



Stantec Consulting Ltd.
300 - 1331 Clyde Avenue
Ottawa ON K2C 3G4

October 22, 2024

Project/File: 160402069

Attention: Michel Bellemare, Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Avenue, 4th Floor
Ottawa, Ontario K2G 0B5



Dear Mr. Bellemare,

**Reference: 2300 Fox Crescent
Applications for Consent**

Stantec has been retained by the owner to prepare and submit applications for Consent for their property at 2300 Fox Crescent in the Whitehaven-Queensway-Terrace North neighbourhood. The owner is seeking to sever the existing lot into three parcels. The three proposed parcels meet the performance standards for lot width and lot area in the Zoning By-law and do not require any zoning relief.

The proposed consent applications are identical to those filed and granted on August 3, 2022 (file numbers D08-01-22/B-00212 to D08-01-22/B-00214). The applications are being re-submitted as the two-year period to clear conditions has lapsed before the severances were perfected.

This letter will introduce the proposed development and site context and demonstrate that the severance is appropriate for the property from a land use planning perspective.

SITE CONTEXT

The property is located in Ward 7 – Bay, within the City of Ottawa. Specifically, the property is located in the Whitehaven-Queensway-Terrace North neighbourhood, at the intersection of Fox Crescent and Mountainview Avenue (Figure 1). The property, 2300 Fox Crescent, has frontage on both Fox Crescent and Mountainview Avenue, with a total frontage of about 61m, and a lot area of about 1,966m². The existing dwelling is proposed to be demolished.

The property is legally described as *Part of Lot 15, Registered Plan 464, in the City of Ottawa*. It is zoned Residential First Density, Zone O (R1O) under the City of Ottawa's Zoning By-law 2008-250.

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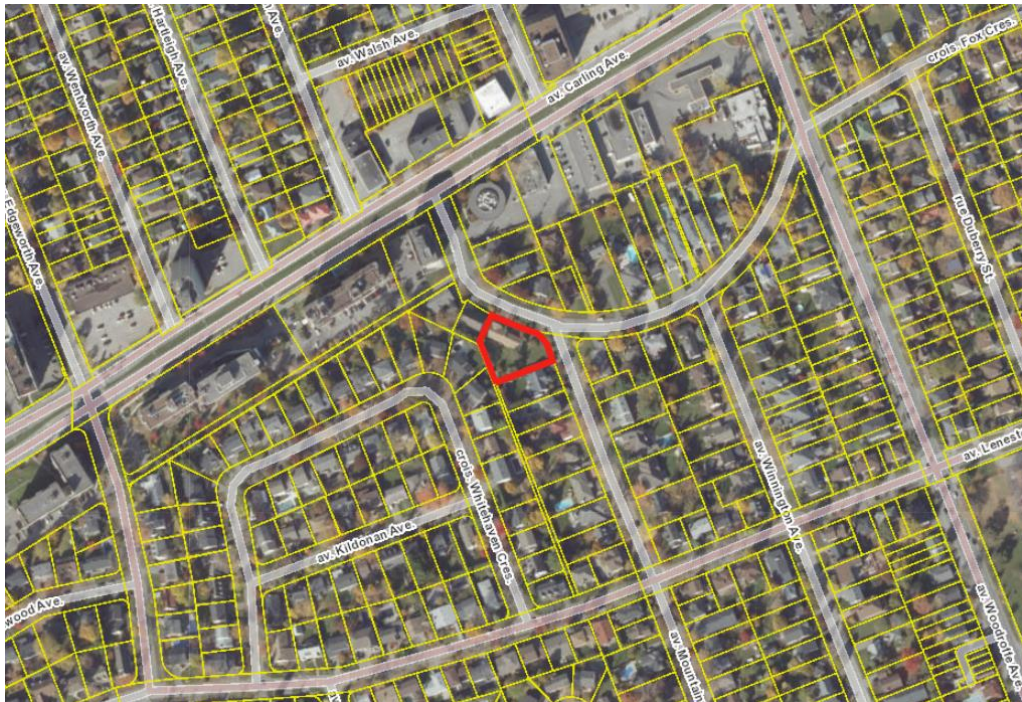


Figure 1: 2022 aerial image of subject property (in red) and surrounding context (GeoOttawa).

PROPOSED DEVELOPMENT

The applications for Consent propose to facilitate the severance of 2300 Fox Crescent into three separate parcels. After discussions with the City, it was confirmed that the three proposed parcels will all be considered interior lots. All three proposed parcels comply with the performance standards for lot width and lot area under the Zoning By-law. The three parcels can all be severed as-of-right. The proposed consent applications are identical to those filed and approved in 2022.

RECIPROCAL SEVERANCE APPLICATIONS

Severance Application 1

This application will create an interior lot, identified as Part 1 on the Draft Reference Plan (Figure 2). The proposed lot will have a frontage of 29.16 metres on Fox Crescent and Mountainview Avenue, and a lot area of 524.1 m².

Severance Application 2

This application will create an interior lot, identified as Part 2 on the Draft Reference Plan (Figure 2). The proposed lot will have a frontage of 15.1 metres on Fox Crescent, and a lot area of 650.4 m².

