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Our File No.: 32971-000.1

VIA: HAND DELIVERY

Michel Bellemare
Secretary - Treasurer
Committee of Adjustment City of Ottawa
101 Centrepointe Drive
Ottawa, ON, K2G 5K7

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-03-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare:

Re: 202 Louisa Street West – Application for Consent: Lot Line Adjustment

J.L. Richards and Associates Limited (JLR) has been retained by the owner of the property municipally known as 202 Louisa Street West to prepare and file an application for consent. The consent application is for a lot line adjustment to convey an area of 112.3 sq m of the abutting property to the west, municipally known as 523 St Anthony Street to 202 Louisa Street West, known as the subject lands.

The letter describes the existing conditions found on the subject lands and the surrounding context, outlines the proposed lot addition application and details the rationale in support of the proposed application.

It is our professional planning opinion that the consent application for lot addition complies with the criteria outlined in Section 51(24) of the *Planning Act* and represents good land use.

SITE AND SURROUNDING CONTEXT

The subject lands are located in the neighbourhood known as Little Italy, in Ottawa's core urban area, in Ward 14. The site is North of Highway 417, just off Preston Street. The Little Italy neighbourhood generally follows north-south along Preston Street and contains a mix of residential and non-residential uses. These uses are majority low-rise with several newer developments of the mid and high-rise nature in recent years. The image below shows location of the subject site.

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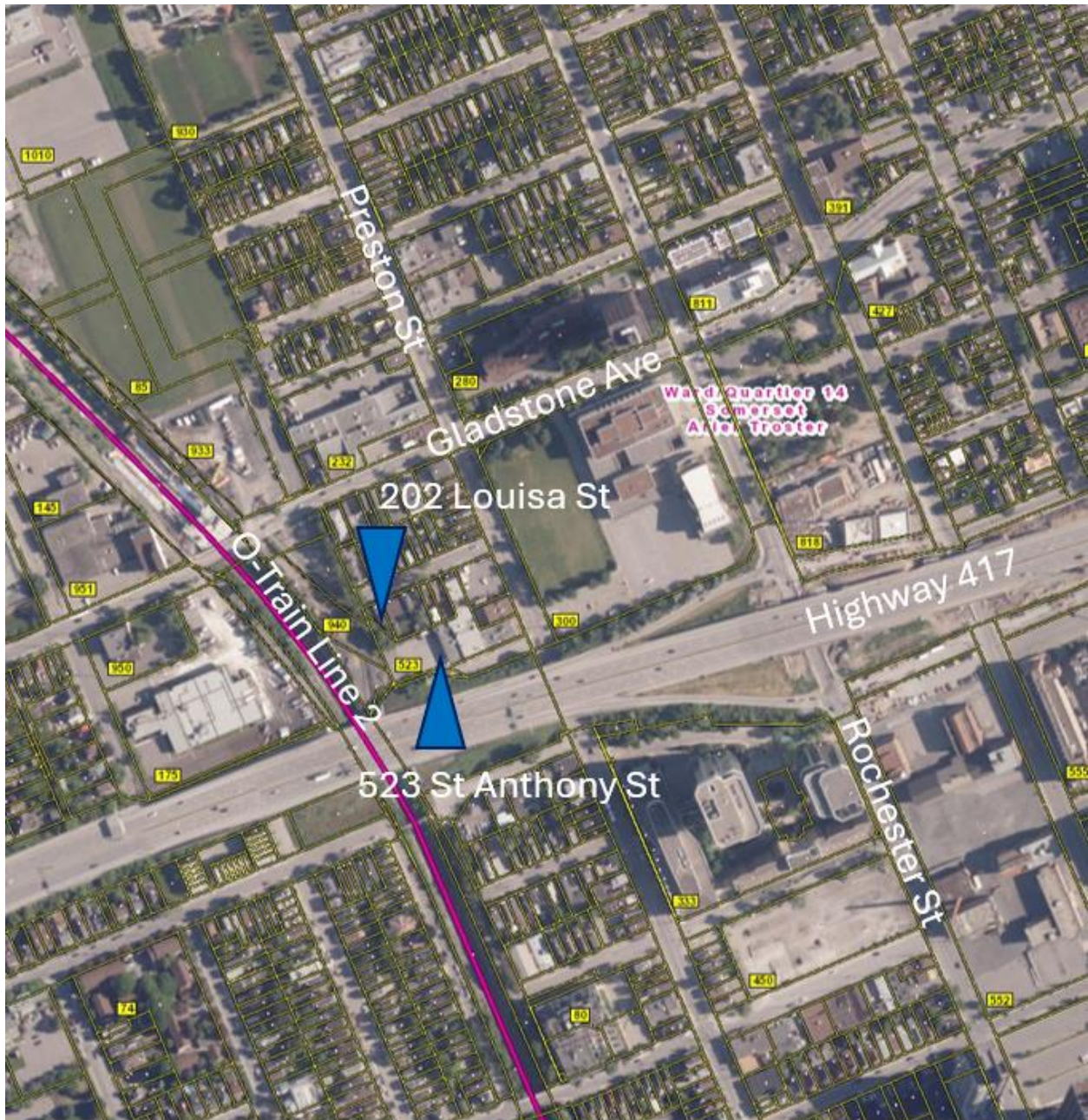


