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December 18, 2025

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

Committee of Adjustment
Received | Reçu le

2026-01-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **Application for Consent and Minor Variances for lands at 1781 Queensdale Ave, Ottawa, ON.**
LOTS 880, 881, 882, 883, 884 AND 885 and Part of Lane (closed by judge's order gl52533)
Registered Plan 326, City of Ottawa
Ward 10, Gloucester-Southgate

Mr. Bellemare,

Miroca Design Consulting Services Inc. has been retained to act as agent on behalf of the property owner of 1781 Queensdale Ave (subject property), for the submission of the enclosed Consent and Minor Variance applications to the Committee of Adjustment.

This application seeks approval for the development of two new 2-storey detached dwellings on the subject property. The existing dwelling is to remain, and a new detached garage is proposed to serve the existing dwelling. The property is proposed to be subdivided into three parcels of land, with each parcel accommodating one detached dwelling. Relief is requested for reduced lot area for Part 3.

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

- Completed application forms
- Parcel Abstract (Parcel Register)
- Draft Reference Plan
- Proposed Site Plan and Architectural Elevations
- Tree Information Report
- Cheque in the amount of \$9,399.00 made payable to the City of Ottawa.

Please do not hesitate to contact us if you have any additional questions regarding this application.

Regards,

Mary Beth DiSabato
Senior Project Designer

Sarah Segreto
Business Manager

Michael Segreto
President

1.0 INTRODUCTION

Miroca Design Consulting Services Inc. has been retained to prepare this Planning Rationale in support of the enclosed Consent and Minor Variance applications for the property known municipally as 1781 Queensdale Avenue in the City of Ottawa. The purpose of this Planning Rationale is to assess the proposed applications for Consents to Sever and Minor Variance alongside the applicable policy and regulatory framework, and to demonstrate how the proposal represents good planning that is consistent with the relevant tests under the Planning Act.

1.1 PURPOSE OF THE APPLICATION

This application seeks approval for the development of two new 2-storey detached dwellings on the subject property. The existing dwelling is to remain, and new detached garage is proposed to serve the existing dwelling. The property is proposed to be subdivided into three parcels of land, with each parcel accommodating one detached dwelling. Relief is requested for reduced lot area for Part 3.

1.2 PRE-CONSULTATIONS

We requested preliminary comments from Planning and Forestry staff on the proposed consents to sever 1781 Queensdale Avenue into three lots and the associated minor variance for lot area on Part 3.

Planning staff advised that they have no concerns with the variance requested to reduce the lot area for Part 3. Overall Planning staff have no immediate concerns with the proposed consents and minor variance applications.

As of this date of submission no response has been received from the Forestry Department.

The property owner has consulted with their adjacent neighbours and community association directly.

2.0 CONSENT AND MINOR VARIANCE APPLICATIONS

2.1 PROPOSED SEVERANCE

In order to proceed, the owner requires the Consent of the Committee for Conveyances. The effect of the proposed consent will be for each parcel to accommodate one detached dwelling. The property is shown as Parts 1-3 on the Draft Reference Plan filed with the application.

The separate parcels will be as follows:

	SEVERED	RETAINED	SEVERED
PARCEL DESCRIPTION	Part 1	Part 2	Part 3
PARCEL FRONTAGE	15.60 metres	18.61 metres	11.30 metres
PARCEL DEPTH	30.39 metres (irregular)	30.40 metres (irregular)	30.43 metres (irregular)
PARCEL AREA	474.07 square metres	566.49 square metres	343.94 square metres

