

November 4, 2024

Committee of Adjustment
City of Ottawa
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Ottawa, Ontario
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Attention: Michel Bellemare, Secretary – Treasurer

**Reference: PIN 04517-0554, 3000 Solandt Road, Ottawa, Ontario
Application for Lot Line Adjustment
Novatech File No.: 123128**

Novatech has been retained by the Fiera Real Estate Core Fund GP Inc. (the owner) to support an application for Lot Line Adjustment between PIN 04517-0554 and PIN 04517-0552 (both municipally known as 3000 Solandt Road). The two storey office building municipally addressed as 3000 Solandt Road is primarily located on PIN -0552, with a small portion of the building, surface parking lot and the site access from Legget Drive located on PIN -0554. A lot line adjustment application is needed for a minor boundary adjustment to convey the portion of PIN -0554 that crosses the shared property line to PIN -0552.

This letter describes the existing conditions of the site and its surrounding context, the proposal, and provides a rationale in support of the application.

Existing Conditions

The Subject Properties are located in the Kanata North Tech Park within the City of Ottawa's Kanata North Ward (Ward 4). The Subject Properties were developed with a two storey office building in the 1990s. The neighbouring lots have been developed with similar low and mid-rise office buildings and surface parking lots over the last 30 years, however the area is transitioning to much higher densities as contemplated by the City's Official Plan.

As shown in **Figure 1**, PIN -0554 is an interior lot with a frontage of approximately 66.44 m and an area of approximately 8,094 m² located on the west side of Legget Drive. PIN -0552 is a corner lot with frontages of approximately 95.29 m on Solandt Road and approximately 94.75 m on Legget Drive and an area of approximately 8,904 m². The Subject Properties are in a light industrial area and are bounded by light industrial and office uses to the north (across Solandt), west (across March Road) and east (across Legget), and to the south by a surface parking lot and the Kizell Drain further south.

The legal descriptions of the properties are:

PIN 04517-0554: PCL 20-4, SEC 4M-280; PT BLK 20, PL 4M-280, PART 2, 4R7393, S/T LT817400; KANATA. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA HYDRO-ELECTRIC COMMISSION OVER PART 2 ON PLAN 4R-13157 AS IN LT1101784.

PIN 04517-0552: PCL 20-2, SEC 4M-280; PT BLK 20, PL 4M-280, PART 1, 4R7393, S/T LT817400; KANATA. SUBJECT TO AN EASEMENT IN FAVOUR OF KANATA HYDRO-ELECTRIC COMMISSION OVER PARTS 1 AND 3 ON PLAN 4R-13157 AS IN LT1101784.

