

May 9, 2025

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

RE: Application for Consent
110 Argyle Avenue & 455 Metcalfe Street

Committee of Adjustment
Received | Reçu le

2025-05-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Mr. Bellemare,

Fotenn Planning + Design has been retained to act as agent on behalf of the property owner for the submission of the enclosed Consent application for the lands municipally known as 110 Argyle Avenue and 455 Metcalfe Street, in the City of Ottawa.

As a result of acquisition, the two properties have merged on title and the owner is seeking to sever the two properties along the original property boundaries to re-establish the historical lots. The application therefore consists of one Primary Consent application.

The proposed lots are compliant with respect to the associated minimum lot area and lot width requirements in the underlying General Mixed Use, Subzone 5 – GM5 [68] F(2.0) H(18.5) zoning. No site works are proposed as part of this application.

In addition to the Planning Rationale attached to this cover letter, the following materials have been included as part of this submission:

- / Completed application form;
- / Draft Reference Plan / Survey (1 full size copy, 1 reduced);
- / Property Abstract (Parcel Register); and
- / Cheque in the amount of \$3,926.00 made payable to the City of Ottawa.

Sincerely,



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Planner



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Senior Planner

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1.0 Introduction

Fotenn Planning & Design, acting as agents on behalf of Colonnade BridgePort (“the Owner”), is pleased to submit this Planning Rationale in support of the enclosed Consent application for the lands located at 110 Argyle Avenue and 455 Metcalfe Street in the City of Ottawa.

The purpose of this Planning Rationale is to assess the proposed application for Consent to Sever against the applicable policy and regulatory framework and to demonstrate how the severed and retained parcels represent “good planning” that is consistent with the relevant tests under the Planning Act.

1.1 Application Overview

The owner is seeking to sever the existing property into two separate, independent properties. The following application is required:

- Primary Consent to Sever.

Property	Parts on R-Plan	Status	Total Lot Area	Total Lot Width
110 Argyle	2 and 3	Retained	1246.7 m ²	26.86 m
455 Metcalfe	1	Severed	361.0 m ²	11.61 m

