

Date: June 20, 2024

File: 040522 - 52-54 Grosvenor Avenue

To: Michel Bellemare, Secretary Treasurer
Committee of Adjustment
City of Ottawa, 101 Centrepointe

Committee of Adjustment
Received | Reçu le

2024-09-19

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: PROPOSED SEVERANCE APPLICATION FOR 52-54 GROSVENOR AVENUE

Dear Mr. Bellemare,

Q9 Planning + Design have been retained by Toby Sanger & Narissa Somjito prepare a Planning Rationale regarding the requested consent to sever application required create two new lots for an existing long semi-detached building at 52-54 Grosvenor Avenue.

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

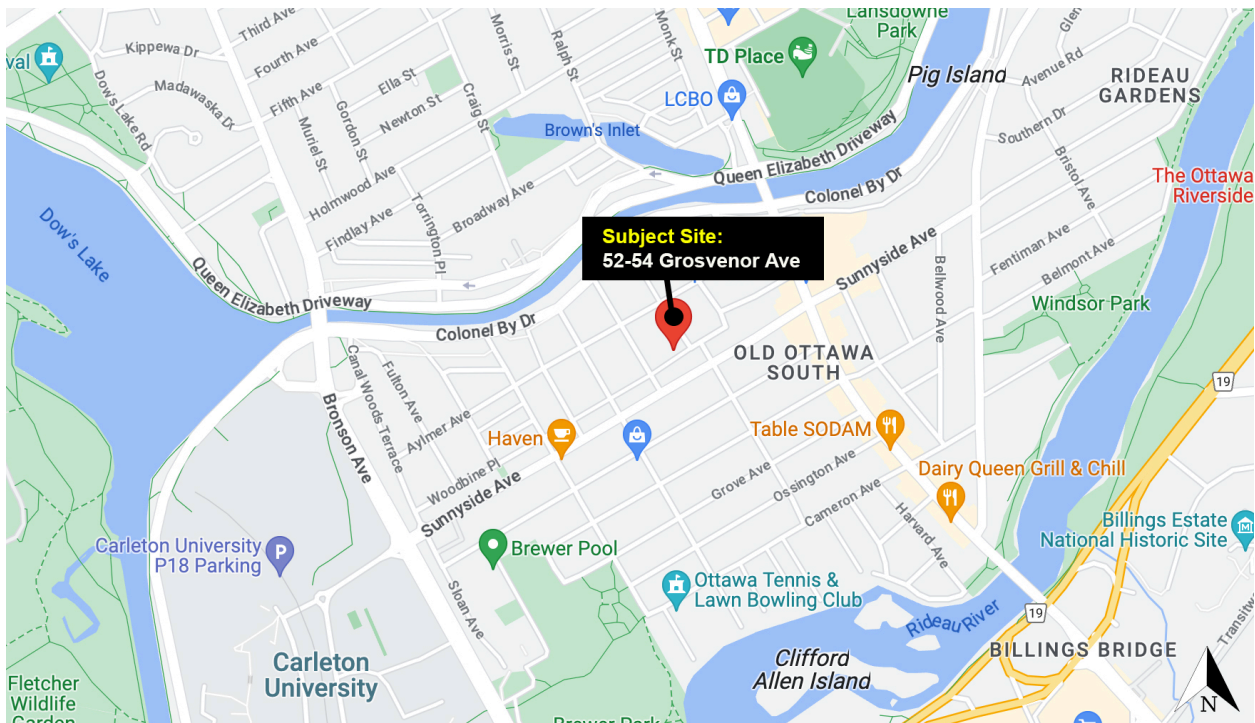


Figure 1: Location Plan (Source: Google Maps)

OVERVIEW

The subject site is a rectangularly-shaped lot located on the west side of Grosvenor Avenue in the Old Ottawa South neighbourhood within Ward 17 - Capital in the City of Ottawa. The lot is located within an established residential neighbourhood the is characterized by a fairly consistent, uniform lot fabric. Most lots are developed with single-detached or semi-detached dwellings. The subject site contains a two-storey semi-detached dwelling, which is consistent with the 2-2.5-storey context of the street.

The proposed development is to sever the existing lot into two new lots to create separately sellable parcels. No construction is to take place, and existing building and use are well-established on the site. In order to permit this development, a consent application is required to establish two new lots.

Proposed Consent Applications

The breakdown of the proposed Consent to Sever application is provided below and are consistent with the Draft Reference Plan provided in conjunction with this application.

It is noted that for long-semi detached dwellings, the lot is considered to be one lot for zoning purposes with regards to lot width and lot area. As such, the details in the table below are informational only.

Part Number	Use	Lot Width	Lot Depth	Lot Area
Existing	Semi-Detached Dwelling	13.28 m	Irregular, 40.40 m	536.4 m ²
Part 1	Semi-Detached Dwelling	5.15 m	Irregular, 40.40 m	424. 8 m ²
Part 2	Semi-Detached Dwelling	8.12 m	Irregular, 14.19 m	111.6 m ²

	Severed	Retained	Description
Application 1- Primary Consent	2	1	Part 2 is the severed parcel and will contain the 2-storey building + parking space addressed as 52 Grosvenor. Part 1 is the retained parcel and will contain the 3 storey building addressed as 54 Grosvenor. A strata is requested in favour of Part 1 over Part 2 to permit the existing eave of 54 Grosvenor.
Application 2- Secondary Consent	1	2	Part 2 is the retained parcel and will contain the 2-storey building + parking space addressed as 52 Grosvenor. Part 1 is the severed parcel and will contain the 3 storey building addressed as 54 Grosvenor. A strata is requested in favour of Part 1 over Part 2 to permit the existing eave of 54 Grosvenor.

Part 2: Front unit (severed parcel), front yard, driveway and parking space

Part 1: Rear unit (retained parcel), walkway access to the rear unit and rear yard

Strata: In favour of Part 1 over Part 2 to permit the outline of existing eave which is part of the structure of 54 Grosvenor.