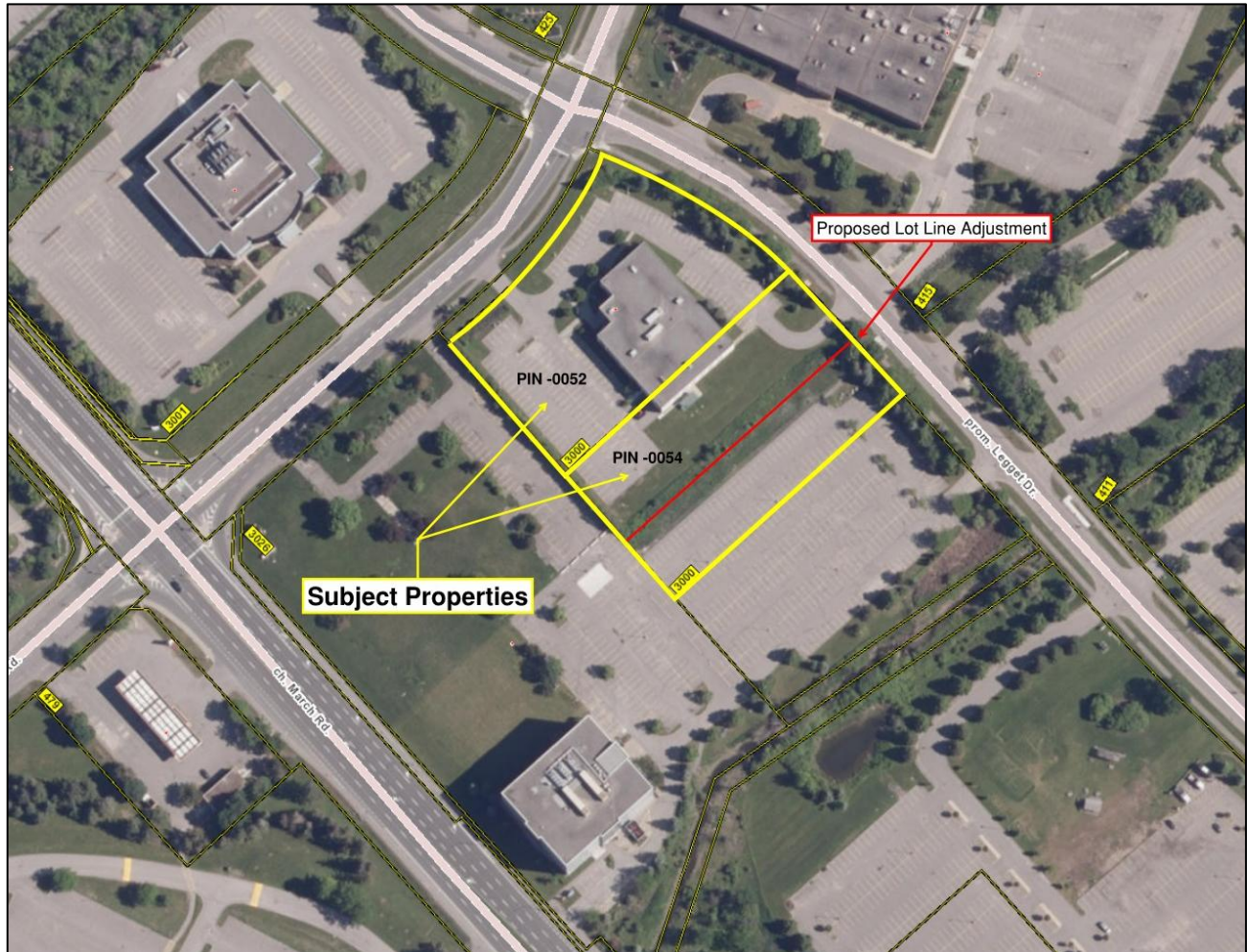


Figure 1: Subject Properties (GeoOttawa, 2022)

The Subject Properties are zoned *General Industrial Zone, Subzone 6 (IG6)* in the *City of Ottawa Zoning By-law 2008-250*. The Subject Properties are designated *Kanata North Special Economic District* in the *Suburban Transect* of the *City of Ottawa Official Plan (2022)*. The existing office/light industrial uses on the Subject Properties are permitted in the designation and zone noted above.

Proposed Consent Application

The proposed lot line adjustment seeks to alter the property line dividing PIN -0554 and PIN -0552 to support a minor boundary change following construction of the existing two storey office building in the 1990s. As shown in **Figure 2**, Parts 1, 2 and 3 on the Draft Reference Plan will be severed from PIN-0554 and conveyed to PIN -0552.