TABLE 1: PROPOSED PARCELS

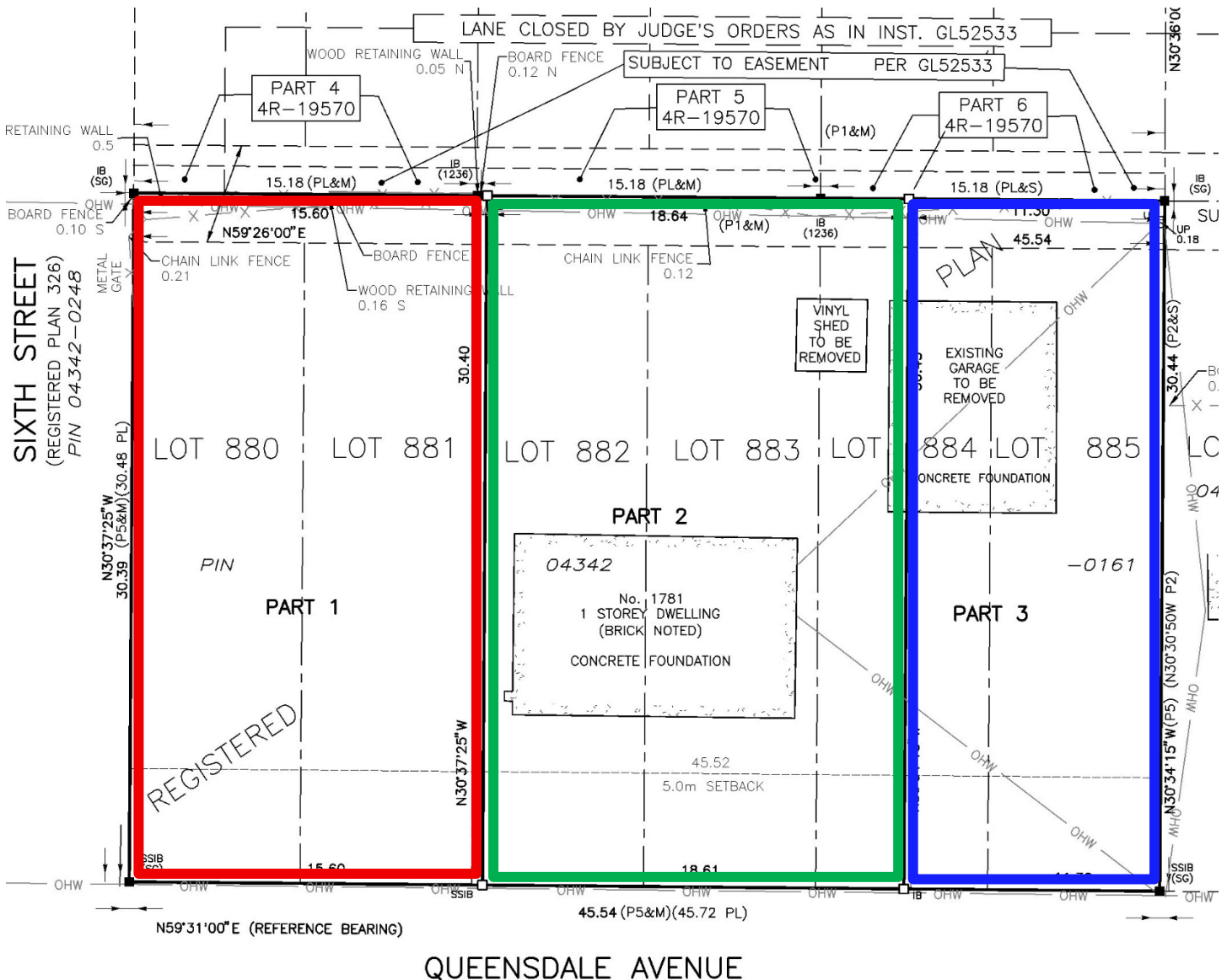


FIGURE 1: PROPOSED RETAINED (GREEN) AND SEVERED (RED & BLUE) PARCELS

2.2 RELIEF REQUESTED

In order to proceed, the owner requires the Authority of the Committee for Minor Variances as follows:

- Part 1** No variances required.
Proposed new 2-storey detached dwelling
- Part 2** No variances required.
Existing dwelling to remain
- Part 3** a) To permit a reduced lot area of 343.94m², whereas the By-law requires a minimum lot area of 450m² [Table 156A]
Proposed new 2-storey detached dwelling