Figure 1: Location of Subject lands

Broadly, the lands are bounded by Highway 417 to South, Preston Street to East, Gladstone Street to the North and the O-Train Line 2 Corridor to the West. The site is found in an enclave of other low-density uses, both residential and non-residential accessed via the dead-end street off of Preston Street, as seen below.

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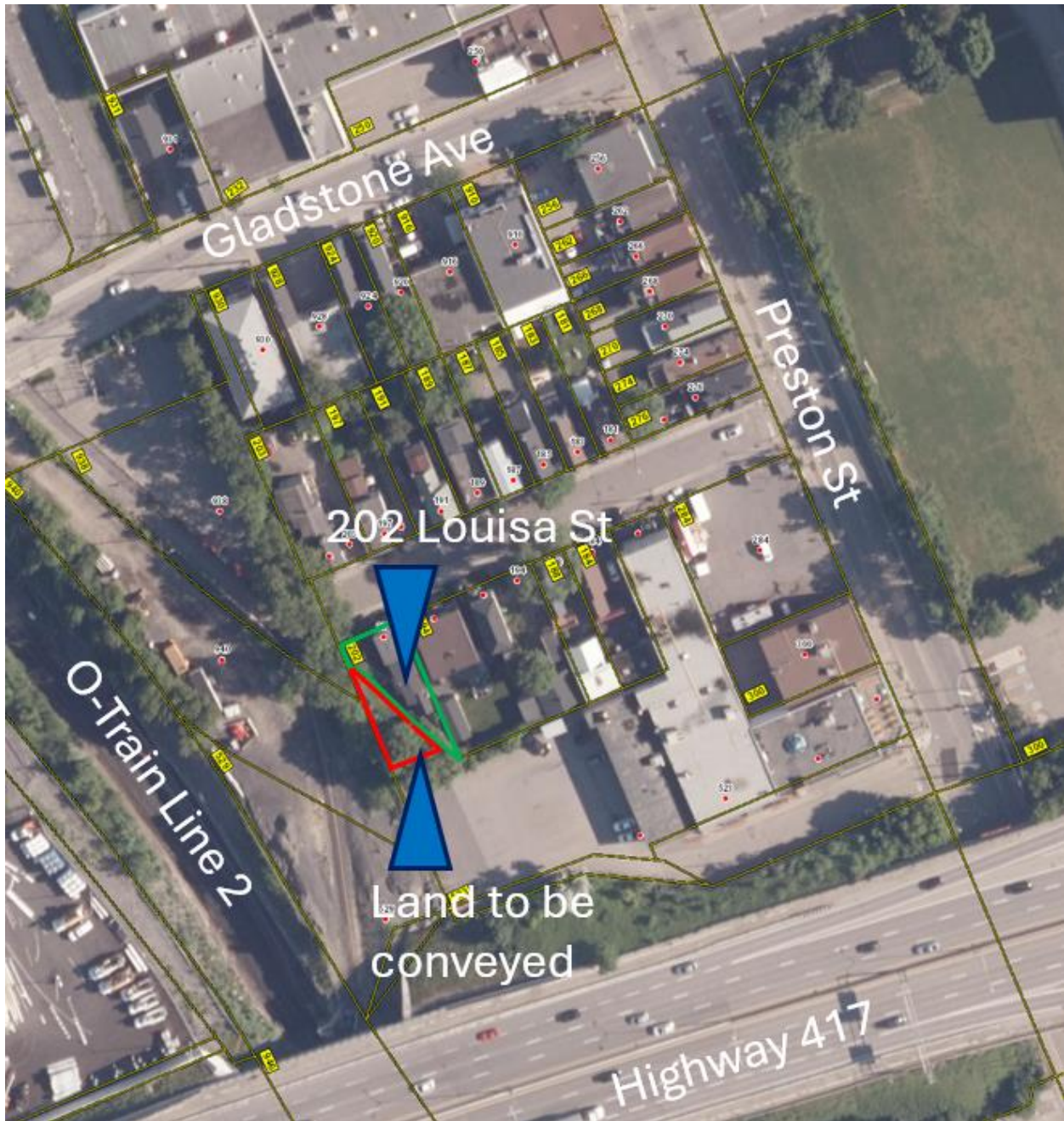