Documents Required and Submitted

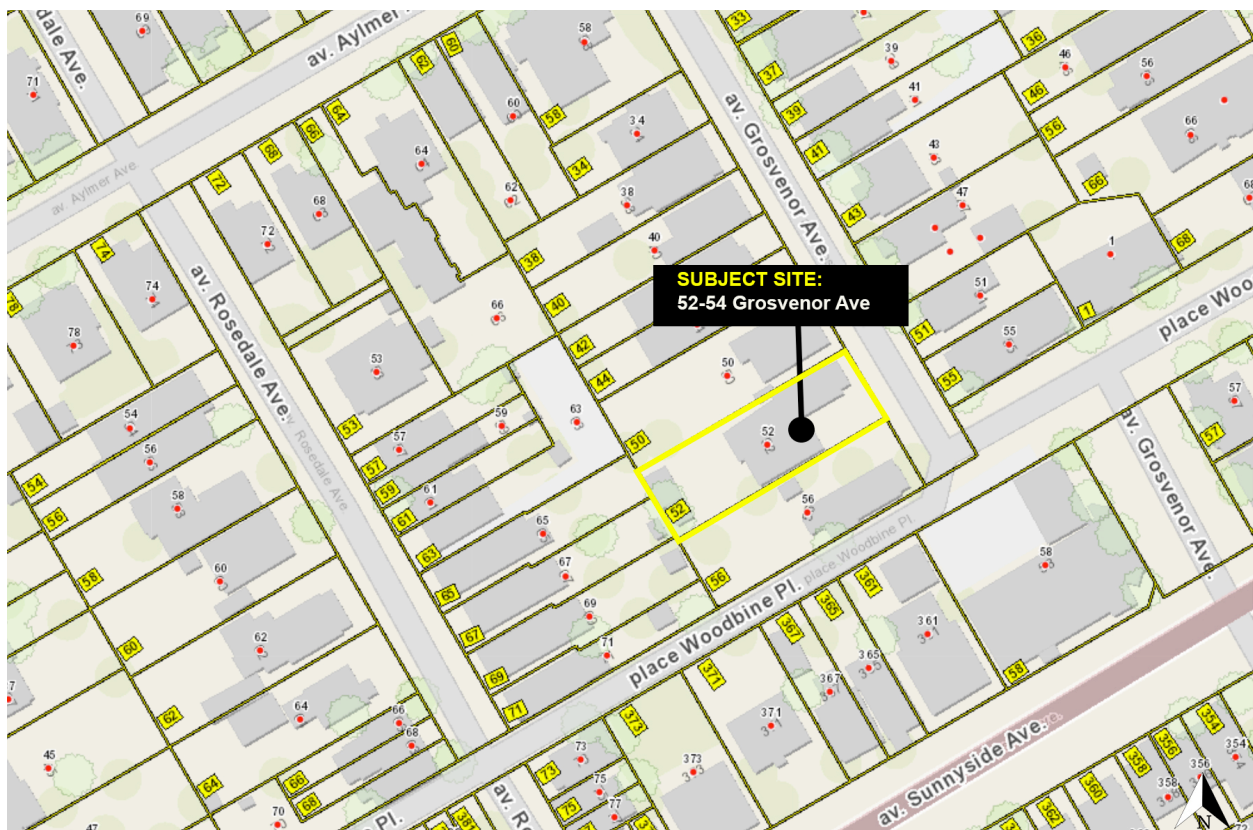
The following lists all required and submitted documents in support of the identified Committee of Adjustment applications.

- [Survey
- [Draft Reference Plan
- [As-built Site Plan
- [Planning Rationale (this document)
- [Fee
- [Application Form
- [Parcel Abstract

SITE & CONTEXT

Site

The subject site is a rectangular lot on the west side of Grosvenor Avenue in the Old Ottawa South neighbourhood. The property is roughly symmetrical and aligns with the abutting lots, which are similarly-sized or smaller. The property is currently developed with a two-storey long-semi-detached dwelling. Though the property has not been severed, the two semi-detached units are separated by individual entrances at the front of the building. The front part of the semi-detached was the longstanding single detached house and the rear part of the semi is a more contemporary building addition. Grosvenor Avenue and the immediate area is characterized by detached and semi-detached dwellings, with a mix of architectural styles that demonstrate mainly prewar architecture styles. The surrounding context is mostly residential, with residential uses abutting the property on all sides. There is mixed use commercial development nearby along Bank Street. The following list provides the existing lot dimensions for 52-54 Grosvenor Avenue:



- [Lot frontage: 13.28 metres
- [Lot depth: 40.40 metres
- [Lot area: 536.4 m² (0.05 ha)

Context

The subject site is located within a low to medium density residential neighbourhood (Old Ottawa South) in Ward 17 - Capital. The area is characterized by a fairly consistent character of single-detached and semi-detached dwelling types. Many homes in the area are medium to large in scale, with mostly 2-storey and 2.5-storey heights. Architectural styles in the area are predominately late 1800s/ early 1900s brick buildings, some with additions and more modern infill examples sprinkled around the neighbourhood.

Grosvenor Avenue is a residential street, running north south from Woodbine Place to the north to Cameron Avenue to the south. The overall block is bounded by Aylmer Avenue to the north, Rosedale Avenue to the west, Woodbine Place to the south, and Grosvenor Avenue to the east.

The property is located within close walking distance (300 m) of a commercial mainstreet along Bank Street, and is close to parks and schools, with Hopewell Avenue Public School, Mutchmor Public School, Corpus Christi and Glebe Montessori located nearby. There are sidewalks on the both sides of Grosvenor Avenue, which provides a pedestrian connection to Bank Street. The property is also located within walking distance to transit routes 5, 6 and 7 that connect to Billings Bridge Station to the south. Frequent transit service is also provided within walking distance of the subject property along Bank Street running both north and south.