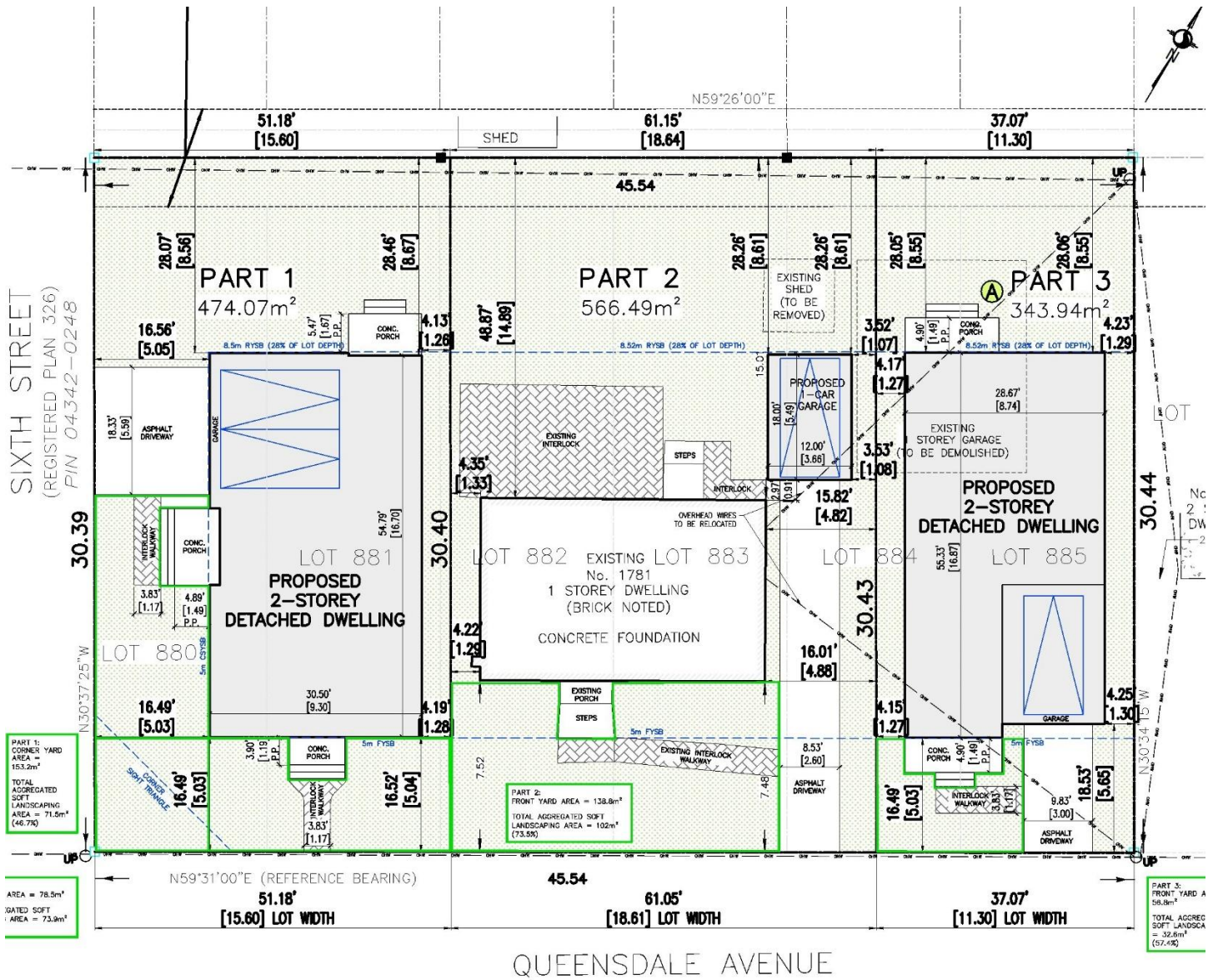


FIGURE 2: PROPOSED SITE PLAN

3.0 SITE CONTEXT AND SURROUNDING AREA

3.1 SUBJECT PROPERTY

The subject property at 1781 Queensdale Avenue is located in the neighbourhood of Blossom Park / Sawmill Creek, on the corner of Sixth Street and Queensdale Avenue, northeast of Bank Street. The existing site has a frontage width of 45.54 metres, and a depth of 30.39 metres (irregular), for a total lot area of 1,384.5 square metres, and is currently developed with a 1-storey detached dwelling which is to remain, and a detached garage which is to be removed.

OC Transpo service is provided along Queensdale Avenue and Sixth Street, as well as along Bank Street to the west. The property is well served by shopping, commercial and employment amenities, primarily located along Bank Street to the west. Blossom Park Public School, St. Bernard School, and Saint-Bernadette Catholic Elementary School are located on Sixth Street to the north. Russell Boyd Park and Conroy Pit walking trails are within walking distance to the north. South Keys Shopping Centre is found further to the North, and the Ottawa International Airport is to the South-West.



FIGURE 3: EXISTING SUBJECT PROPERTY

3.2 SURROUNDING CONTEXT

The surrounding neighbourhood is characterized by low-rise residential uses featuring predominantly 1 and 2 storey detached dwellings and commercial buildings.

North: At the rear, immediately abutting the north of the subject property are 1-storey and 2-storey detached dwellings fronting on Kingsdale Avenue.

South: At the front, directly south of the subject property are commercial buildings fronting on Queensdale Avenue.

East: Immediately abutting the east side of the subject property is a 2-storey detached dwelling, further east are 1-storey and more 2-storey dwellings.

West: Directly west of the subject property, across Sixth Street, is a 2-storey detached dwelling. Further west there are more 1-storey detached dwellings fronting on Queensdale Avenue.

