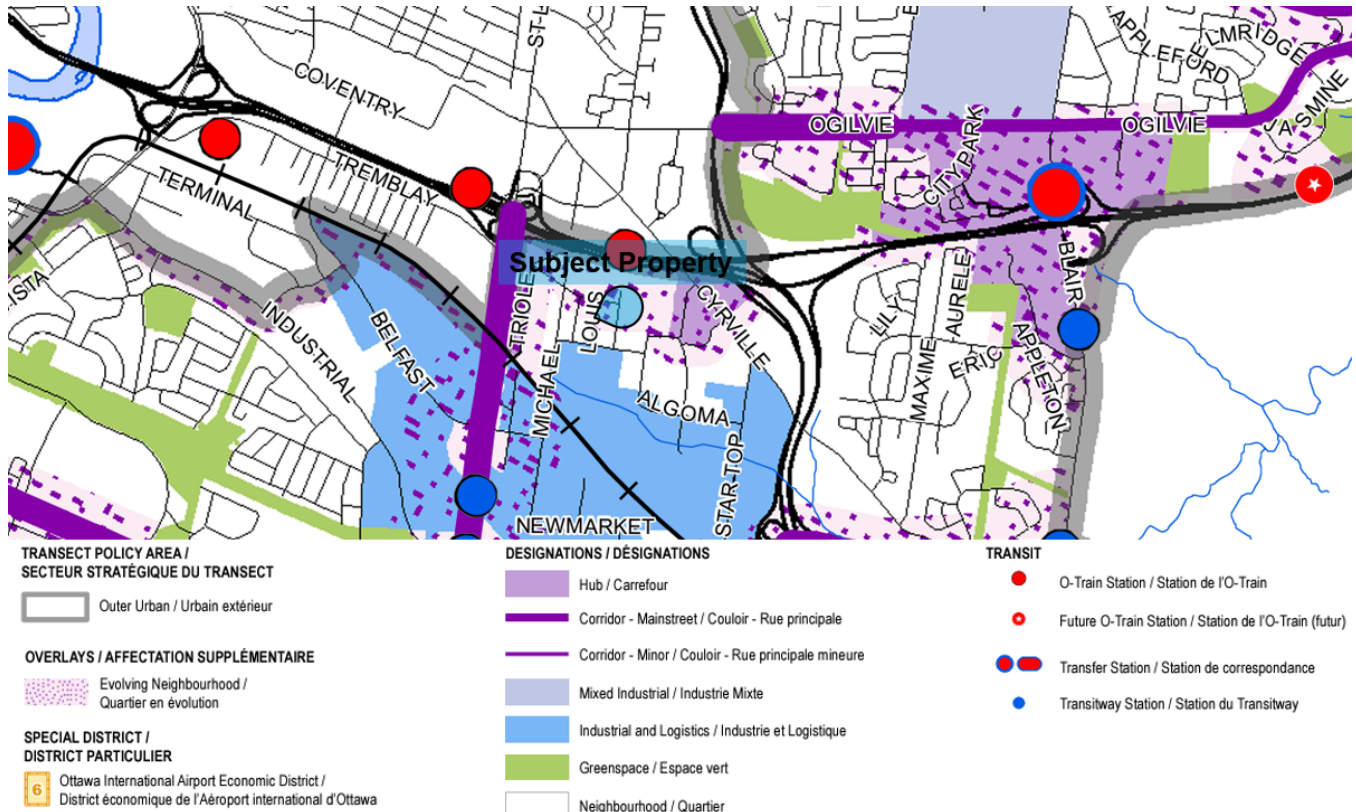


Table 1: Schedule B3 - Outer Urban Transect, City of Ottawa Official Plan (2024, as amended)

Section 5.3.4 provides direction to Neighbourhoods located within the Outer Urban Transect. Policy 1 states that Neighbourhoods located in the Outer Urban area shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3. The Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms as described in Table 6 as applicable and that:

- / Allows and supports a wide variety of housing types with a focus on lower density missing-middle housing which generally reflects the existing built form context of the neighbourhood, which may include new housing types that are currently not contemplated in this Plan;
- / The application, as appropriate, of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;
- / Generally provides for up to 3 storeys height permission, and where appropriate 4 storeys height permission to allow for ground oriented higher-density Low-rise residential development;
- / Provides an emphasis on regulating the maximum built form envelope that frames the public right of way; and
- / In appropriate locations, to support the production of missing middle housing, prohibit lower-density typologies.

The proposed development makes use of excess lands on an existing property to provide low-rise, infill housing.

Section 6.3 of the Official Plan provides direction on the Neighbourhood designation. Per the Plan: Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with Hubs and Corridors, permit a mix of building forms and densities.

Neighbourhoods are not all at the same stage of development, maturity and evolution. It is the intent of this Plan to reinforce those that have all elements of and presently function as 15-minute neighbourhoods; to guide those that have a

few missing elements into gaining them; and to seed the conditions for future 15-minute neighbourhoods into those that currently are not.

Section 6.3.1 of the Plan defines neighbourhoods and set the stage for their function and change over the life of this Plan. Policy 2 states that permitted building heights in Neighbourhoods shall be Low-rise, except: where existing zoning or secondary plans allow for greater building heights; or in areas already characterized by taller buildings.

Per Policy 4, the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- / Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;
- / Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);
- / In appropriate locations including near rapid-transit stations, zoning may prohibit lower-density housing forms.
- / To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small-scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that:
 - Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses;
 - Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours;
 - Are appropriately integrated with the neighbourhood street network, pedestrian network and public realm;
 - May establish building and site design standards specific to such uses, in order to ensure functional requirements and context sensitive building form are met;
 - May restrict or prohibit motor vehicle parking in association with such uses; and
 - Limits such uses to prevent undue diversion of housing stock to non-residential use.
- / Limited large-scale non-residential uses including office-based employment, large-scale institutions and facilities and other smaller institutional functions; and
- / Greenspace, including parks, open spaces and natural linkage areas meant to serve as public space.

Policy 5 states that the Zoning By-law will distribute permitted densities in the Neighbourhood by:

- / Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;
- / Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
- / Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

The proposed severances introduce new development parcels to accommodate complementary low-rise development.

2.2.2 Evolving Neighbourhood Overlay

Section 5.6.1 of the Official Plan provides direction on the Evolving Neighbourhood Overlay. The Overlay is applied to areas of the Neighbourhood designation in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land. The intent is to identify areas that may gradually evolve through intensification to a more urban than suburban built form.

Policy 1 states that the Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors as shown in the B-series of schedules of this Plan. The Evolving Neighbourhood Overlay will be applied

generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing:

- / Guidance for a gradual change in character based on proximity to Hubs and Corridors,
- / Allowance for new building forms and typologies, such as missing middle housing;
- / Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals; and
- / Direction to govern the evaluation of development.

Per Policy 2, where an Evolving Neighborhood Overlay is applied: the Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies; and the Zoning By-law shall include minimum-density requirements as identified in Table 3a, and permissions to meet or exceed the density targets of Table 3b.

The proposed severances facilitate infill development and are an example of intensification on an underutilized lot.

2.2.3 Growth Management Framework

Section 3 of the Official Plan establishes policies to support intensification. Ottawa’s population is projected to grow by 40 per cent between 2018 and 2046 with 51% of that growth targeted to occur through intensification within the built-up areas of the City. This overall intensification target is anticipated to be achieved through a gradual increase in intensification over the life of the Official Plan (stepping from 40% in 2018 up to 60% by 2046).

Section 3.2 of the Official Plan outlines policies that support intensification. Policy 10 states that the residential density and proportion of large household dwelling targets are established in Table 3b for Neighbourhoods.