Some cycling infrastructure is located near the site, including a multi-use pathways along Colonel By Drive and Queen Elizabeth Driveway to the north and along the Rideau River to the south. On-road cycling lanes are provided on along Bronson Avenue to the west and Cameron Avenue to the south.

Overall, the site is walkable, with some active transportation infrastructure such as bike lanes and sidewalks located nearby. The property is within walking distance of public transit service as well as parks, schools, and retail commercial uses. This context supports the creation of the proposed lot.

The following pages provide images of the subject property and the street:

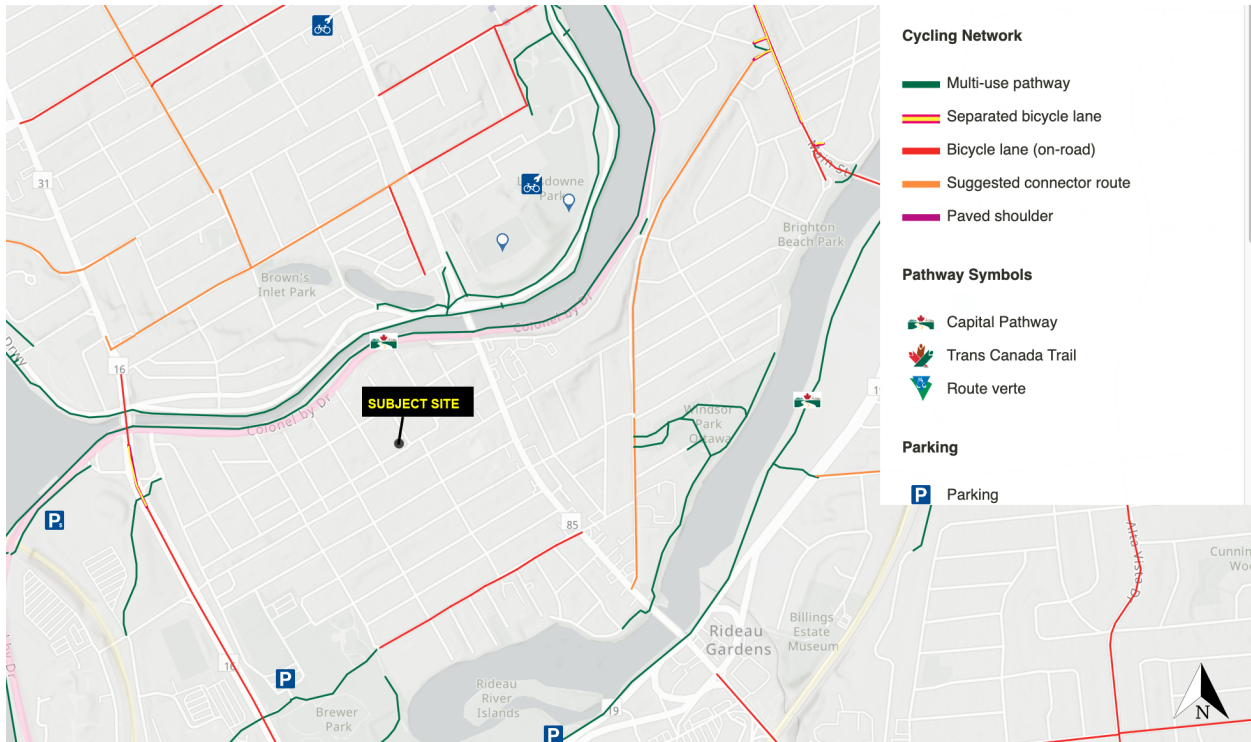


Figure 3: Cycling Network (Source: National Capital Commission)