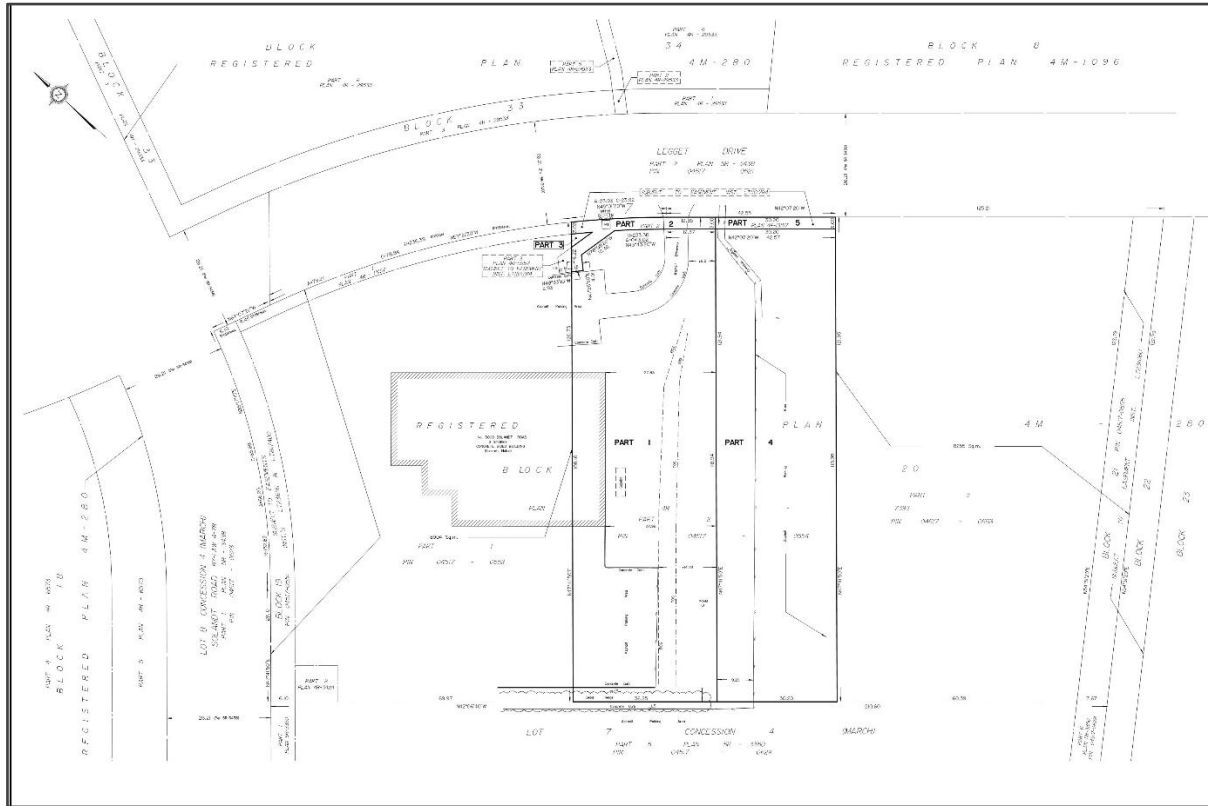


Figure 2: Excerpt of Draft Reference Plan prepared by Annis O'Sullivan Vollebakk dated October 11, 2024.



Figure 3: Excerpt from Consent Sketch prepared by Novatech dated October 21, 2024.

Following the lot line adjustment, the lot areas will be approximately 13,314.9 m² and 3,683.6 m² for PIN -0552 and PIN -0554, respectively. As shown in **Figure 3**, PIN -0552 will have lot frontages of approximately 130.99 m on Legget Drive and 95.29 m on Solandt Road, and PIN -0554 will have a lot frontage of 30.20 m on Legget Drive.

The lot pattern in the community will be minimally impacted by the proposed lot line adjustment as the adjusted lots will maintain lot areas that are consistent with neighbouring properties. As no site alteration is contemplated, there will be no visual impact due to the lot line adjustment.

Consent Rationale

The following rationale demonstrates the appropriateness of the consent application to facilitate the proposed lot line adjustment.

Subsection 53(1) of the Planning Act states:

53(1) 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).

A plan of subdivision is not necessary for the adjustment of a lot line between two existing lots in a Registered Plan of Subdivision, where both lots have frontage on a public road and have municipal services.

Subsection 53(12) of the Planning Act states:

53(12) 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.

Accordingly, the following rationale will address the criteria outlined in subsection 51(24) of the *Planning Act* below.

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 purpose of this *Consent (Lot Line Adjustment)* application is to exchange a parcel of land between two PINs under one ownership and does not represent a development application under the *Planning Act*. The proposed lot line adjustment supports the continuation of employment uses in

a location within the urban boundary intended to be the focus of growth and development, and thereby supports the efficient use of land and resources.

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

The Subject Properties are located within Kanata North and in an existing employment area. The proposed lot line adjustment will adjust a pre-existing lot line and is therefore not premature.

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

The purpose of this *Consent (Lot Line Adjustment)* application is to exchange a parcel of land between two PINs under one ownership and does not represent a development application under the *Planning Act*.