Figure 2: Subject Lands and Lands to be Conveyed

Currently, 202 Louisa Street West, has a current total lot area of 266.05 sq m and 14.5 m of frontage along Louisa Street. A small portion of the north-west corner of the site shares a lot line with the National Capital Commission (NCC) Multi-Use Pathway that travels north-south along the O-Train Line 2 corridor. This shared lot line will be expanded as part of the proposed consent application.

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As mentioned, the site is surrounded by a variety of other uses in the vicinity, commonplace for the Little Italy area. Immediately adjacent to the north and west of the subject lands are similar residential uses in built form and massing. The St-Anthony Italian Soccer Club's parking lot and subsequent building is located south of the site. The NCC Multi-Use Pathway and O-Train Line 2 Corridor are west of the subject lands.

PROPOSED APPLICATION

The proposed application is for a lot addition to convey 112.3 sq m of the adjacent property to the west, municipally know as 523 St Anthony Street to 202 Louisa Street West. The land to be convey, described as Part 1, Part of Lot 8 on M-Plan 113, and is an irregular shaped parcel of land.

Through the conveyance of the additional 112.3 sq m to 202 Louisa Street West, it will enable the subject lands to function better in its current use and provide for any potential future redevelopment to make an efficient use of the land. The current 112.3 sq m is an underutilized parcel of land that once conveyed will eliminate the irregular shape of the subject lands and lead to better function of the subject lands.

The image of the R-Plan below shows the proposed parcel to be conveyed.

