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February 25, 2025

Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
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Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-03-05

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Application for Lot Line Adjustment
20 CHAMPLAIN AVE, OTTAWA
PCL 62-1, SEC 4M-43 ; LT 62, PL 4M-43 ; OTTAWA/GLOUCESTER CITY OF OTTAWA
16 CHAMPLAIN AVE, OTTAWA
PCL 9-2, SEC 74 ; LT 9, PL 74 , W/S CHAMPLAIN ST ; OTTAWA/GLOUCESTER CITY OF
OTTAWA
Owner: Brofort Developments

Dear Committee Members:

HP Urban has been retained by the Property Owner to assist with a lot line adjustment application for the property located at 16 Champlain Avenue in Beechwood. The property is rectangular in shape and resides within Rideau Rockcliffe Ward 13. The property owner is seeking to create 2 equal sized lots in preparation for future development. The existing housing on both properties will remain as they are today.

The subject property resides within the Neighbourhood land use designation – with an Evolving Neighbourhood overlay - in the Official Plan, Schedule B2 Inner Urban Transect. The subject property is zoned Residential Fourth Density, subzone UD (R4UD) in the City of Ottawa Zoning By-Law.

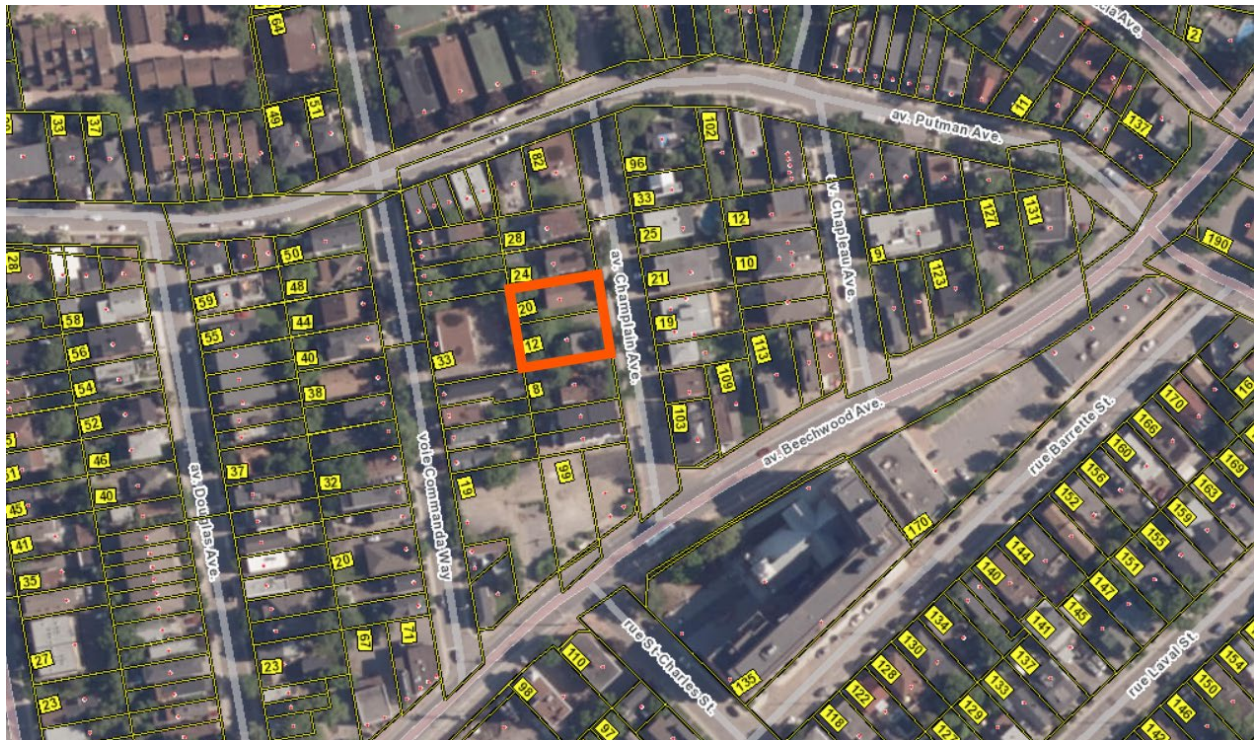
To create the 2 equal lots a lot line adjustment is necessary. The lots are and will remain zoning compliant.