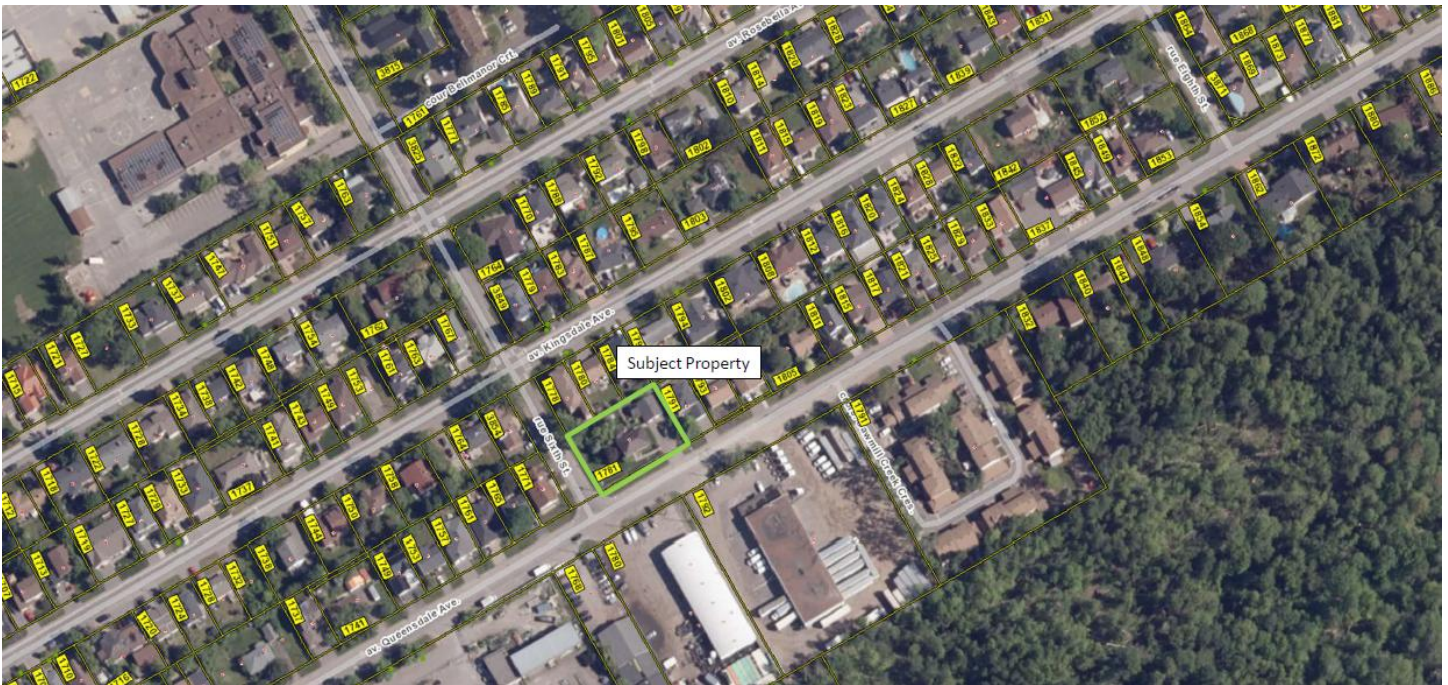


FIGURE 4: AERIAL VIEW, LOCATION OF SUBJECT PROPERTY

3.3 LOT FABRIC

The existing lot fabric of the neighbourhood is predominantly regular $\pm 50'$ wide rectangular lots, with some smaller and some larger variations throughout the neighbourhood. The proposed new lots follow this pattern as regular rectangular lots.

Lot Fabric



FIGURE 5: LOT FABRIC MAP – SIMILAR PARCELS

3.3.1 SIMILAR DEVELOPMENTS

A similar development for new lots with reduced lot areas was recently approved by the Committee of Adjustment in June 2024 for 1729 Queensdale Avenue. Reference File No. D08-02-24/A-00121, D08-02-24/A-00123 to D08-02-24/A-00125, and D08-01-24/B-00092 to D08-01-24/B-00094. In this case the proposed lots were 11.43 metres wide, and 347.8 square metres in area; very similar to our proposal for Part 3 of this application.