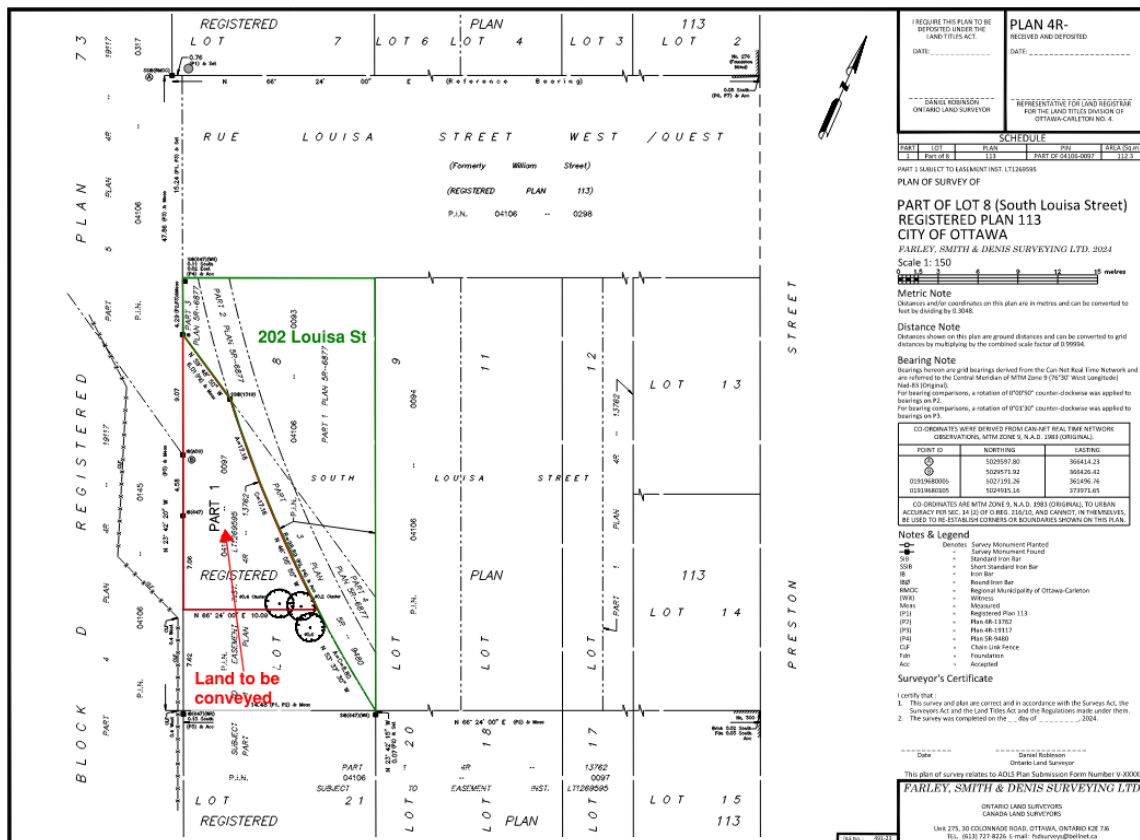


Figure 3: Proposed R-Plan

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REVIEW OF APPLICABLE POLICY

In evaluating an application for consent, the *Planning Act* provides the criteria that the application must be evaluated against. Section 53 of the *Act* deals with having regard for when a consent shall be used.

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).

As outlined above, consent applications shall only be permitted when a plan of subdivision is not necessary for the proper and orderly development of land in the municipality. As the proposed consent application is for a lot addition, it does not necessitate the construction of new public infrastructure, including roads and services. The application will convey an area of 112.3 sq m to 202 Louisa Street West. A plan of subdivision is not required for the proper and orderly development of the lands.

Section 53 (12) of the *Act* states:

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.

The rationale for the proposed consent application will review the following criteria outlined in Section 51(24) of the *Act*.

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

The proposed lot addition application has regarding for the following matters of provincial interest:

- (h) *the orderly development of safe and healthy communities;*
- (p) *the appropriate location of growth and development;*

The application is located on lands within the urban boundary and ensures orderly growth and development by conveying an underutilized parcel of land to an abutting landowner. This is the area where new development shall be directed to.

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

Both 523 St Anthony Street and 202 Louisa Street West are located within the City's urban boundary, where new growth and development is to be directed. The lot addition will convey an underutilized parcel of land to contribute current function of the subject lands. The application is therefore not premature and in the public's interest.

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

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The subject lands are found in the Downtown Core Transect, designated as “Hub” with an Evolving Neighbourhood overlay on Schedule B1 of the City of Ottawa’s Official Plan. The lands are also found within the West Downtown Core Secondary Plan in the Corso Italia Station District and designated as Mixed-Use Neighborhood. As outlined in Section 12 of the Plan, where the Official Plan and Secondary Plan both provide policies, those of the secondary plan will prevail.

Chapter 3 of the Secondary Plan provides policies for any development within the secondary plan. The secondary plan does not speak directly to consent applications but states that areas with existing low-rise buildings will continue to evolve with new low-rise development that complements that context. The proposed lot addition does not propose any new buildings, but will retain the existing low-rise, residential character of the area and therefore conforms to the Official Plan.