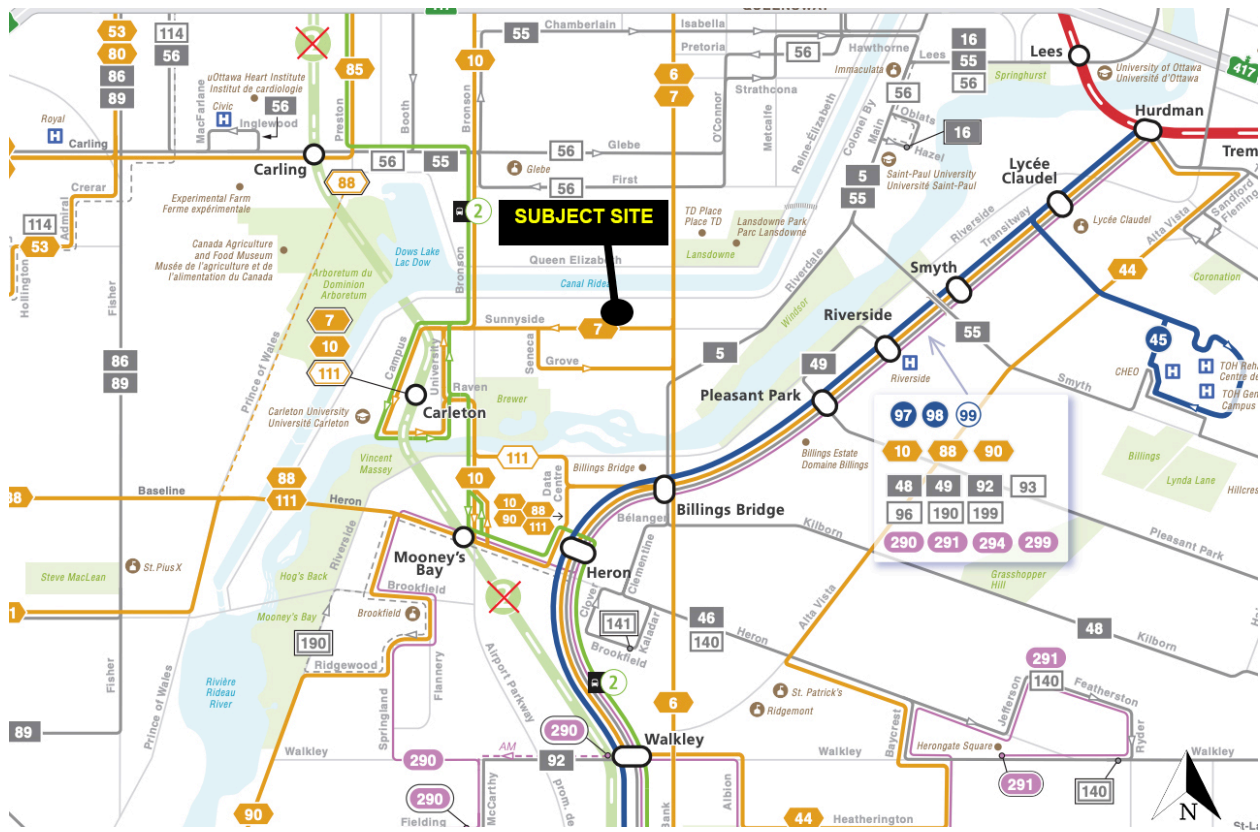


Figure 4: Public Transit Network (Source: OC Transpo)

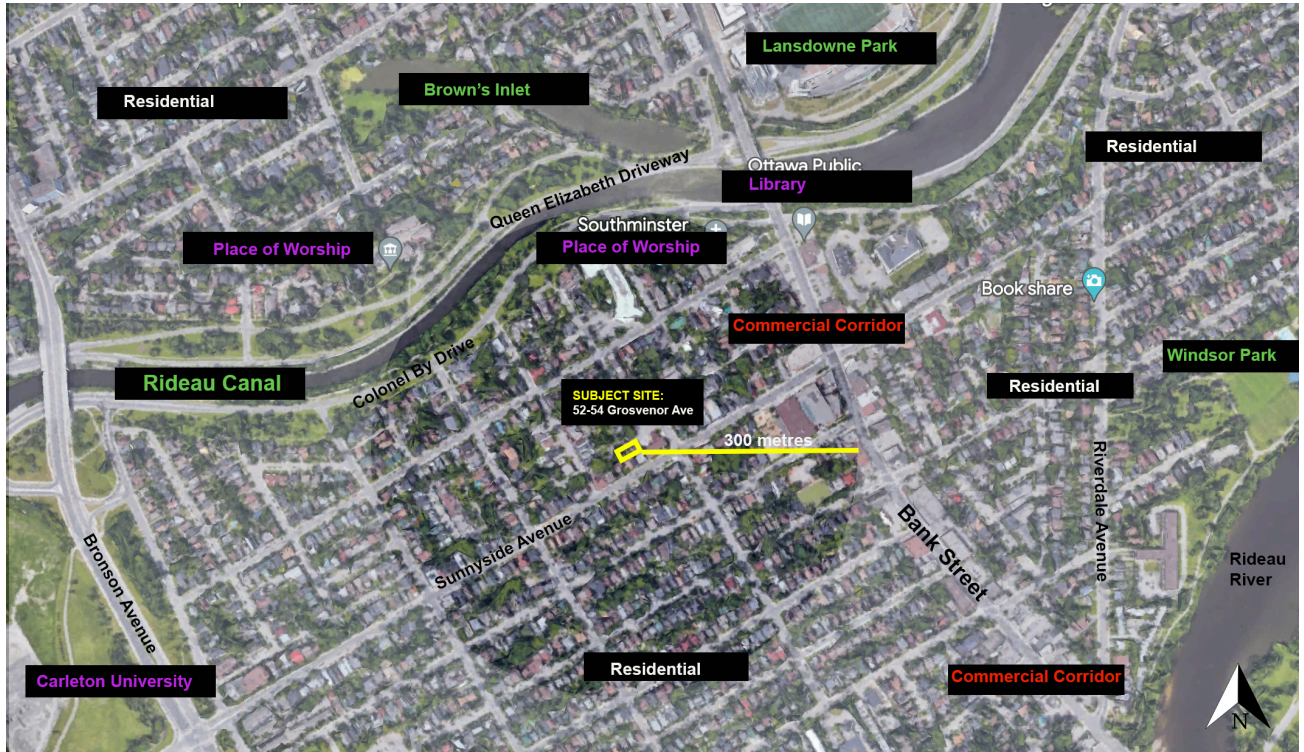


Figure 5: Context Map (Source: Google Maps)



Figure 6: View along Grosvenor Avenue, looking southwest towards Grosvenor Ave and Woodbine Place.



Figure 7: View along Grosvenor Avenue, looking north east. Subject site is in the foreground



Figure 8: View of subject site

PROPOSED DEVELOPMENT

The proposed development is to sever the subject lot with an existing two-storey semi-detached dwelling into two lots, allowing for separate sale and ownership of each parcel. No exterior construction is proposed as the existing building already functions as a semi-detached dwelling. The severance will only be to create the lots - no additional dwelling units are proposed.

The development features a 4.35 -metre front yard setback, 0.67-metre and 1.28-metre interior side yard setbacks, and a ~16-metre rear yard setback. The following pages contain the Site Plan and Draft Reference Plan.