Severance Application 3

This application will create an interior lot, identified as Parts 3 and 4 on the Draft Reference Plan (Figure 2). The proposed lot will have a frontage of 18.88 metres on Fox Crescent, and a lot area of 525 m². Part 4 is an existing hydro easement.

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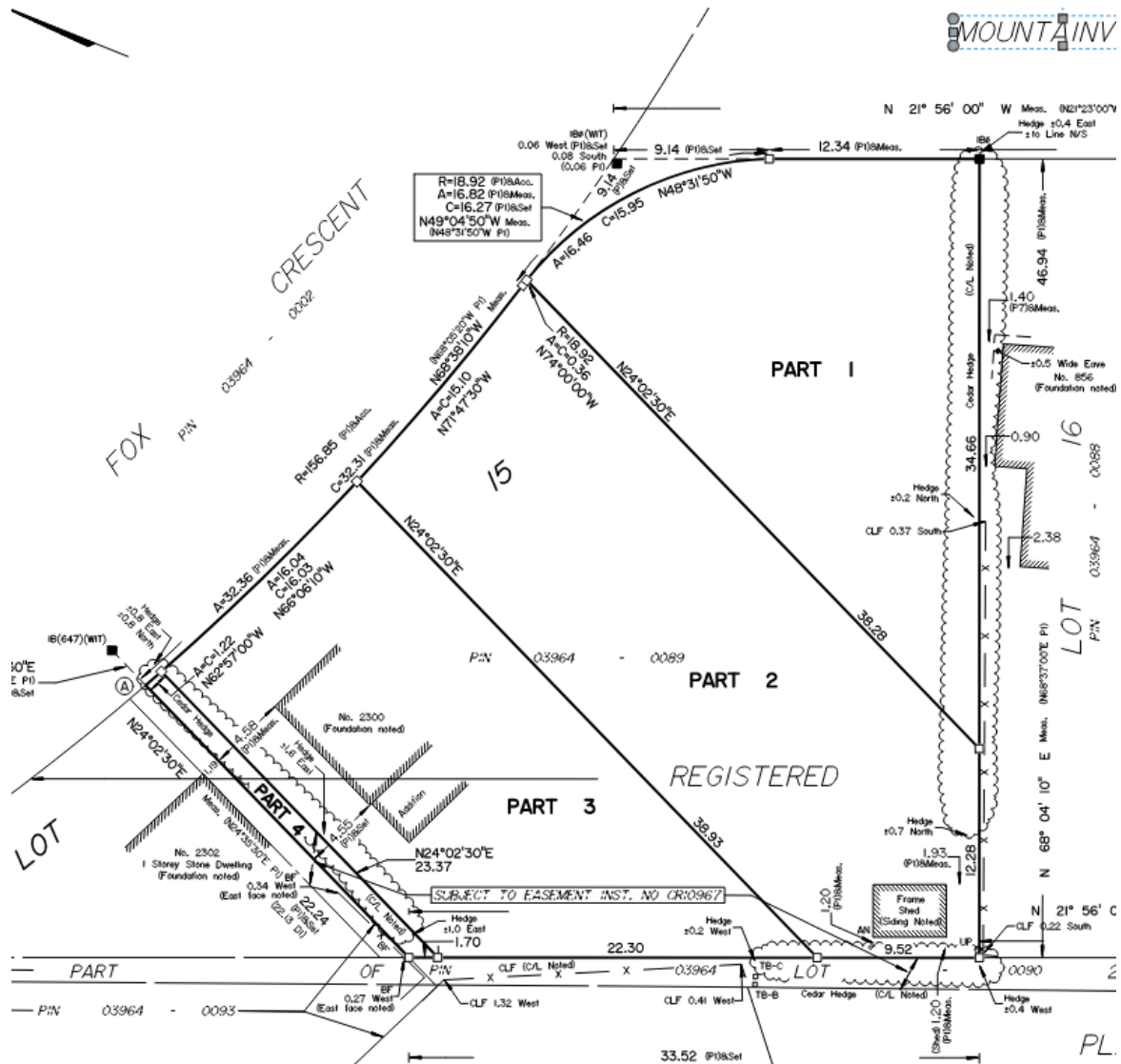


Figure 2: Excerpt of draft reference plan (AOV).

CONSENT

Planning Act, as amended

The Planning Act sets out regulations regarding land use planning in Ontario. Section 50.1 (24) sets out criteria that regard shall be had for when considering applications for land division.

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2.

Section 2 of the Planning Act sets out matters of provincial interest. The proposed severance has regard for matters of provincial interest, especially as they relate to the orderly development of safe and healthy communities, location of growth and development, and the efficient use of existing services.

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

The proposed consents are consistent with the direction of the Official Plan, providing intensification in the urban area. The proposed severance is not premature and is within the public interest.

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

The proposed consents conform to the Official Plan, as addressed in the section below.

