



May 07, 2025

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Committee of Adjustment  
101 CentrepoinTE Drive  
Ottawa, Ontario  
K2G 5K7

**Committee of Adjustment**

Received | Reçu le

2025-05-16

City of Ottawa | Ville d'Ottawa

**Comité de dérogation**

Dear Committee Members,

**Re: Application for Consent to Sever  
1260 Trenton Avenue  
Part of Lot 67, Registered Plan 294  
City of Ottawa  
Owner: PAD 5 HOMES LTD.**

Clear Drafting Inc has been retained by the Property Owner to assist with a Consent application for the property located at 1260 Trenton Avenue, described as Part of Lot 67; Registered Plan 294 City of Ottawa. The property is an interior lot, rectangular in shape and resides within the River neighbourhood, Ward 16. The property owner is proposing to build a long semi-detached units front to back on each of the severed and the retained lot. There will also be a reciprocal easement serving access to parking in the rear yard as well.

The subject property is located within the Inner Urban Transect and is identified as Neighbourhood on Schedule B3 of the Official Plan. The subject property is zoned Residential Second Density, subzone G (R2G) in the City of Ottawa Zoning By-Law.

To proceed with the development as proposed, a severance is required.

Attached with this letter are copies of the following documents:

- Committee of Adjustment Application requesting consent.
- Site Plan and Elevations
- Topographic Survey
- Tree Report
- Severance Consent Letter



## SITE LOCATION:

The subject property is an interior rectangular lot located on Trenton Avenue between Hollington Street & Silver Street. The lot is approximately 696 sqm and currently contains a one storey detached residential dwelling.

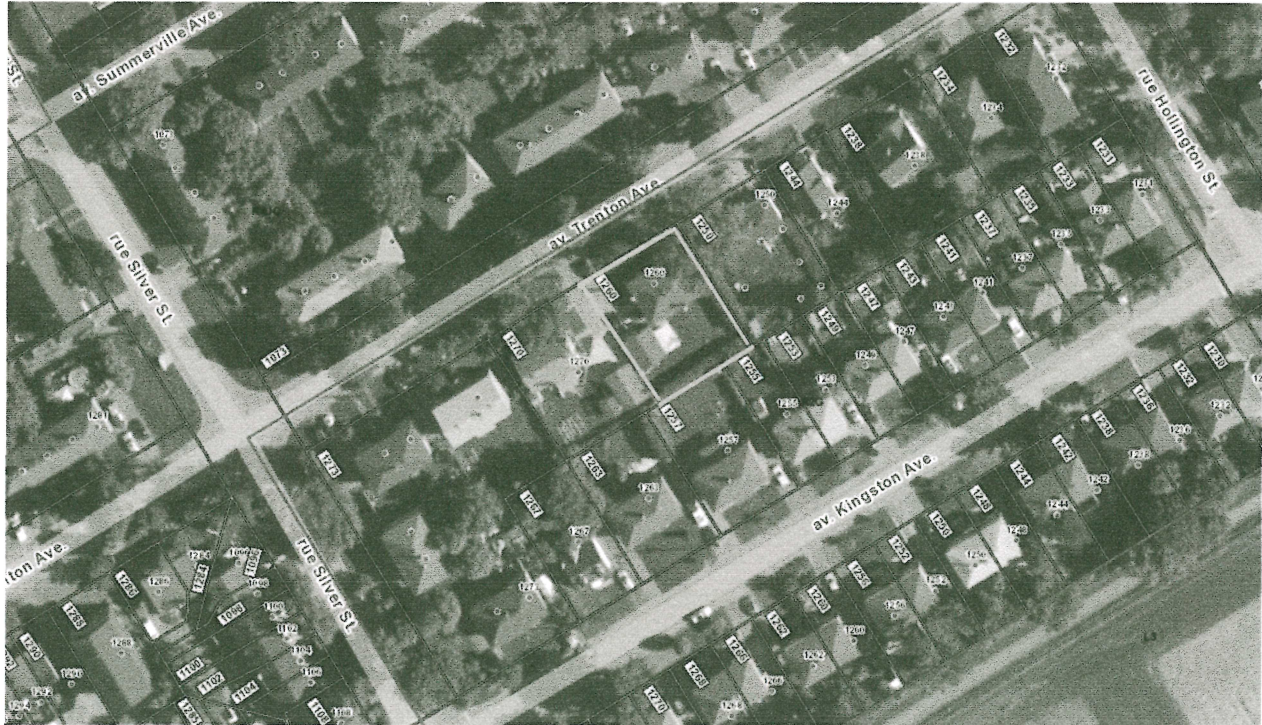


Figure 1: Aerial view of the subject property, 1260 Trenton Avenue





## 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
  - *The proposed development efficiently uses land, existing resources and infrastructure. It is well positioned within the City for residents to use active transportation modes; the property is located close to Major Corridors such as Merivale Road & Baseline Road.*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.
  - *As noted, the proposed development would see the introduction of 2 long semi-detached units per lot where a single residential dwelling is located. The subject property is in close proximity to transit and major Corridors stated above.*

**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 proposed development would utilize existing services along Trenton Avenue that have the capacity to serve this development.*

**Section 4.1** discussed Natural Heritage and Policy 1. Says "Natural features and areas shall be protected for the long term.