Table 2: Neighbourhood Residential Density and Large Dwelling Targets (Table 3b in the Official Plan)

Transect	Target Residential Density Range for Intensification, Dwellings per Net Hectare	Minimum Proportion of Large-Household Dwellings within Intensification
Outer Urban	40 to 60	Within the Neighborhood designation: Existing lots with a frontage generally 15 metres or wider: - Target of 50 per cent for Low-rise buildings; - Target of 5 per cent for Midrise or taller buildings;

The proposed severances support the intensification policies of the Official Plan established within Outer Urban Transect of the Official Plan by introducing a parcel that can be redeveloped for a low-rise dwelling.

2.3 City of Ottawa Zoning By-law (2008-250)

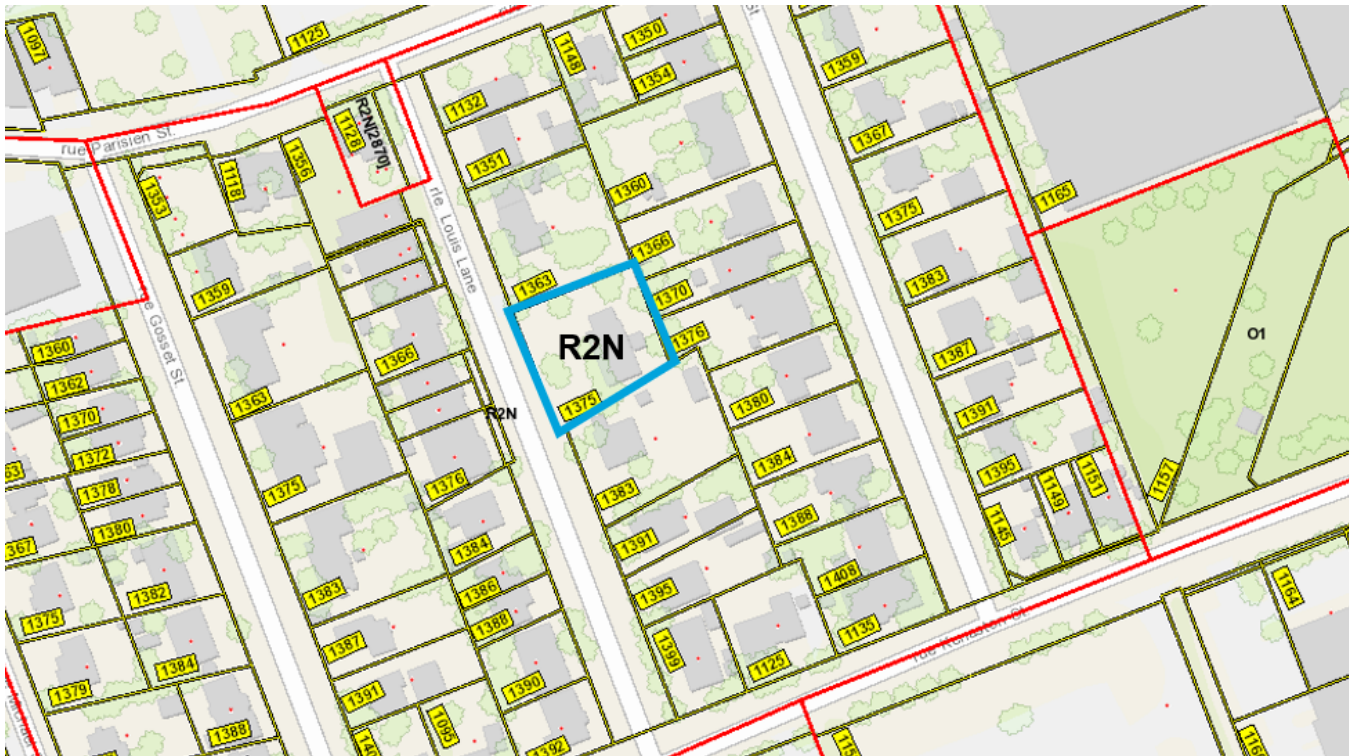


Figure 4: City of Ottawa Zoning By-law 2008-250

The subject property is zoned Residential Second Density, Subzone N (R2N). The purpose of the zoning is to regulate development in a manner that is compatible and reflects the neighbourhood character which is primarily comprised of detached and two principal dwellings formats.

