

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

July 15, 2024

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

Committee of Adjustment

Received | Reçu le

2024-07-17

City of Ottawa | Ville d'Ottawa

Comité de dérogation

To Whom It May Concern,

Re: 13 Trump Avenue, Severance Application

Please be advised that Ashcroft Leasing Inc. is the owner of the above-noted property and would like to apply for a technical severance to correct inadvertent merger of 2 parcels that occurred due to a sale that was completed after part lot control by-law had expired. The subject property is currently a residential unit (part 4 on 4R-15087) and had merged with 11 Trump Avenue (part 3 on 4R-15087). The townhouse block was developed as part of a bigger subdivision in 1998. The file number of the subdivision application could not be found due to the age of this project.

The owner would like to sever 13 Trump Avenue from 11 Trump Avenue to create 2 separate parcels; and to correct the inadvertent merger. This would allow 11 Trump Avenue be dealt with separately from 13 Trump Avenue going forward. There will be no changes made to the use of the properties, and thus, will remain residential.

Due to this severance being a severance for 2 existing residential lots, with no changes or plans for development, the owner believes a Tree Information Report would not be necessary.

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;

13 Trump Avenue 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 Outer Urban Transect of the Official Plan and is subject to the Neighbourhood Overlay. The Severed Site is located within 500 metres of the Merivale Road Arterial and within 1km off Baseline Rd where there is a transit service.

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

The proposed severances will help facilitate the sale of the retained property which will bring in new homeowners which is supported by the policies of the Official Plan.

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

Both parcels are developed and are being used as residential units. There will be no changes made to the current use.

- 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 8.53m x 30.98m regularly shaped lot (retained) and another irregularly shaped lot (severed).

- 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 and Retained Sites are located within the urban boundary and are connected to existing utilities and municipal services.

- j) the adequacy of school sites;**

The Subject Site is located near Agincourt Road Public 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;**

Trump Avenue, an 18m ROW, is fully developed and conveyed to the city.

- 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 are keeping the same current uses of the land with no additional servicing work required.

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 13 Trump Avenue 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