Figure 4: Official Plan Schedule B1 Extract

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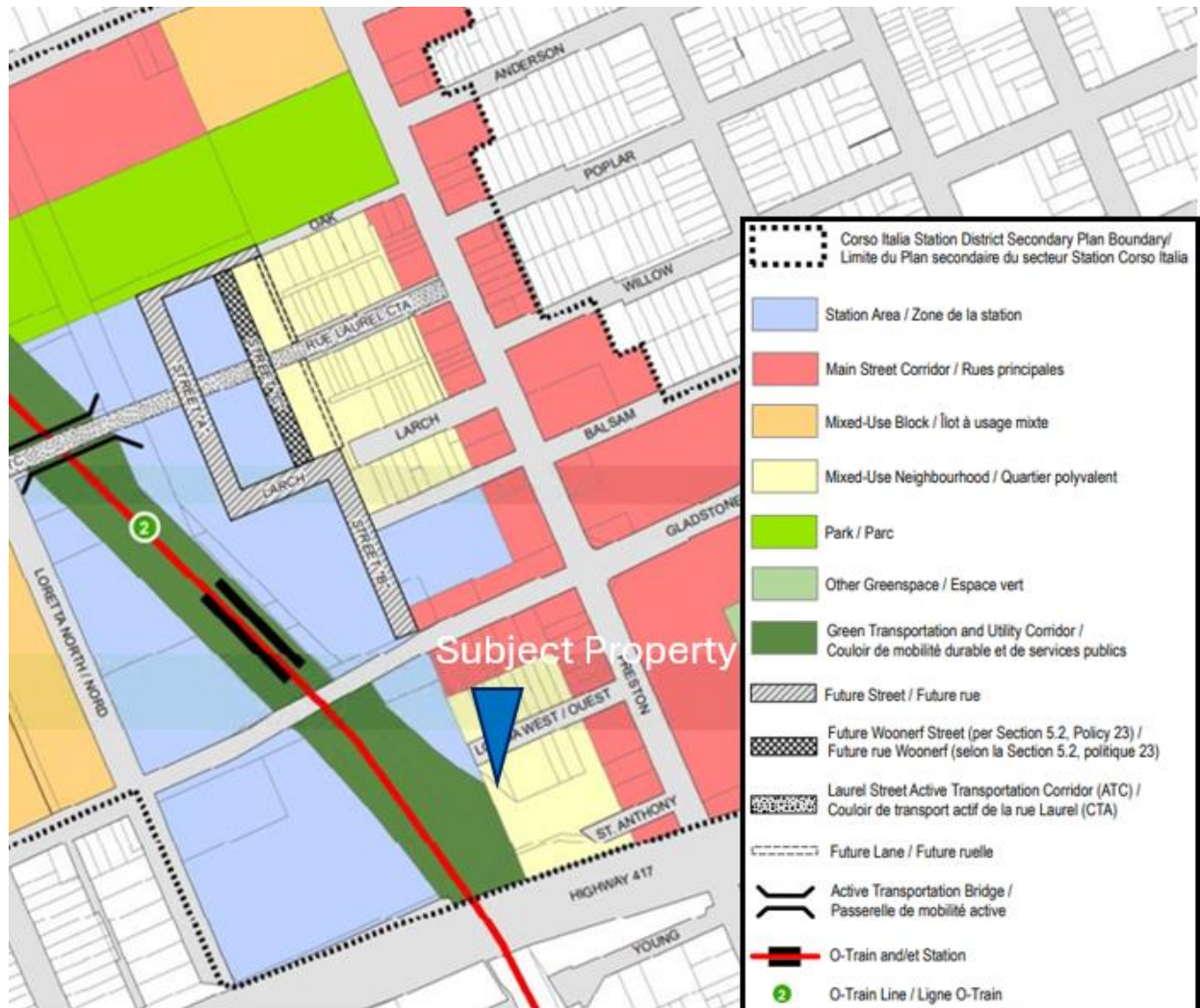


Figure 5: West Downtown Core Secondary Plan – Corso Italia Station District Schedule L

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

The subject lands are suitable for the purpose of the lot addition as the current irregular parcel is underutilized. Through the convenience of the additional 112.3 sq m to 202 Louisa Street West, this will enable the site to function better in its current use and provide for any potential future redevelopment will make an efficient use of the land.

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

No affordable housing units are proposed as no new buildings are proposed as part of the lot addition application.

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(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 consent application does not propose any new highways.

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

The proposed lot addition will convey a land area of 112.3 sq m to the subject lands. No new lots are proposed at this time but the irregular shape of the area being conveyed will eliminate the current irregular shape of the subject lands. This will provide for a continuous, straight lot line that abuts the NCC multi-use pathway and the abutting owner to the south. This will lead to better function and use of 202 Louisa Street West.

(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 no restrictions or proposed restrictions on the subject lands, beyond the provisions of the Zoning By-law.

(h) conservation of natural resources and flood control;

The subject lands are not located in a floodplain or area of natural interest.

(i) the adequacy of utilities and municipal services;

No new buildings or uses that would require new municipal services form part of this application. The current residential use has access to the existing utilities and municipal services.

(j) the adequacy of school sites;

The proposed lot addition does not propose any new buildings and therefore no dwelling units will be constructed that could generate new demand on school sites. Approval of the consent application will not have an impact on the adequacy of 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;

No land is proposed to be conveyed or dedicated for public purposes as a result of the proposed consent application.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposed development does not deal with any supply or use of energy as no new buildings or structures are proposed.

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(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 lot addition is not subject to Site Plan Control.

Based on the above review of Section 51(24) of the *Planning Act* the proposed application for a lot addition meets the criteria set out in the *Act* for consent applications.

CONCLUSION

The proposed consent application is for a lot addition to convey an area of 112.3 sq m to 202 Louisa Street West from the adjacent lot to the west, known municipally as 523 St Anthony Street. The addition of this land to 202 Louisa Street West will provide for better function of the lands, in its current residential use. The conveyance will also eliminate the irregular shape of the lot and provide for the future use of this underutilized area of land through any redevelopment on the subject lands.

Upon reviewing the criteria set out in the *Planning Act*, the proposed consent application complies with the criteria in Section 51 and 53.

Based on the above and our review of the application, it is our opinion that the proposed lot addition is an appropriate development and overall represents good land-use planning.

Should you have any questions regarding the above, or if additional information is required, please contact the undersigned.

Best Regards,

J.L. RICHARDS & ASSOCIATES LIMITED

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CJ:mr