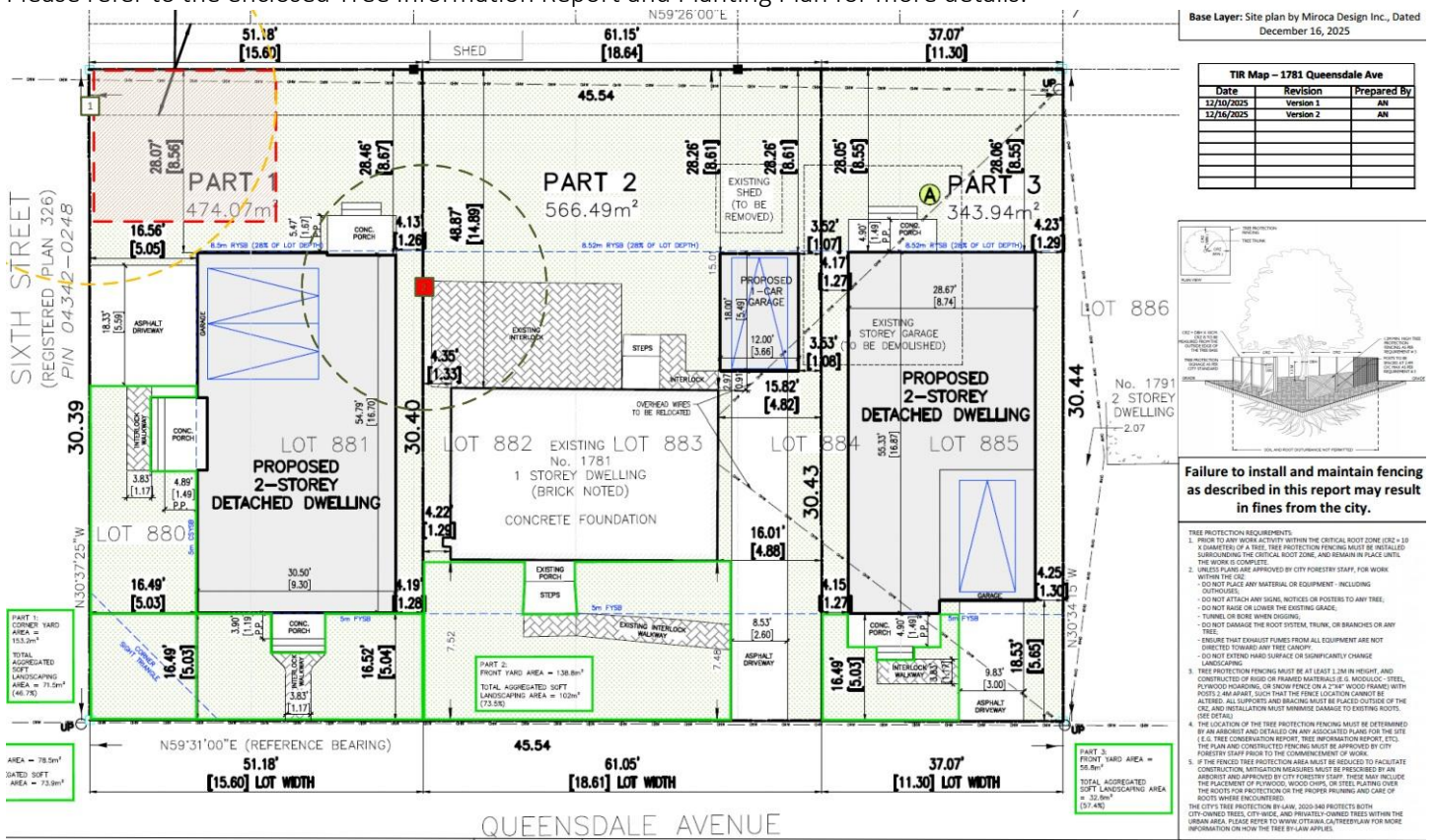
4.0 TREES

The existing trees on site were assessed by Dendron Forestry Services. See Figure 6 below.

Tree #1 (red maple, jointly owned with the City) is to be retained and protected, and tree #2 (Manitoba maple, between Parts 1 & 2) is recommended to be removed in conflict with excavation area for the new dwelling on Part 1.

A minimum of one new tree is proposed to be planted in the ROW for each parcel at completion of construction.

Please refer to the enclosed Tree Information Report and Planting Plan for more details.



Tree ¹	Species	Diameter at breast height (cm)	Ownership ²	Condition	Client's reason for removal	Arborist/Forester recommendation
1 ³	Red maple (<i>Acer rubrum</i>)	32,34,55,38	Jointly owned with city	Fair; minor dieback,	N/A	Retain and protect; finalize tree protection area with grading plan
2 ³	Manitoba maple (<i>Acer negundo</i>)	26,31,30,22	Private – subject property	Good	Conflict with new building	Remove based on plans; in conflict with excavation area for new building; Tree permit required

FIGURE 6: EXCERPT FROM TIR (DENDRON FORESTRY SERVICES INC.)

5.0 FOUR TESTS

In support of the proposed application, the four tests for minor variances as provided for in Section 45(1) of the Planning Act, have been reviewed as follows:

5.1 GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN IS MAINTAINED

This property falls within the Outer Urban Transect, under the Neighbourhood designation on Schedule B3 of the City of Ottawa's Official Plan. The corresponding direction for neighbourhoods aims to accommodate residential growth with development standards that gradually transition away from a suburban model and move towards more urban built forms. Allowing and supporting a wide variety of housing types with a focus on lower density missing-middle housing which generally reflects the existing built form context of the neighbourhood.