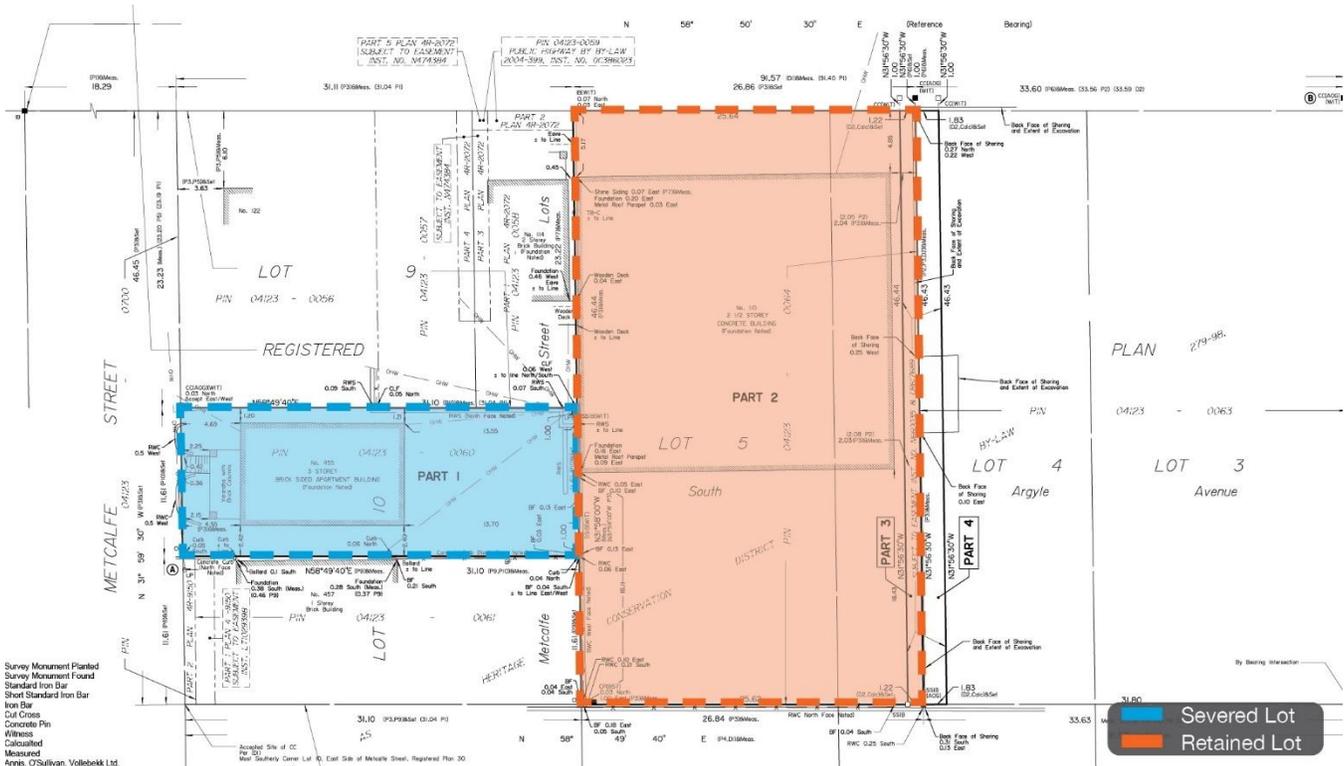


Figure 1: Plan of Survey identifying severed and retained lots

2.0 Site Context and Surrounding Area

2.1 Subject Site

The subject property, municipally known as 110 Argyle Avenue and 455 Metcalfe Street, is located in Somerset Ward (Ward 14) in the City of Ottawa. The subject property is legally described as Part of Lot 10 (East Metcalfe Street) and Part of Lot 4 and all of Lot 5 (South Argyle Avenue) Registered Plan 30. The subject property has a total area of 1607.7 square metres, with a frontage of 26.86 metres along Argyle Avenue and 11.61 metres along Metcalfe Street. Presently, the subject property at 110 Argyle Avenue is occupied by a two (2) storey commercial office building while the property at 455 Metcalfe Street is a three (3) storey low-rise apartment. Both buildings will be retained and no site works are being contemplated as part of this application.



Figure 2: Aerial image of the subject property and surrounding area.





Figure 3: Surrounding context, with key map of photos shown.

2.2 Surrounding Area

The subject site is located in the Centretown Neighbourhood in proximity to the southern extremity of the Centretown neighbourhood, within a block of Ontario Highway 417.

North: Immediately north of the subject site is the Canadian Museum of Nature and its associated parking lot. Further north, abutting McLeod Street is a neighbourhood characterized by a mixture of dwelling typologies including a high-rise apartment, a low rise apartment, a two (2) storey commercial building and single detached buildings used for commercial purposes.

East: Immediately east of the subject site is an active construction site which currently consists of a large excavated pit. Further east is the Thomas G. Flanagan Building occupied by Ottawa Police Services which abuts Elgin street.

South: Directly south of the subject site is the Thomas G. Flanagan Building occupied by Ottawa Police Services. Further south is the Queensway, a 400 series highway.

West: Immediately west of the site are three low-rise dwellings featuring a mixture of commercial and residential uses. Further west is the Windsor Arms, a mid-rise apartment building. The city block to the west of the property is occupied by the Beaver Barracks housing complex and contains a mixture of building typologies featuring low-rise and mid-rise apartment buildings as well as the Taggart Family YMCA.

3.0 Consent Application

It is our professional planning opinion that the application meets the criteria for lot division as described in Section 53(1), 53 (12) and 51 of the Planning Act. As the proposal does not include an internal road network, major servicing or other elements of a subdivision, the following criteria are generally those which apply to applications for consent:

a) The effect of development of the proposed subdivision on matters of provincial interest

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS.