2.3.1 Zoning Provisions and Analysis

The table below provides an overview of the performance standards as detailed in Zoning By-law 2008-250 as they apply to the severed and retained lots. Areas of compliance are noted with a green checkmark (✓) and areas of non-compliance are noted with a red x (✗).

Table 3: Zoning Performance Standards for the Severed Lot

R2N	Required	Lot 1	Lot 2	Lot 3	Compliance?
Minimum Lot Width T. 158A(N)	Detached Dwelling: 9 m	10.97 m	10.97 m	10.97 m	✓
Minimum Lot Area T. 158A(N)	Detached Dwelling 270 m ²	417.3 m ²	417.2 m ²	489.2 m ²	✓

The proposed severance applications would result in three (3) lots that comply with the applicable lot width and lot area requirements to establish a detached dwelling in the R2N zone.

Ontario Planning Act - Consents

The Planning Act outlines the powers and criteria for land conveyance in Ontario. Per Section 53(12), in determining if a consent is to be given, a council (or Committee of Adjustment) shall have regard to the criteria under subsection 51 (24).

The proposed Consent meets the applicable criteria established in Section 51(24):

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

The proposed severance is consistent with the matters of provincial interest and the Provincial Policy Statement. The proposal seeks to create new residential lots from an existing site that is presently underutilized and could further contribute to the housing stock and the public realm through additional infill development.

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

The proposed severance application is not premature and aligns with the public interest; the severed lots will continue to comply with the provisions of the Zoning By-law. The severance of the subject property will create new development parcels, on which single detached buildings can be constructed as-of-right.

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

The proposed severance conforms to the City of Ottawa Official Plan (2022) Outer Urban Transect and Neighbourhood designation. The lot sizes are consistent with minimum requirements under the Zoning By-law and are reflected in the surrounding lot fabric.

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

The subject lands, as proposed for severance herein, are suitable for the purposes proposed. The severance will create developable parcels that can be facilitate a single detached dwelling and/ or be sold.

- (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 severed and retained lands will continue to have frontage on public roads.

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

Following the proposed severance, the overall lot shapes will result in three (3) parcels. The severed lands will be regular in shape and orientation. Both the severed and retained lands will satisfy the requirements outlined in the Zoning By-law with respect to lot area and lot width. No variances are required due to the proposed severance, including setbacks and other building-related considerations.

- (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;

Following the proposed Consent to sever, both the retained and severed parcels will continue to meet applicable zoning performance standards.

- (h) conservation of natural resources and flood control;

The proposed Consent application is technical in nature and will not cause any loss of natural resources or generate any flooding issues.

- (i) the adequacy of utilities and municipal services;

The lots created by this proposed Consent Application can be adequately serviced. Each lot is intended to have separate sewer, water, and utility connections.

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

Due to the scale of this parcel, land dedication for public purposes which is typical of larger subdivisions is not necessary or desirable in this instance.

The proposed Consent to Sever application satisfies the applicable criteria for a Consent in the Planning Act.

Conclusion

In our professional opinion, the submitted Consent Applications represent good planning and meet the applicable evaluation criteria established in the Planning Act. The proposal also conforms with the policies of the City of Ottawa Official Plan (2022, as amended). Following the division of the lots, the affected properties will continue to meet applicable zoning provisions to permit the construction of a single detached dwellings as-of-right.

Sincerely,



Jillian Simpson, M.PL
Planner



Scott Alain, RPP MCIP
Senior Planner