SITE LOCATION

The subject property is a large rectangular lot located along Champlain Avenue between Beechwood Avenue on the south and Putnam Avenue on the north just North of Innes Road.

As seen in Figure 1, the other surrounding land uses predominantly consist of residential with commercial uses along Beechwood.

Figure 1 – Aerial View of Subject Property



PROVINCIAL POLICY STATEMENT, 2024

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. The PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Section 2.2 notes that “Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market by:

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Section 3.1 speaks to General Policies for Infrastructure and Public Service Facilities and Policy 2. a) notes “the use of existing infrastructure and public service facilities should be optimized”

The lot line adjustment creates 2 equal lots that are ready for redevelopment at some future date and as such aligns with the Provincial Policy Statement (2024) that supports creating opportunities for future development.

CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B2 – Inner Urban – of the Official Plan identifies the land designation for the subject property as Neighbourhood.

The City of Ottawa’s Growth Management Framework is set out in Section 3 of the Official Plan. It focuses on the goal of providing sufficient development opportunities to increase sustainable transportation mode shares and use of existing and planned infrastructure, while reducing greenhouse gas emissions.

The intent of the City’s Growth Management Framework is:

- To provide an appropriate range and mix of housing that considered the geographic distribution of new dwelling types and/or sizes to 2046;
- To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;

- To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

The proposed Lot line adjustment prepares both lots for future zoning compliant intensification which would meet the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
 - *The subject property is designated Neighbourhood, with an Evolving Neighbourhood overlay and the proposed lot line adjustment prepares the lot for future intensification of the site..*
- **Policy 4 in Section 3.2** states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.
 - *Both lots will have and will continue to have municipal water and sewer services.*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.
 - *The proposed lot line adjustment creates 2 lots of 420 sq metres each which in the R4UD zone is zoning compliant for all housing types except 2 – a PUD and a Low Rise Apartment of 9 units or more.*

As defined in the Official Plan... *“Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities.”*

As demonstrated above, the proposed lot line adjustment complies with and are supported by the policies found within the City of Ottawa Official Plan (2022).

CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations.

The R4UD performance standards:

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) ¹¹	V Minimum Lot Area (m ²) ¹²	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
R4-UD (By-law 2020-290)		Detached	7.5	225	11	4.5	4.5	varies ⁴	1.2/0.6	11
		Linked-detached	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10
		Semi-detached	6.0	180	10	4.5	4.5	varies ⁴	1.2	10
		Long Semi-detached	10	300	10	4.5	4.5	varies ⁴	1.2/0.6	10
		Duplex	7.5	225	10	4.5	4.5	varies ⁴	1.2/0.6	10
		Townhouse	4.5	135	10	4.5	4.5	varies ⁴	1.2	10
		Three-Unit	10	300	11	4.5	4.5	varies ⁴	1.2	
		Stacked	14	420	11	4.5	4.5	varies ⁴	1.5	
		Low-rise Apartment, maximum of 8 units	10	300	11	4.5	4.5	varies ⁴	1.5	
		Low-rise Apartment, 9 or more units	15	450	14.5	4.5	4.5	varies ⁴	1.5	
		PUD	NA	1,400	as per dwelling type	4.5	4.5	varies ⁴	varies ¹	1.10

As indicated the lot line adjustment creates 2 lots of equal size – 420 square metres and have frontage of 13.76 for Part 1 & 2 and 13.75 for Part 3.

Further each existing building, after the adjustment, would be zoning compliant from a lot area and lot width perspective.



The adjustment would shift the lot line between the 2 properties changing the informal space as illustrated. A Draft R-Plan has been provided in Figure 2.