The PPS came into effect October 20, 2024, and consolidates the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) into a more streamlined land-use planning policy for the Province of Ontario. The PPS provides policy direction for housing supply in the province, supporting development and alignment with infrastructure. It also provides policy direction on opportunities for job creation and economic development, increasing the supply of developable land, protections for the environment and natural resources, and protections for communities, resources, and properties from natural and man-made hazards.

The following PPS policies are applicable to the subject property, among others:

Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by:

- / accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

Housing

2.2.1 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 area by:

- a) permitting and facilitating:
 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

Settlement Areas and Settlement Area Boundary Expansions

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned infrastructure and public service facilities;

- c) support active transportation;
- d) are transit-supportive, as appropriate [...]

2.4.1.2 To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
 - b) as focal areas for education, commercial, recreational, and cultural uses;
- to accommodate and support the transit network and provide connection points for inter- and intra-regional transit [...]

Transportation Systems

3.2.2 Efficient use should be made of existing and planned infrastructure, including through the use of transportation demand management strategies, where feasible.

3.2.3 As part of a multimodal transportation system, connectivity within and among transportation systems and modes should be planned for, maintained and, where possible, improved, including connections which cross jurisdictional boundaries.

The proposed consent application represents a return to historically established property boundaries which are already demonstrated to make efficient use of existing municipal services, including transit, within an urban area. It is therefore aligned with the PPS and Provincial interests. It will allow the existing residential and employment uses, which are encouraged by the PPS, to be maintained and continue to operate in an orderly fashion.

b) Whether the proposed subdivision is premature or in the public interest

The conveyed lands will be used for the purposes established in the Official Plan and Zoning By-law, and the Consent is intended to create separate parcels of land for future development that represents an appropriate level of intensification, as per the Transect and Designation policies found within the Official Plan.

The Consent application is technical in nature, allowing for the creation of one new parcel of land from an existing lot. This newly formed parcel would serve to re-establish the historical property boundaries of the two lots that compose the subject site. It would therefore support orderly property management and allow these lots to be separately managed in the future.

c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any.

City of Ottawa Official Plan (2022, as amended)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for development in the City until 2046, when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City. The main thrust of the plan is to achieve more growth by intensification than by greenfield development.

Transect Policies

The Official Plan divides the City into six concentric policy areas called Transects. Each Transect represents a different gradation in the type and evolution of built environment and planned function of the lands within it, from most urban (the Downtown Core) to least urban (Rural). Transect Policies provide direction on minimum and maximum height based on context through the type of Transect and designation.



Figure 4: Schedule A - Transect Policy Areas, City of Ottawa Official Plan

As identified on Schedule A of the City of Ottawa Official Plan (Figure 4), the subject property is in the Downtown Core Transect, the historic, geographical, physical, cultural, symbolic and employment hub of the National Capital Region. The Downtown Core is a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation orientation are to be maintained and enhanced.

The proposed Consent application would serve to create two total parcels to accommodate the existing buildings on both sites. Further, the built form of the existing buildings remains contextually appropriate to the surrounding neighbourhood.

Urban Designation

Within each Transect, designations further articulate land uses and building heights. As identified on Schedule B1 of the City of Ottawa Official Plan (Figure 5), the subject property is located within the Neighbourhood designation. Neighbourhoods are contiguous urban areas that constitute the heart of communities. Neighbourhood policies will allow for the development of a full range and choice of housing, with complementary small-scale non-residential land uses to support the creation of 15-minute neighbourhoods. Most of the development in this designation will be low-rise residential, except where existing zoning or secondary plans allow for greater building heights; or in areas already characterized by taller buildings.