Per *Official Plan Section 11.5, Policy 8*, lot line adjustments are permitted in any designation for legal and technical reasons, including minor boundary adjustments which do not result in the creation of a new lot or render an existing lot as non-complying.

PIN -0554 and PIN -0552 comply with Zoning By-law 2008-250, as there are no minimum lot width or lot area provisions in the *General Industrial Zone, Subzone 6 (IG6)*.

The proposed lot line adjustment does not result in the creation of a new lot, nor does this application render the existing lots as non-complying.

Both parcels will continue to have safe access to an existing public road (Leggett Drive) and do not require the extension or opening of any transportation infrastructure.

The proposed lot line adjustment conforms to the Official Plan.

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

The purpose of this *Consent (Lot Line Adjustment)* application is to exchange a parcel of land between two PINs under one ownership and does not represent a development application under the *Planning Act*. The Subject Properties are designated as *Kanata North Special Economic District* in the *Suburban Transect* in the *City of Ottawa Official Plan (2022)*. The existing office / light industrial uses are permitted by the Official Plan designation. The lot line adjustment will not affect the ability for the office / light industrial uses to continue.

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

Not applicable. 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 proposed lot line adjustments do not propose any new roads and will not affect highways or the highway system. Schedule C16 of the Official Plan indicates that Solandt Road will have a protected right-of-way width of 26 m, and Legget Drive will have a protected right-of-way width consistent with other urban collector roads of 26 m. As shown on the Draft Reference Plan, both Legget Drive and Solandt Road have an existing right-of-way width of 26.21 m in front of the Subject Properties, and as such, no further road widening is anticipated.

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

The proposed lot line adjustment will result in two lots that will reflect the shape of the constructed office building and accommodate appropriate setbacks. These lot shapes will fit into the lot fabric of the surrounding area, where there is a mix of lot shapes and sizes. There are no minimum lot width or lot area requirements in the *General Industrial Zone, Subzone 6 (IG6)* zoning that applies to the Subject Properties.

The proposed lot line adjustment does not result in the creation of a new lot, nor does this application render the existing lots as non-complying.

(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 two existing utility easements over both properties for hydro services along Legget Drive, shown as Parts 2 and 5 on the Draft Reference Plan. This easement does not affect the proposed lot line adjustment and is only being shown on the draft reference plan to reflect what is existing.

(h) conservation of natural resources and flood control;

The proposed lot line adjustment has no impact on the conservation of natural resources or flood control.

(i) the adequacy of utilities and municipal services;

No new demand for utilities or municipal services is anticipated. The lots have access to existing utilities and municipal services within Legget Drive. The existing office building is serviced by municipal water and sanitary sewers within Solandt Road.

(j) the adequacy of school sites;

This application is for a minor boundary adjustment between two existing light industrial lots and will not generate additional demand for school sites.

(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. No land is to be dedicated or conveyed for public purposes.

(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.

The proposed lot line adjustments meet the criteria set out in *Section 51(24)* of the *Planning Act*.

Conclusion

The proposed lot line adjustment for PIN 04517-0554 and PIN 04517-0552 is required to facilitate a minor boundary adjustment following the construction of a two-storey office building across the shared property line.

The proposed lot line adjustment does not require a plan of subdivision and meets the criteria of *Section 51(24)* of the *Planning Act*, is not premature and is a suitable and efficient use of the land with minimal impact on the public interest.

The proposed lot line adjustment complies with the relevant policies of the City of Ottawa Official Plan, in that this application does not create a new lot nor render either of the lots non-compliant with the City of Ottawa Zoning By-law 2008-250.

Based on the foregoing, the proposed lot line adjustment at 3000 Solandt Road represents good land use planning.

In support of the application, please find enclosed the following:

- Application fee (Cheque)
- Consent Application Form – Lot Line Adjustment
- Consent Sketch prepared by Novatech dated October 21, 2024
- Draft Reference Plan prepared by Annis O'Sullivan Vollebakk dated October 11, 2024
- Parcel Abstract PIN 04517-0554
- Parcel Abstract PIN 04517-0552

Please contact us should you have any questions regarding this submission.

Sincerely,

NOVATECH



Miranda Virginillo, MCIP, RPP
Project Planner | Planning & Development