This proposal increases the housing stock, by retaining the existing dwelling and constructing two new detached dwellings, for a net increase of two units. This development represents gentle intensification within the low-rise detached character of the neighbourhood, aligning with the Growth Management Framework in Section 3 of the Official Plan. It effectively supports residential growth while maintaining a compatible built form and site design. By gently increasing density, the development supports the concept of 15-minute neighbourhoods, providing access to public transit, amenities, schools, and parks within walking distance.

In line with Official Plan Table 6 – General Characteristics of Urban Built Form, the proposed site design incorporates increased lot coverage while still allowing for ample space for soft landscaping, trees, and hard surfacing that complements the street context. The two new detached dwellings align with the residential character of the neighbourhood, featuring height, massing, and setbacks that meet the performance standards of the Zoning By-law and integrate with the established surroundings.

The proposal aligns with the City's goal of residential intensification, making use of existing infrastructure, including transit services, water and sewer systems, and cycling routes. The proposal supports sustainability and accessibility by promoting redevelopment within the outer urban area, rather than expanding into peripheral areas. The property's proximity to rapid transit and community amenities, including employment and retail facilities reduces travel distances, fostering a sustainable and accessible community.

Given these considerations, we are confident that the requested minor variance aligns with the intent and purpose of the Official Plan.

5.2 GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW IS MAINTAINED

The Zoning of the subject property is Residential First Density, Subzone R1WW. The intent of this zone is to restrict the building form to detached dwellings, while allowing a number of other residential uses to provide additional housing choices within detached dwelling residential areas. Ancillary uses are permitted for the principal residential use to allow residents to work at home. Development is to be regulated in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced.

This proposal meets the intentions of the Zoning By-law by providing new detached dwellings that are compatible with existing land use patterns and the detached residential character of the neighbourhood.

Minimum lot area requirements are intended to ensure that each property has enough space to accommodate buildings, meet setbacks, and maintain soft landscaping and amenity area, while also maintaining neighbourhood character, controlling density, and supporting orderly lot fabric.

The lot area requirements are met for proposed Parts 1 & 2, a minor variance is only necessary for Part 3.

The reduction in lot area for Part 3 maintains the general intent and purpose of the Zoning By-law by continuing to achieve the underlying objectives of the Residential First Density zone. While the proposed lot area is reduced from the prescribed standard, the development remains consistent with the intended built form, density, and function anticipated for the R1 zone. The variance does not introduce an overdevelopment of the site, as the scale, massing, and placement of the proposed detached dwelling complies with all other zoning performance standards, including setbacks, height, and soft landscaping requirements. As a result, the proposal continues to provide appropriate residential accommodation that is compatible with the surrounding neighbourhood, supports orderly development, and respects the overall planning framework established by the Zoning By-law.

Given these considerations, we believe that the proposed minor variance aligns with the intent and purpose of the Zoning By-law.

5.3 DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE PROPERTY

The requested minor variance for lot area is desirable for the appropriate development and use of the property as it facilitates a low-rise detached dwelling that is consistent with the existing and planned residential character of the area, while making efficient use of an underutilized site. The variance allows the property to be developed in a manner that respects the surrounding lot fabric and built form, without resulting in overdevelopment or adverse impacts. By enabling development of a new detached dwelling that complies with all other performance zoning standards of the zoning by-law including yard setbacks, height, and soft landscaping area, the minor variance supports a well-functioning and compatible residential use. In this way, the minor variance contributes to orderly development, maintains neighbourhood compatibility, and represents an appropriate and desirable use of the property within its planning context.

The addition of 2 new detached dwellings supports gentle intensification, which is desirable for managing growth as outlined in the Official Plan. The proposal also leverages existing infrastructure and proximity to community amenities, aligning well with the goals outlined in the Official Plan and enhancing its appeal.

Given these considerations, we feel that the proposed minor variance is desirable for the appropriate development of the property.

5.4 THE VARIANCE IS MINOR

Relief is requested to permit a reduced lot area of 343.94m² for Part 3, whereas the By-law requires a minimum lot area of 450m². The lot area requirements are met for proposed Parts 1 & 2.

Part 3 is slightly reduced in area in order to leave enough space to accommodate a parking space (single detached garage) for the existing dwelling remaining on Part 2. The proposed parcel Part 3 meets the minimum lot width requirement (11m) of the Zoning By-law, however despite the regular depth of the lot being consistent with the fabric of the neighbourhood, it is short in total lot area.

This minor reduction to the lot area is a minor deviation that has no adverse effect on adjacent properties and does not compromise the functionality or compatibility of the site. The scale and use of the proposed development is in keeping with the surrounding context. The proposed new detached dwelling on Part 3 meets all performance standards of the Zoning By-law in terms of building setbacks, height, and soft landscaping, ensuring that the development remains consistent with what is otherwise permitted as-of-right. In this context, the variance is technical rather than fundamental and does not undermine the intent of the regulation, thereby satisfying the minor test under Section 45(1) of the Planning Act.