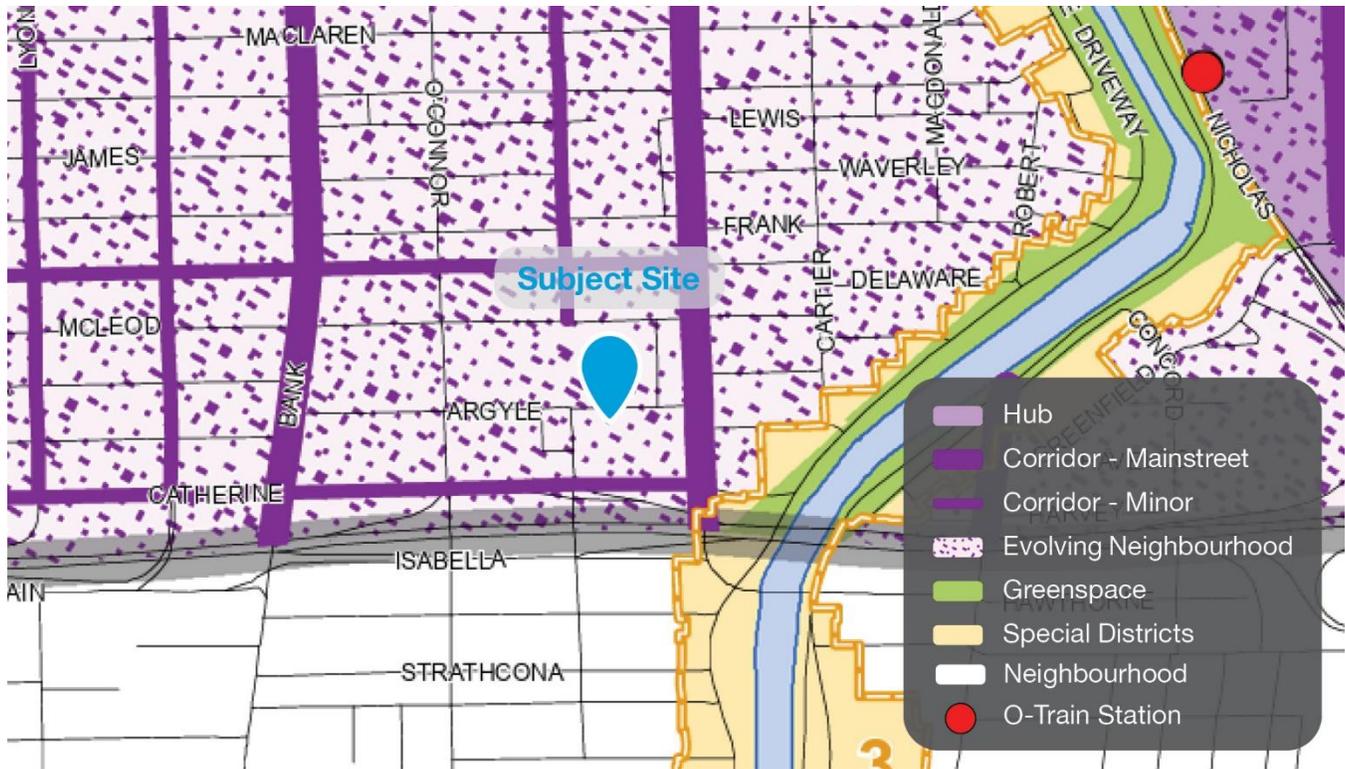


Figure 5: Schedule B1 - Downtown Core Transect, City of Ottawa Official Plan

Neighbourhood policies serve to provide opportunities for intensification, generally in a manner that continues to provide a low-rise built form that is compatible with the existing community. The proposed Consent application seeks to re-create a historically present second lot and retains both current low-rise buildings, which reflect the overall policy intent in their current format.

In addition to its designation, the subject property is also within an Evolving Neighbourhood Overlay. The Evolving Overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.

The proposed retention of existing buildings in a low-rise built form remains in character for the surrounding area and continues to provide existing residential density and commercial office space in the Downtown Core Transect.

Central and East Downtown Core Secondary Plan

The subject site is located within the Centretown character area of the Central and East Downtown Core Secondary Plan. 110 Argyle Avenue is designated as “Local Mixed Use” and 455 Metcalfe Street is designated as “Corridor” (Figure 7). The existing uses align with these policies; and the Secondary Plan further acknowledges the recognition of the existing and established development context.