- *The subject property does not have any Natural Features on site.*

As demonstrated above, the proposed development application aligns with the Provincial Policy Statement (2024).



## **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 B3 - Inner Urban Transect - 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 application at 1260 Trenton Avenue which would allow for intensification on the subject site meets 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 and is within walking distance to all Major Corridors.*
- **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.
  - *The subject property has municipal water and sewer services along Trenton Avenue*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floor space sizes to provide housing choices.
  - *The proposed development seeks to develop the subject site with 2 semi-detached units per lots.*

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.*"





**Section 6.3.1** of the Plan speaks to the function of Neighbourhoods and Policy 4) notes that "the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation", including: b) "Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);"

**Section 6.3.2 1)** further notes that "The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15- minute neighbourhoods. Innovative building forms include, but are not limited to: ... development of a single lot or a consolidation of lots to produce missing middle housing;"

- *As noted on the cover page, if approved, these applications would allow for the creation of missing middle housing units on a single lot where one single detached dwelling had previously existed all while meeting the intent of the R2G zoning.*

Finally, the Inner Urban Transect designation is intended to provide flexibility in lot area and lot configurations that allow the community to meet the regeneration goals outlined the Plan's Growth Management Strategy. The proposed development and resulting construction of a long semi-detached dwelling creating 2 new units per lot would be consistent with and strongly supported by the Official Plan.

As demonstrated above, the proposed development comply with and are supported by the policies found within the City of Ottawa Official Plan (2022).



## CITY OF OTTAWA ZONING BYLAW, 2020-288

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted on Page 1, the subject site is zoned Residential Second Density, subzone G (R2G).

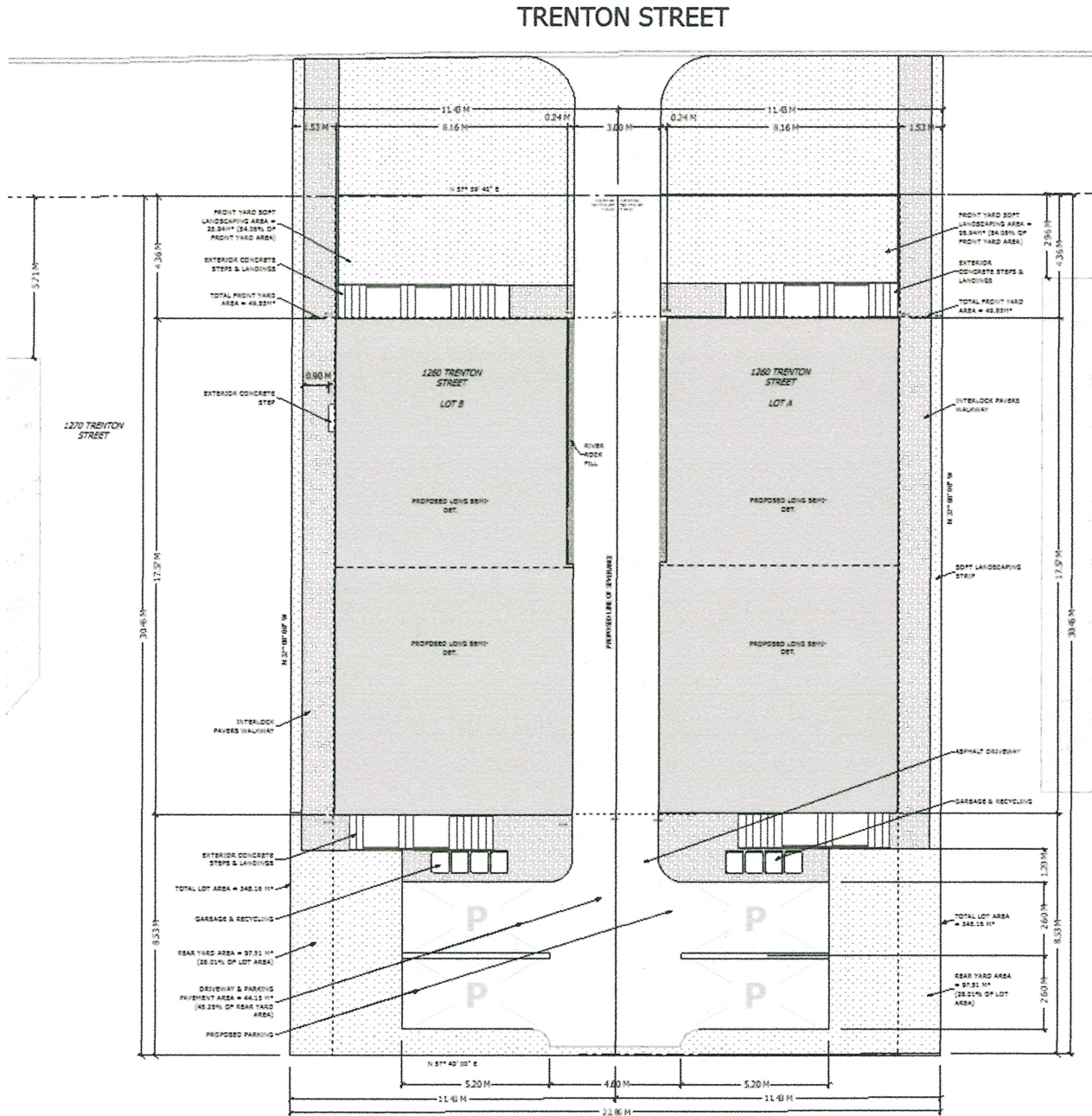
The R2G zoning notes long semi-detached dwelling as a permitted use.