6.0 POLICY AND REGULATORY CONTEXT

6.1 ZONING

Zoning Bylaw 2008-250 | R1WW

Section 139 – Low-Rise Residential in All Neighbourhoods Within the Greenbelt

Section 144 – Alternative Yard Setbacks Affecting Low-Rise Residential in the R1 to R4 Zones Within the Greenbelt

Zoning Provisions	Required	Provided: Parts 1	Provided: Parts 2	Provided: Parts 3
Min. Lot Width	9.00m	15.60m	18.61m	11.30m
Min. Lot Area	450m ²	474.07m ²	566.49m ²	343.94m²
Max. Building Height	8.5m	7.99m	±5m	7.94m
Min. Front Yard Setback	5m	5.03m	7.48m	5.03m
Min. Corner Yard Setback	5m	5.03m	N/A	N/A
Min. Rear Setback	28% of lot depth	28% (8.56m)	49% (8.61m)	28% (8.55m)
Min Rear Yard Area	25% of lot area	28% (133.56m ²)	49% (277.84m ²)	28% (96.63m ²)
Min. Interior Side Yard Setback	1m	1.26m	1.29m & 4.82m	1.27m & 1.29m
Min. Front Yard Landscaping	Parts 1 & 2: 40% Part 3: 35%	94.1%	73.5%	57.4%
Min. Corner Yard Landscaping	40%	46.7%	N/A	N/A

TABLE 2: ZONING PROVISIONS

6.2 URBAN DESIGN GUIDELINES FOR LOW-RISE INFILL HOUSING

The proposed new detached dwellings were designed in accordance with the City of Ottawa’s Urban Design Guidelines for Low-Rise Infill Housing. Covered front porches establish a defined and inviting entrance, contributing to the building’s human scale and fostering an active connection with the street. The front façade is articulated with varied materials, projections, and rooflines, to break down the perceived massing. Together, these design elements create a well-balanced and context-sensitive form that enhances the character of the neighbourhood while supporting the City’s objectives for compatible, high-quality infill development.



Proposed Front Elevation Part 1



Proposed Corner Side Elevation Part 1



Proposed Front Elevation Part 3

FIGURE 7: ELEVATIONS OF PROPOSED NEW DETACHED DWELLINGS

6.3 PLANNING ACT

Subsection 53(1) of the Planning Act states:

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).

The proposed severance does not require a Plan of Subdivision, as the proposal is intended to facilitate the creation of two additional residential lots that meet the intentions of the underlying zoning. The proposed severance does not require the construction of new public infrastructure, including roads and services. The subsequent building permit applications will ensure that future construction of new dwellings will conform to the appropriate performance standards, and that appropriate site servicing is in place, ensuring that this parcel is developed in a proper and orderly manner.

Subsection 53(12) of the Planning 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 proposed severance has adequate regard for the subdivision criteria set out in Section 51(24) of the Planning Act, reviewed as follows.

51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

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

The proposed severance has regard for the relevant matters of provincial interest, including the following:

- *the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;*
- *the minimization of waste;*
- *the orderly development of safe and healthy communities;*
- *the adequate provision of a full range of housing, including affordable housing;*
- *the appropriate location of growth and development;*
- *the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;*
- *the promotion of built form that, is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;*

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

The subject property is located within the City of Ottawa's urban boundary, and within an established neighbourhood. The proposed severance is not premature and is in the public interest as it creates desirable residential lots to increase the available housing supply, and promotes context-sensitive intensification within an established neighbourhood.

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

The proposed severance conforms to the relevant policies of the City of Ottawa Official Plan.

The proposed severance supports higher density low-rise development in the Outer Urban Area as outlined in the Growth Management Framework, Subsection 3.2, Table 3b. The Official Plan promotes diversity in unit sizes, densities and tenure options within neighbourhoods, including diversity in bedroom count availability; and permits a range of housing options across all neighbourhoods to provide the widest possible range of price and occupancy. The proposed severance contributes to this by allocating for quality detached family homes.

The severance supports the OP's direction for Neighbourhoods, providing growth in the neighbourhood that is respectful of the established suburban context, while gradually moving towards a more urban model.

The proposed severance contributes to a sustainable community by providing residential uses in close proximity to the transit system, and a range of community amenities including employment and retail uses, thereby reducing travel and improving accessibility.

The proposed severance takes advantage of an underutilized property within an established neighborhood, retaining the existing dwelling and adding two new homes in a way that respects the residential character that the community is known for. This form of gentle intensification is strongly encouraged in the Official Plan.