DESIGNATION / DÉSIGNATION

- Local Neighbourhood / Zone locale – quartier
- Corridor / Couloir
- Downtown Mixed-Use / Zone centre-ville - usage mixte
- Local Mixed-Use / Zone locale - usage mixte
- Institutional / Institutionnel
- Park / Parc
- Passive Open Space / Espace vert passif
- Secondary Plan Boundary / Limites du plan secondaire
- O-Train
- O-Train Lines / Lignes de l'O-Train

Figure 6: Central and East Downtown Core Secondary Plan, Schedule B - Designation Plan

d) The suitability of the land for the purposes for which it is to be subdivided.

The application proposes to create one new residential lot from one existing parcel of land. The two resulting properties both remain compliant with the minimum required lot width and area, as per the zoning provisions of the General Mixed Use, Subzone 5 – GM5 [68] F(2.0) H(18.5) zone. Further, as identified in Figure 78, the proposed lots are complementary to the surrounding lot fabric.

Overall, the two resulting proposed lots are in keeping with the overall character of the neighbourhood and the lands are suitable for two parcels whereas one is present.

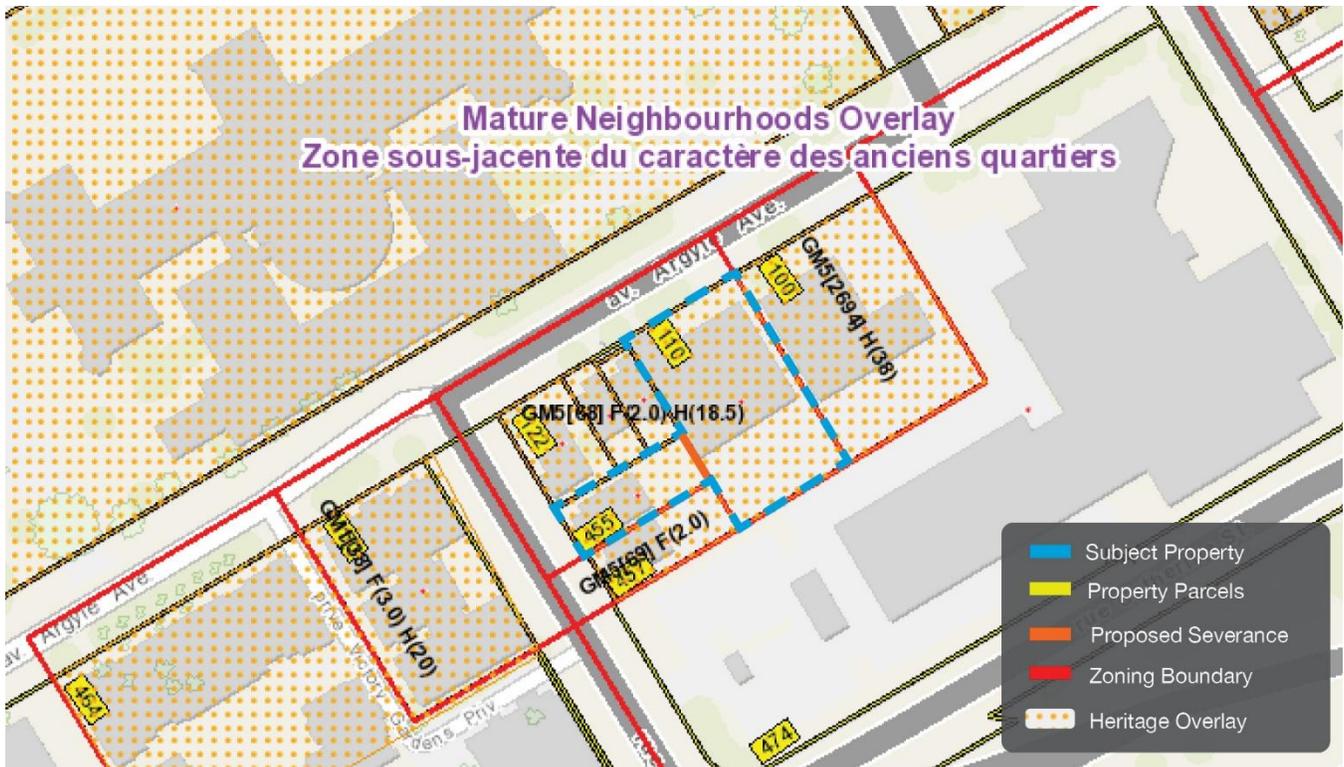


Figure 7: The subject property, proposed severance and surrounding area lot fabric.

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 section of Argyle Avenue fronting 110 Argyle Avenue is classified as an Arterial Road. The subject site is in close proximity to Elgin Street (Arterial Road) and Metcalfe Street (Arterial Road) and Highway 417 (Provincial Highway).

The abutting roads are all publicly maintained and connected to the larger urban road network of the City of Ottawa. The proposed lots are located within a local road network that provides direct access to the greater road network and highway system within the City. No new driveways or accesses are proposed as part of this application.

f) The dimensions and shapes of the proposed lots.

As already noted, the proposed lots are consistent with the variety of lot sizes and shapes in the surrounding community. The lots are rectangular in orientation and will both adhere to the zoning requirements, and are similar in size and shape to parcels in the area where similar building types have been developed.

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.

