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Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE TO APPLICATION FOR CONSENT

RE: 2865 Riverside Drive, Ottawa, ON

APPLICANT: CATHOLIC CONGREGATIONAL LEGACY CHARITY

EXPLANATION OF PROPOSAL FOR CONSENT APPLICATION to the Committee of Adjustment

The purpose of this application to the Committee of Adjustment is for St Patrick's Home of Ottawa (St. Patrick's) to receive consent for a long-term lease in excess of 21 years, with the owner of the property, The Catholic Congregational Legacy Charity (CCLC). St Patrick's currently leases this piece of land, which currently has no structures on it, from the CCLC. The requirement for the extended lease is the result of planned construction of an affordable seniors' housing apartment.

This affordable housing project has received Conditional Approval from Canada Mortgage and Housing Corporation for a mortgage for the construction of the apartment building. A condition of the mortgage is that this property, which is leased to St Patrick's from the (CCLC), has a lease in place for the length of the mortgage plus 5 years, for a total of 55 years. CCLC, as signator to this application, supports this project and is working to have the current lease changed to the required length of lease, to allow for meeting the mortgage terms.

There will be no severance or change in ownership of the property. No new lots are being created. The plan is to continue to operate the land as is, with the CCLC maintaining ownership, and, with St Patrick's Home of Ottawa maintaining a lease with them. There is a Long Term Care Home on the south piece of the property, which was erected in 2013. The apartment building will be built where the Long Term Care home existed prior to its demolition in or about 2013, when the construction of the new long term care home, moved and was completed. When the new Long Term Care home was planned, long range plans included a seniors apartment building in order to provide a campus of care on the property. The section of the property where the apartment building is to be erected is Registered Plan 66, Lot 45 – PIN 04071-0142. This PIN fronts on Riverside Drive with 80.52 metres (west), narrowing to 80.47 metres, at the rear (east). The north side is 139.09 metres and the south is 131.74 metres. The total area is 10,876 square metres. These measurements were derived from the Legal Survey of January 2025, completed by Farley, Smith and Denis Surveying Ltd, Ontario Land Surveyors.

On November 10, 2021 a Zoning by-law amendment, file # D02-02-21-0053 was approved, to permit the construction of the proposed apartment building. The Site Plan application, D07-12-24-0064 was approved on July 26, 2024. The Building Permit application, CON2024-006782 was submitted to the City of Ottawa in October 2024, and is in progress.