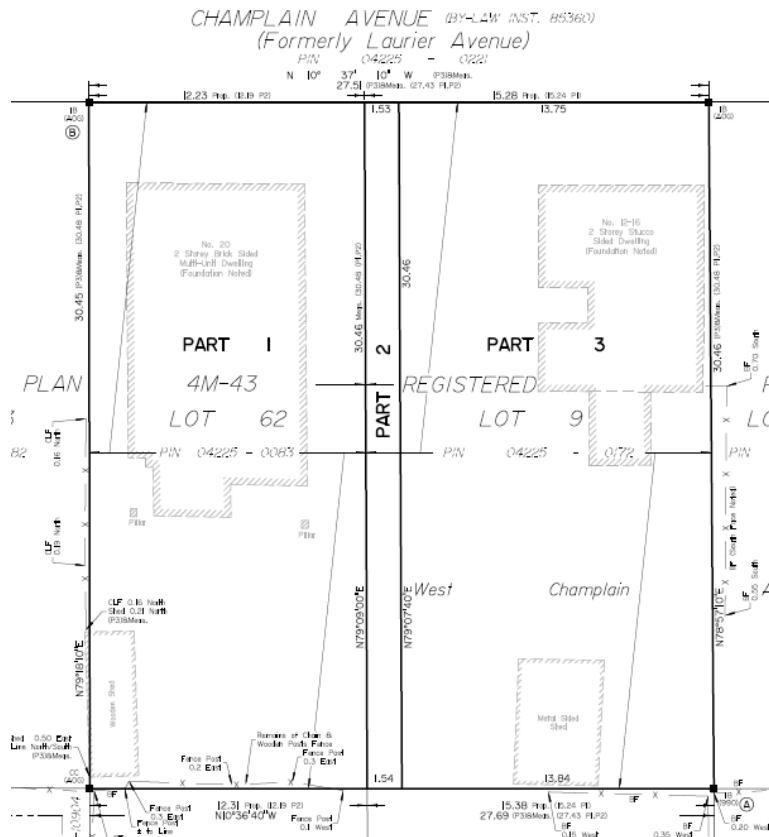


Figure 2 – Draft Reference Plan

The effect of the application is to sever Part 2 from the retained Part 3.

Lot	Severed	Retained
Parts on Draft Reference Plan	Part 2	Part 3
Frontage (m) - include all frontages	1.53	13.755
Depth (m) - indicate if irregular	30.46	30.46
Area (m ² or ha)	46.7	420.2
This lot fronts on (Name of St/Rd)	Champlain	Champlain

DISCUSSION

Planning Act Section 51 – Part 25 Compliance

Provision	Applicability	Application Compliance
(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.	Yes	The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs taking advantage of existing infrastructure. The proposed consent conforms to the overall objectives and intent of the PPS.
(b) Whether the proposed subdivision is premature or in the public interest;	Yes	The subject lands are zoned for the development. The adjustment is therefore in the public interest as it allows for the future development of much needed housing.
(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The parcels conform to both the appropriate OP and Secondary Plan policies.
(d) The suitability of the land for the purposes for which it is to be subdivided;	Yes	The adjustment application is meant to creation 2 lots of equal size. Any development

		that occurs will adhere to City zoning and building regulations.
(e) If any affordable housing is being proposed the suitability of the proposed units for affordable housing;	No	
(f) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;	No	
(g) The dimensions and shapes of the proposed lots;	Yes	Both lots will be of equal size and frontage and will continue to function in the same manner as it does today – they both are fully zoning compliant.
(h) 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 the adjoining land;	No	
(i) Conservation of natural resources and flood control;	No	
(j) The adequacy of utilities and municipal services;	Yes	Full Municipal Services exist on Champlain and can service the development in accordance with City of Ottawa servicing standards
(k) The adequacy of school sites;	No	
(l) The area of land, if any, within the proposed subdivision that,	No	

exclusive of highways is to be conveyed or dedicated for public purposes;	
(m) The extend to which the plan’s design optimized the available supply, means of supplying, efficient use and conservation of energy; and	No
(n) 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 designed 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).	No

SUMMARY

The requested lot line adjustments are consistent with the policies in the 2024 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with the Zoning By-Law requirements of the Residential Fourth Density, subzone UD (R4UD).

Please contact me if you require any additional information.

Peter Hume
 HP Urban Inc.