Figure 9: Aerial view (Source: GeoOttawa)

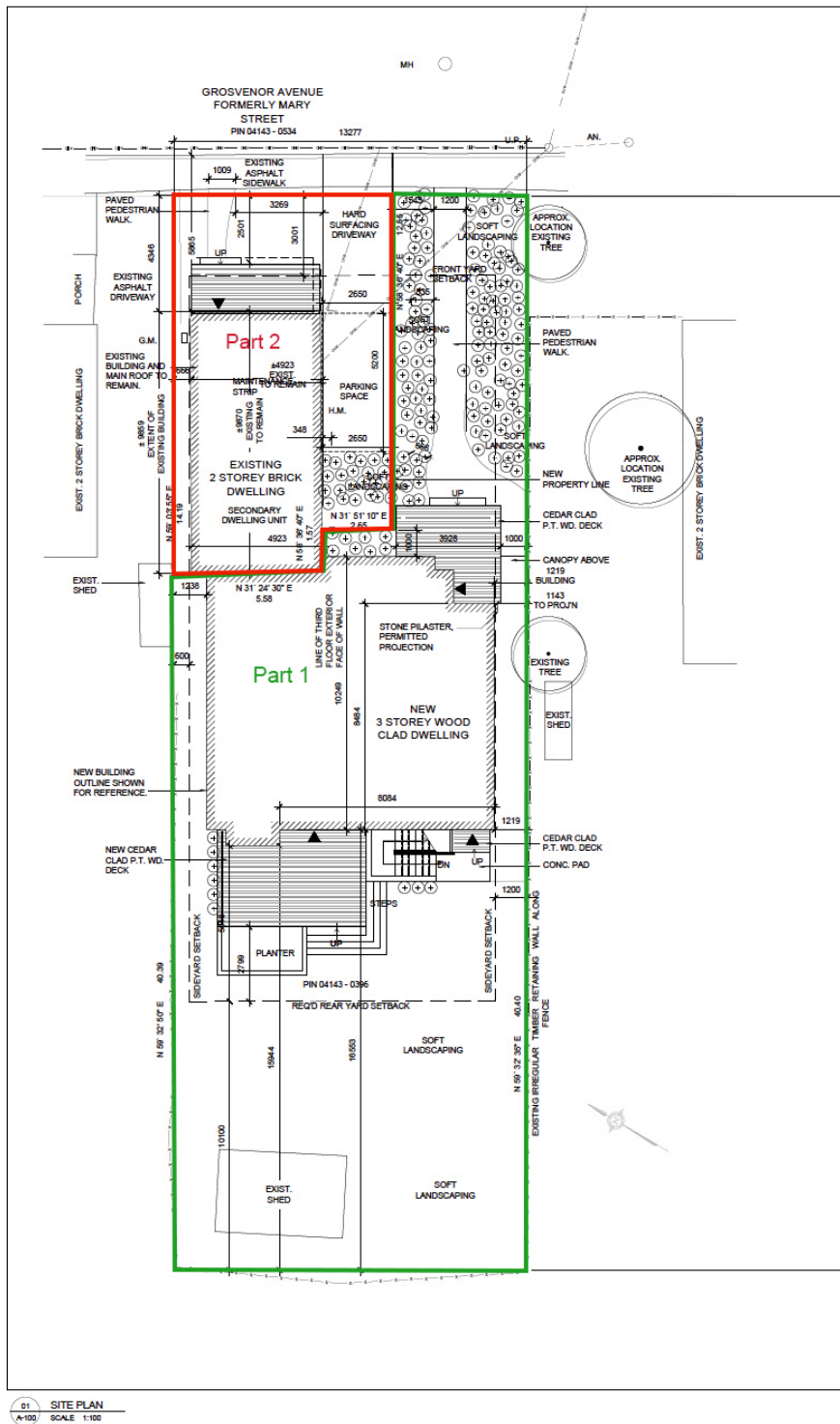


Figure 10: Extract Site Plan, Prepared by Flynn Architect Inc. (marked up by Q9 Planning).

DIAGRAM A : PLAN VIEW OF CONFIGURATION OF PARTS AT Elev. =68.00 AND PLAN VIEW FOR THE PERIMETER

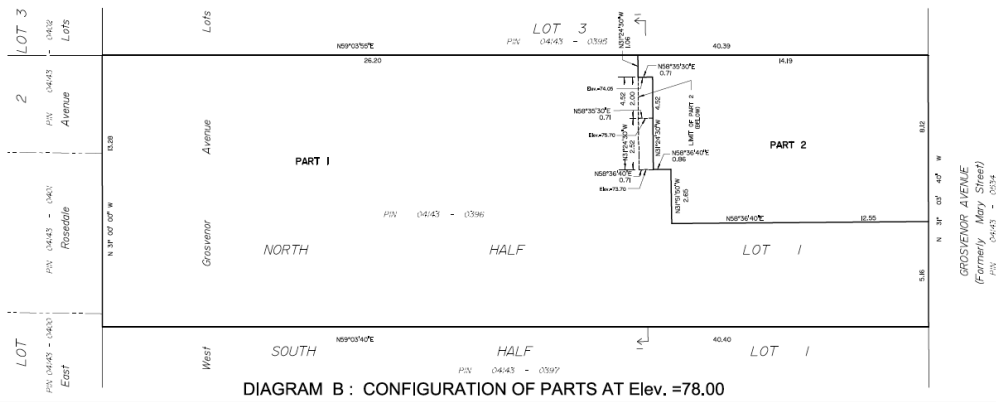
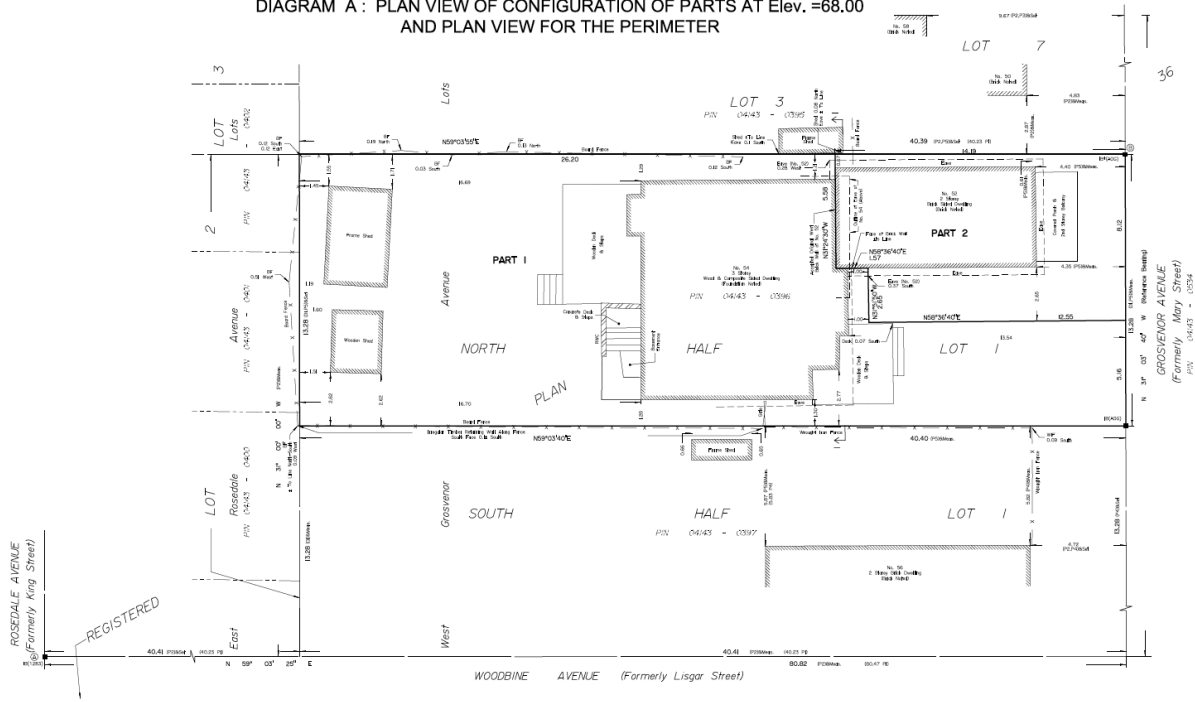