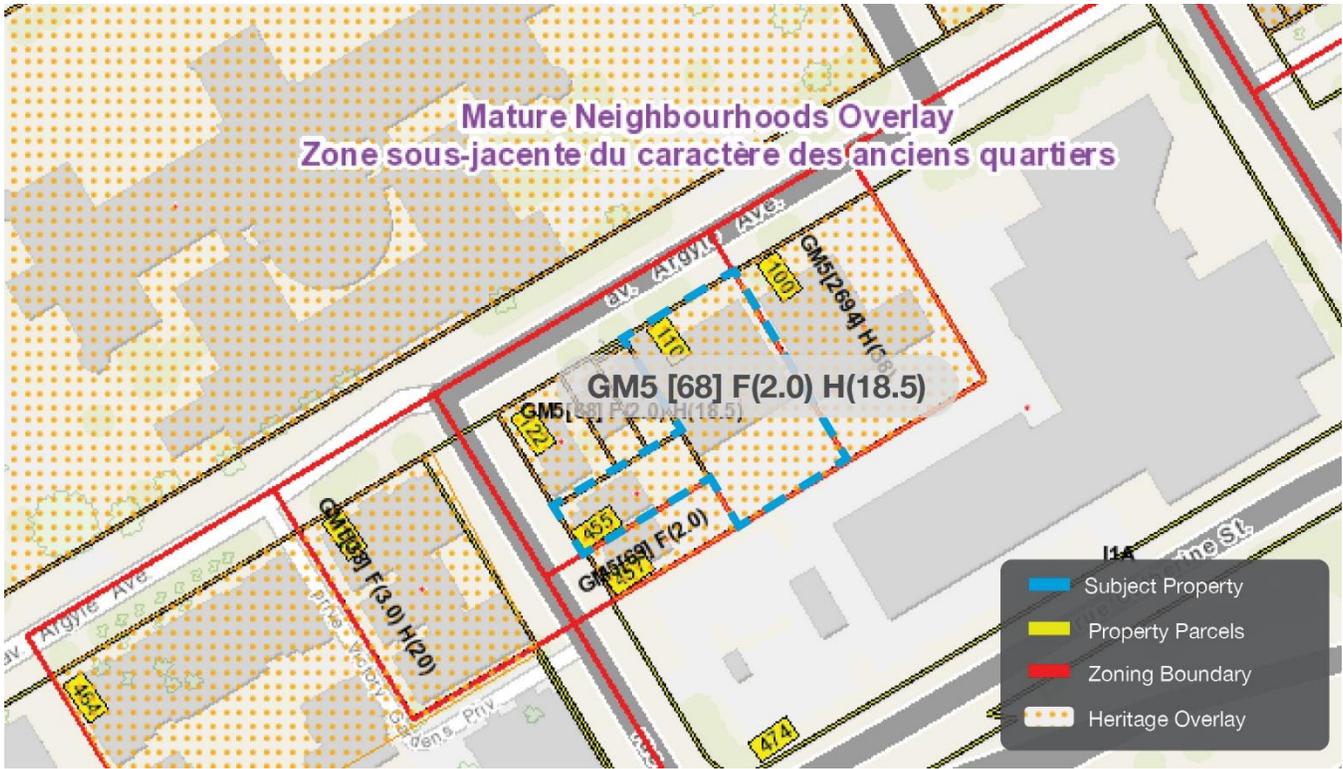


Figure 8: Excerpt from the City of Ottawa Zoning By-law map (GeoOttawa).

The following table outlines the relevant zoning provisions for the subject property, based on the proposed Consent application, and compliance against the General Mixed Use, Subzone 5 – GM5 [68] F(2.0) H(18.5) zoning performance standard for a non-residential and a residential building.

Zoning Provision (GM5 [68] F(2.0) H(18.5))	Required	Proposed / Provided	Compliance
Minimum Lot Width	No minimum	455 Metcalfe: 11.61 m 110 Argyle: 26.86 m	Yes
Minimum Lot Area	No minimum	455 Metcalfe: 361 m ² 110 Argyle: 1246.7 m ²	Yes
Maximum Building Height	18.5 metres	455 Metcalfe: Complies 110 Argyle: Complies	Yes
Minimum Front Yard Setback	3 metres	455 Metcalfe: 4.55 m 110 Argyle: 4.85 m	Yes
Minimum Rear Yard Setback for a Residential Use Building	7.5 metres	455 Metcalfe: 13.55 m	Yes
Minimum Rear Yard Setback for all Other Cases	No minimum	110 Argyle: 18.11 m	Yes
Minimum Interior Side Yard Setback for a all other cases	No minimum	110 Argyle (east): 3.88 m 110 Argyle (west): 0.04 m	Yes

Minimum Interior Side Yard Setback for a Residential Use Building Equal or Lower Than 11 Metres in Height	1.2 metres	455 Metcalfe (north): 1.2 m 455 Metcalfe (south): 2.42 m	Yes
Minimum Floor Space Index	2.0	No new development	Yes

Urban Exception 68 refers to permissions for front yard parking. No site works or new parking is being proposed.

Both the severed and retained lots do not impose any restrictions on adjacent lands and are fully compliant with the applicable performance standards in the Zoning By-law (as identified above).

h) Conservation of natural resources and flood control.

The subject lands are not located in a sensitive ecological area or in a floodplain. No adverse impacts are anticipated on natural resources and flood control as a result of the proposed Consent application.

i) The adequacy of utilities and municipal services.

The severed and retained lots will be independently serviced by existing Municipal services, including watermain and sanitary services. No changes to the servicing approach are being contemplated.

j) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

No portion of the property is proposed for public dedication.

In our professional opinion, a full Plan of Subdivision is not required and the Consent application is appropriate for the proposed land division. The resulting lots all front on a municipal right-of-way, are capable of retaining or accommodating new residential dwellings, are compatible with the surrounding lot fabric, context and character, and positively contribute to the intensification goals of the PPS and Official Plan.

4.0 Conclusion

It is our professional opinion that the proposed consent application meets the criteria for lot division under the *Planning Act*. The proposed creation of one lot in addition to the retained lot to re-establish historical property boundaries, in a mixed use neighborhood, represents good planning, provides opportunities for orderly property management, and is in the public interest.

Sincerely,



Mark Ouseley, MES
Planner



Scott Alain, MCIP RPP
Senior Planner