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

The property is suitable to be subdivided into multiple lots, as it can be severed into three separate parcels as-of-right. The existing lot is in close proximity to many neighbourhood amenities, schools, and transit, making the land suitable for intensification.

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

Not applicable.

(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.

Not applicable.

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

The three proposed parcels can be created as-of-right as they comply with the performance standards for lot width and lot area under the Residential First Density, Subzone O zone. There is sufficient space and area on each proposed lot to accommodate zoning compliant development.

(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.

A hydro easement exists along the westerly property line of the site (Part 4 of the draft reference plan) and will not preclude the proposed lot shown as Part 3 of the draft reference plan from being developed with a zoning compliant land use.

(h) conservation of natural resources and flood control.

Not applicable.

(i) the adequacy of utilities and municipal services.

The proposed lots have access to existing municipal services.

(j) the adequacy of school sites.

The property is in close proximity to multiple schools in the surrounding vicinity.

(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

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Severing an existing large lot into three suitable parcels for future development makes use of existing services, roads, and neighbourhood amenities.

(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).

There is no concurrent or planned site plan control application for the site, nor is one required to develop the proposed parcels with zoning compliant land uses.

Provincial Planning Statement (2024)

The Provincial Planning Statement, 2024 (the “PPS”), is issued under the authority of Section 3 of the Planning Act and is a consolidated statement of the provincial government’s policies on land use planning and development. The new PPS came into effect October 20, 2024, replacing the previous PPS that came into effect May 1, 2020. This section will discuss relevant policies of the PPS.

Section 2.3.1 General Policies for Settlement Areas state that:

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

a) efficiently use land and resources;

b) optimize existing and planned infrastructure and public service facilities;

c) support active transportation;

d) are transit-supportive, as appropriate; and

e) are freight-supportive.

3. Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

The proposed severances promote efficient land-use patterns by intensifying lands within the urban settlement area through severing existing properties, minimizing land consumption and municipal servicing costs, in an area supported by active and public transportation.

Official Plan

The property is designated Neighbourhood and subject to the Evolving Overlay within the Inner Urban Transect on Schedule B2 of the Official Plan. Section 2 – Strategic Directions of the Official Plan outlines the Big Policy Moves for the City of Ottawa. Big Policy Move 1 is to “Achieve [...] more growth by intensification than by greenfield development”, where over half of urban residential growth is planned to occur within the built-up area (within existing neighbourhoods).

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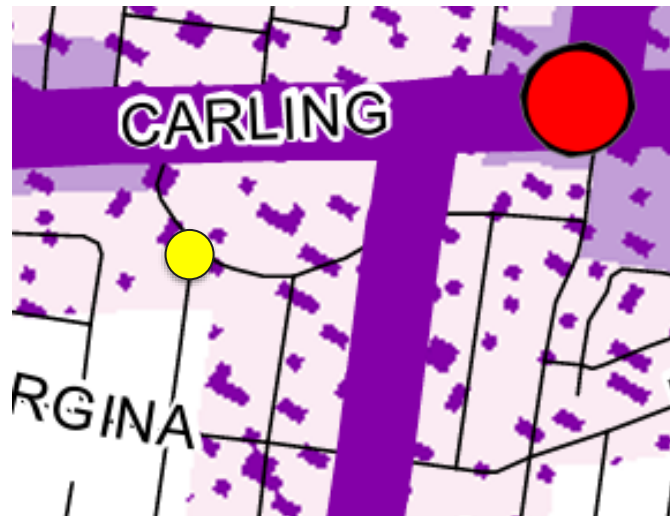


Figure 3: Schedule B2 – Inner Urban Transect, City of Ottawa (site indicated by yellow dot).

Section 11.5, Policy 5, of the Official Plan states that “*the Committee of Adjustment shall consider for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential that is consistent with the planned context*”. Section 5.2.1, Policy 4.e), states that “*increases in existing residential densities are supported*” to sustain the growth of 15-minute neighbourhoods, having Hubs and Corridors providing residents with a full range of uses within a walking distance from their residences. The property is near two Mainstreet Corridors, Carling Avenue and Woodroffe Avenue. Section 5.2.4 Policy 1 expands that “*Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework*”. Since the property is designated Neighbourhood, the future development on the newly created lots would be in a low-rise built-form, contributing to the provision of low-rise, ground-oriented housing. The consent to sever applications are consistent with the direction of the Official Plan by creating opportunity to intensify the use of land located within the urban area, in proximity to Mainstreet Corridors, neighbourhood amenities, and existing and proposed transit.

The proposed severances are an example of intensification of an existing property within the urban area, resulting in the creation of three new parcels that meet the performance standards for lot width and lot area within the R1O zone. The applications for consent are consistent with the Planning Act, Provincial Policy Statement and Provincial Planning Statement, conform to the Official Plan, comply with the zoning by-law, and represent good land use planning that is in the public interest. Accordingly, it is our recommendation that the applications be granted.

Best regards,

STANTEC CONSULTING LTD.

Serene Shahzadeh RPP, MCIP
Intermediate Urban Planner
Phone: (613) 724-4354
serene.shahzadeh@stantec.com

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