Figure 11: Excerpt of Draft Reference Plan (Source: AOV)

POLICY REVIEW

In order to obtain approval of the proposed severance application to create two new lots with a long semi-detached dwelling, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020 and provides broad policy direction on land use planning and development matters of provincial interest. It ensures that land use planning policy and decisions meet provincial goals and objectives. The PPS is intended to enhance quality of life for all Ontarians, protect resources of provincial interest, protect public health and safety, and preserve the quality of the natural and built environment while providing for appropriate development. All Provincial and municipal plans and policies must align with and implement the direction of the PPS. All decisions affecting planning matters “shall be consistent with” the PPS.

Section 1.0 is intended to wisely manage change and plan for efficient and effective land use and development patterns. It provides for policies that sustain healthy, liveable, and safe communities.

1.1.1 *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.*



Figure 12: City of Ottawa Official Plan, Schedule A (Source: City of Ottawa)

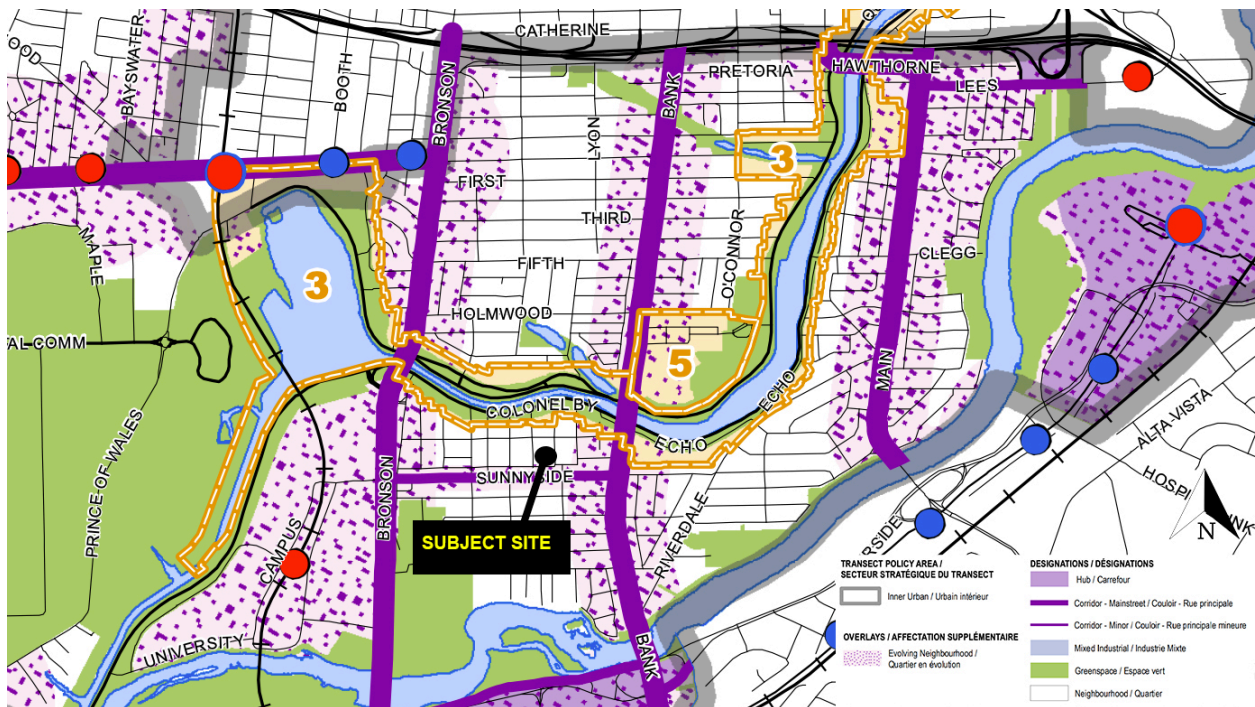


Figure 13: City of Ottawa Official Plan, Schedule B (Source: City of Ottawa)

Comment: The proposed severance of the existing long-semi-detached dwelling into two lots allows for two new lots with one half of the semi on each, which permits the individual

sale of the units. The proposal does not result in additional density but supports the continuance of the semi-detached use on the property and results in smaller, more efficient, and adequately-shaped lots.