The table below outlines how the proposed development meets the R2G zoning provisions as provided by Table 158A.

Condition	Zoning requirement	Proposed
Lot width	10.00 m min.	11.43 m
Lot depth	N/A	N/A
Lot area	300.00 m <sup>2</sup>	348.16 m <sup>2</sup>
Building height	8.00m max	8.00 m Eastern Lot. 7.96m Western Lot
Front setback	Average Between Neighbours Min. $5.71 \text{ m} + 2.96 \text{ m} = 8.67 \text{ m} / 2$ 4.34 m	4.36 m
Rear setback	8.52 m (28% of lot depth)	8.53 m (28.00% of lot depth)
Interior setback	1.2 m min. (3.0 m total)	1.53 m & 1.74 m front 1.53 m & 1.50 m rear

As shown above, the proposed development complies with the R2G zoning provisions.







## COMMUNITY CONTEXT

Figure 3, below, shows the existing house today at 1260 Trenton Avenue. The neighbourhood houses several examples (as mentioned in Figures 4 through 9 of multi-unit residential developments, both existing and proposed that speak to the intensification of area in keeping with the Provincial Policy Statement.



Figure 3 – Existing Dwelling at 1260 Trenton Avenue





Figure 4: 1239, 41, 43, & 1245 Trenton Avenue (Multi Unit Building)



Figure 5: 1265, 67, 69, & 1271 Trenton Avenue (Multi Unit Building)





Figure 6: 1058, 1062, & 1066 Silver Street (Proposed Apartment Building)



Figure 7: 1305 Summerville Avenue (Multi-Unit Building)





Figure 8: 1295 Summerville Avenue (Multi-Unit Building)



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## DISCUSSION

As noted, a consent is required to allow for a severance of the lot into two independent lots with a reciprocal easement in the centre to allow for access to rear parking spaces.

In reviewing the proposed development, it is clear it has no impact on abutting properties and is desirable as it allows for the development of sensitive intensification.

### New Zoning Bylaw

The City of Ottawa has started to update the zoning bylaw to conform to the approved Official Plan. Draft 2 has been released and while not in force the new bylaw provides context in relation to conformity to the City of Ottawa Official Plan.

The recommended zoning for this property would be Neighbourhood Zone subzone 3C (N3C). This new zoning bylaw does away with traditional lot area calculations and instead moves to a units per 100 sqm calculation to determine the appropriate density on the site. The proposed would still comply with the density provisions of the N3C zone.

Similarly, the proposed development would comply with the height limit (11.0m) and rear yard (25% of lot depth) provisions.

This compliance to the new zoning bylaw is a strong indicator that this proposed development conforms to the purpose and intent of the provisions of the City of Ottawa Official Plan.





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## CONCLUSION

The lot fabric, scale of the proposed construction, and the ability to meet the intent of the R2G zone demonstrates that the proposed development is desirable and will have little to no effect on adjacent properties. The approval of our application will allow the proposed construction to take place in a manner consistent with the Official Plan and community expectations.

As a result, it is our opinion that the requested consent for severance represent good planning and urban development.

Sincerely,

Basasm Elsaraj, C.E.T.

Clear Drafting Inc.