Section 2.0 of the PPS provides policies aimed at ensuring Ontario's long-term prosperity, environmental health, and social wellbeing through the wise use and management of resources. The policies provide direction on conserving biodiversity, protecting the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources.

Section 3.0 of the PPS contains policies to ensure Ontario's long-term prosperity, environmental health, and social wellbeing through the reduction of health risks from human-made or natural hazards.

Based on our review, it is our professional planning opinion that the proposed development conforms with the Provincial Policy Statement (PPS), 2020.

City of Ottawa Official Plan

Designation: *Neighbourhood within the Inner Urban Transect*

The new City of Ottawa Official Plan was passed by City Council on November 24th, 2021 and is currently being reviewed by the Ministry of Municipal Affairs and Housing (MMAH). The new Official Plan contains renewed goals, objectives, and policies that will guide growth and future change to the year 2046.

Section 2 provides the overarching strategic directions for the new Official Plan in order to help Ottawa become the most liveable mid-sized City in North America over the next century. It is centred around the Five Big Moves, which call for increased growth through intensification, more sustainable transportation, more context-based urban and community design, environmental, climate, and health resiliency, and planning policies based on economic development.

Comment: The proposed severance of the subject property into two lots supports the potential to separately convey the units in the existing long-semi-detached dwelling. It supports the existing density provided by the semi-detached dwelling on the property, which is compatible with the other homes in the area.

Section 3 of the Official Plan provides a renewed growth management framework that is intended to accommodate the anticipated future growth of the City. It allocates sufficient land in appropriate areas to accommodate varying types and intensities of growth. Majority of growth in the City will be accommodated in the urban area, with the balance directed to rural areas.

Comment: The subject site is located within the urban settlement area in a stable residential neighbourhood. The proposed severance will result in one new lot being created from the existing property, which is developed with a long semi-detached dwelling. By severing the lot, each unit can be separately conveyed.

Section 5 provides more detailed policies for each of the six transect policy areas within the City. The transect policy areas recognize the existing land use and built form context of the city and provides tailored policy direction based on these existing geographies. The subject site is part of the Inner Urban Transect Policy Area. Within the Inner Urban Transect, the site is designated as Neighbourhoods. The site is also part of the Evolving Neighbourhoods Overlay.

Section 5.2 provides policy direction specific to the Inner Urban Transect, which is comprised of neighbourhoods immediately surrounding the Downtown Core. The Inner Urban Transect has both pre-WWII neighbourhoods that reflect a more urban built form character and post-WWII neighbourhoods that are more suburban. The intent of the Official Plan is to accommodate a more urban built form, site design, and mix of uses that prioritizes cycling, walking, and public transportation within the Inner Urban Area. It is generally planned for mid- to high-density development that supports a transition towards 15-minute communities.

Comment: The proposed severance supports the creation of an additional lot within the urban serviced area, helping create separately conveyable units for the existing long semi-detached dwelling and supporting a more urban lot fabric. The proposal thus aligns with the intent of the Inner Urban Transect to achieve a more urban scale of development that supports the transition towards 15-minute communities. Though the proposal does not contemplate additional density or intensification of the site, the existing semi-detached dwelling aligns with the planned built forms and site design for Neighbourhoods within the Inner Urban Transect.

Section 6.0 contains policies specific to designations within the urban settlement area.

Section 6.3 contains policies that pertain to the Neighbourhoods designation. Neighbourhoods are considered the heart of communities and are recognized as occurring at different densities and stages of development. The intent of the Official Plan is to reinforce the 15-minute neighbourhood model through support for gradual, integrated, sustainable, and context-sensitive development. Specifically, neighbourhoods are planned for low-rise development up to four storeys, within which a variety of housing types and options are included.

Comment: The proposed development is to sever the existing long-semi-detached dwelling. The severance will allow for the separate conveyance of these units. Despite no exterior construction or additional density being proposed, the severance supports a more urban lot fabric, while the existing semi-detached building already provides contextually-appropriate and compatible density. The severance, by creating a new freehold purchase opportunity, increases the housing stock available for purchase in the municipality.

Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Official Plan.

City of Ottawa Zoning By-law

The City of Ottawa zones this site as R3Q - Residential Third Density Zone, Subzone Q, Urban Exception 487 in the City of Ottawa Zoning By-law 2008-250. The property is also located within the Mature Neighbourhoods Overlay. The intent of the R3 Zone is to permit a variety of ground-oriented dwelling types ranging from detached dwellings to townhouses. The table below provides an overview of the required provisions for this zone and the existing dwelling's compliance.



Figure 14: Zoning Schedule (Source: GeoOttawa)

It is noted that for long-semi detached dwellings, the lot is considered to be one lot for zoning purposes. Urban Exception 487 prohibits a planned unit development as a use. As per the Zoning By-law, long semi-detached dwellings are considered one lot for the purposes of zoning.

Long Semi-Detached Dwelling	Parts		Section / By-law
	Required	Provided	
R3Q[487]			
Minimum Lot Width	10 m	13.28 m	S160, Table 160A
Minimum Lot Area	300 m ²	536.4 m ²	S160, Table 160A
Minimum lot width of pole portion	2.2 m	5.16 m	S145(4)(b)
Max Building Height	10 m	9.8 m	S160, Table 160A
Minimum Front/Corner Yard Setback	3 m	4.35 m	S160, Table 160A
Minimum Rear Yard Setback	25% of the lot depth (10.1 m)	15.9 m	S144, Table 144B
Minimum Rear Yard Area	25% of lot area (134 m ²)	219 m ²	S144(3)(a)
Minimum Interior Yard Setback	Total of 1.8 m and 0.6 m minimum	0.67 m east, 1.30 west = 1.97 m	Exception 2687
Minimum Aggregate Front Yard Soft Landscaped Area	35% (43.35 m ²)	67 m ²	S139, Table 139
Minimum Width of Landscaped Strip	0.15 m	0.34 m	S139(2)(c)
Maximum Driveway Width	Individual: 3 m Shared: 3 m	2.65 m	S139, Table 139(3)
Maximum Walkway Width	1.2 m	1.2 m & 1.0 m	S139(4)(c)(ii)
Location of Walkway	Separated from the driveway by 0.6 m landscape strip	3.269 m	S139(4)(b)
Maximum Projection (front porch)	2 m and no closer than 1 m to lot line	0.42 m	S65(6)(c)
Minimum Parking Spaces (Area X)	No off street parking required for first 12 units	1 parking space	S101(3)(a)
Parking Space Size	Not more than 3.1 m wide, and at least 5.2 m long	2.65 m by 5.2 m	S106(1)

PLANNING ACT REVIEW

Review of Section 51(24)

The following is a review of Section 51(24) of the Planning Act to assess the suitability of the proposed severances to sever the single lot at 52-54 Grosvenor Avenue into two lots in order to facilitate separate potential conveyance of each half of the existing semi-detached dwelling. In the Planning Act, a series of conditions are presented that state in the case of any subdivision of land, including consent to sever, regard shall be had to:

1. *The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed consent allows for the creation of two lots for the existing semi-detached dwelling. The existing building is a well-established use on the property and is permitted within the zoning by-law. The severance is consistent with the all applicable provincial policies including the Provincial Policy Statement.

2. *Whether the proposed subdivision is premature or in the public interest;*

The proposed consent to sever is not premature and is in the public interest. It facilitates the creation of separate lots for each portion of the existing semi-detached dwelling, which is a more appropriate lot structure for semi-detached buildings.

3. *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed consent conforms to the new City of Ottawa Official Plan as it supports the continued residential use of the property and creates narrower lots that are more characteristic of the urban lot fabric. The severance results in two uniform lots that aligns with the existing lot fabric in the area, which is comprised of wider and narrower lots.

4. *The suitability of the land for the purposes for which it is to be subdivided;*

The proposed severance results in two lots being created from the existing parcel. The lots are uniformly-shaped and similar in size to surrounding parcels along Grosvenor Avenue. Furthermore, since the semi-detached building is already there and functions as two halves of semi-detached dwelling already, the lots will be appropriately-sized and suitable to accommodate the use.

5. *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;*

No new roads are proposed as part of this land severance. The proposed development will not impact transportation infrastructure.

6. *The dimensions and shapes of the proposed lots;*

The two created lots will be parcels both with frontage on the street that will be similar in width and area to other lots along Grosvenor Avenue. The severance line will be based on the existing function of the long-semi-detached building on the site, which already operates as if the lots were severed. The new lots will be sufficiently sized to accommodate the existing development, since the building is already there and no exterior construction or expansion is proposed.

7. *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 that apply to the existing or proposed lot and its uses, beyond the Zoning By-law.

8. *Conservation of natural resources and flood control;*

The proposed consent will require a grading and drainage plan to indicate how runoff will be controlled as a required condition for any severance application. The property is not within a flood plain.

9. *The adequacy of utilities and municipal services;*

The site has adequate access to utilities and municipal services to serve the severed parcels and the resulting development.

10. *The adequacy of school sites;*

The proposed consent will not result in any additional density. Consequently, no impact on the adequacy of school services is anticipated.

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

No part of the proposed lands are to be conveyed or dedicated for public purposes.

12. *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed severance allows for the separate conveyance of each half of the existing long-semi-detached dwelling. The consent results in a more efficient lot structure that aligns better with an urban lot fabric.

13. *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).*

The proposed development does not require Site Plan Approval and is considered to be a minor development proposal.

CONCLUSION

As noted, the proposed severance to create two lots from the existing property currently developed with a long-semi-detached dwelling would allow for the potential conveyance of each half of the semi-detached dwelling. The severance would result in a more appropriate lot condition for semi-detached dwellings and potentially allow for secondary dwellings in each half of the semi. It also results in a more urban lot fabric by creating two, contextually-sized and uniform lots within the urban area. Collectively considered, the proposal meets the criteria for subdivision of land as set out in Section 51(24) of the Planning Act.

It is the opinion of Q9 Planning + Design that the proposed severance constitutes good land use planning and meets the required tests and criteria set out in the Planning Act.

Yours truly,



Christine McCuaig, RPP MCIP M.PI
Principal Senior Planner + Project Manager

CC: Toby Sanger & Narissa Somjito

APPENDIX

COMMITTEE OF ADJUSTMENT FORESTRY CORRESPONDENCE

On Fri, Sep 15, 2023 at 4:58 PM Committee of Adjustment Trees/Comité de Dérégation Arbres <cofa_trees@ottawa.ca> wrote:

Hi Dayna,

The standard condition we apply to these scenario's is as follows:

"That the Owners agree that the location of the proposed structures, including the driveways, retaining walls, projections, etc. shown on the Grading & Servicing Plan, will be determined based on the least impact to protected trees and tree cover. The Owner(s) further acknowledges and agrees that this review may result in relocation of these structures and agrees to revise their plans accordingly to the satisfaction of the Development Review Manager of the relevant Branch within the Planning, Real Estate and Economic Development Department, or his/her designate. "

I wouldn't be asking for a TIR for this file, based on what you have described. The confirmation that there is no tree impact will be from reviewing the grading/servicing plan. **Do you agree with this approach?**

The tree was planted back in 2013 and would have a fairly narrow rooting zone based on the species and its size. If the services can be pushed as far away from the tree as possible (accounting for the trench box that needs to be dug) I think this is a reasonable approach.

Thank you,

Hayley Murray

Planning Forester (T), Natural Systems and Rural Affairs

Planning, Real Estate and Economic Development

City of Ottawa | Ville d'Ottawa

☐ 613.580.2424 ext. | poste 24616

ottawa.ca/urbanforest

ottawa.ca/treebylaw