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

The subject site is an under-utilized residential lot, strategically situated within an established neighborhood. It is ideally located to utilize existing infrastructure, roads, utilities, and services, thus minimizing the need for new infrastructure and helping to prevent urban sprawl by developing within the established urban area. This lot provides the opportunity to increase density close to employment centers, schools, transportation infrastructure, parks, and amenities. The proposed severance is a thoughtful design and facilitates orderly development in a location suitable for residential growth.

(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.

(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 proposal does not suggest any new roads and will not affect highways or the transportation system.

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

The existing lot fabric of the neighbourhood is predominantly regular $\pm 50'$ wide rectangular lots, with some smaller and some larger variations throughout the neighbourhood. The proposed new lots follow this pattern as regular rectangular lots. The lots meet almost all performance standards of the Zoning By-law, and will comfortably accommodate the retained and proposed new detached dwellings, with ample space for private amenities and soft landscaping.

(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;

With the exception of the provisions of the Zoning Bylaw, there are no other restrictions or proposed restrictions on the proposed parcels.

(h) conservation of natural resources and flood control;

The subject property is not located in any floodplains or areas of natural interest.

(i) the adequacy of utilities and municipal services;

The subject property is located within the urban boundary and has access to existing utilities and municipal services. The proposed development is not anticipated to have an impact on the adequacy of utilities and municipal services. Site-specific servicing details will be provided at time of building permit application.

(j) the adequacy of school sites;

The subject property is located in proximity to Blossom Park Public School, St. Bernard School, Sainte Bernadette Catholic Elementary School, Sawmill Creek Elementary School, and Gabrielle-Roy Public Elementary School.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Not applicable.

(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 severance, situated on an underdeveloped site within an existing neighborhood, efficiently utilizes the current energy infrastructure, minimizing the need for further extensions that could compromise efficiency.

(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 development is not subject to site plan control.

In our opinion, the proposed severance meets the criteria set out in Section 51(24) of the Planning Act, a plan of subdivision is not required, and the proposed severance at 1781 Queensdale Avenue represents good land use planning.

6.4 PROVINCIAL PLANNING STATEMENT

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.

As per Section 3(5) of the Planning Act, a decision by the Committee of Adjustment with respect to a planning matter must be consistent with the Provincial Planning Statement (PPS). The Provincial Planning Statement provides policy direction on matters of provincial interest that are related to land use planning and development.

The proposed severance at 1781 Queensdale Avenue aligns with the policies and direction of the PPS. The development is an example of efficient land use within the settlement area, supporting sustainable growth by concentrating development where existing infrastructure and services are already in place. By avoiding urban sprawl, this project reduces environmental and financial costs and advances key provincial goals such as housing diversity, affordability, and environmental sustainability. The proposed severance contributes to creating complete, connected communities that balance present needs of residents while accommodating future growth.

Section 2.1: Planning for People and Homes

Policy 2.1.6 encourages planning authorities to support the achievement of complete communities through a balanced mix of land uses, housing options, transportation, and public facilities. The proposed development aligns with this policy by concentrating growth in a well-served residential area, promoting a range of housing options close to community amenities like schools, shopping centers, and recreational spaces.

Section 2.2: Housing

Policy 2.2.1 emphasizes the need for diverse housing options to meet the needs of current and future residents, with a focus on affordability and residential intensification. The proposed severance directly supports these objectives by introducing efficient detached family homes to diversify the housing mix in the region. By utilizing underdeveloped land within the Outer urban area, the development adds new housing options that meet demographic needs. The future homes' proximity to greenspace, parks, and active living options aligns with the PPS goal of improving residents' health and well-being.

Section 2.3.1: Settlement Areas

According to Policy 2.3.1, settlement areas should be the focus of growth and development. The proposed severance is located within the City of Ottawa's established settlement area, Outer Urban Transect, which is in keeping with the PPS's emphasis on directing growth to areas with existing infrastructure and public services. By developing within a settlement area, the proposed severance ensures efficient land use and minimizes the need for costly infrastructure expansion. The site's integration into the city's transit network enhances accessibility and supports sustainable urban growth, consistent with the PPS goals of reducing sprawl and promoting livable, connected communities.

Section 2.4.1: Strategic Growth Areas

Policy 2.4.1 encourages development in strategic growth areas, such as major transit station areas, existing and emerging downtowns, grayfield and brownfield sites, lands along major roads, arterials, or other areas with existing or planned transit service. The proposed severance is situated within the outer urban area with convenient access to public transit, aligning with this policy's goal of focusing growth where it can be supported by existing services and infrastructure.

In our opinion, the proposed development at 1781 Queensdale Avenue aligns with the Provincial Planning Statement by promoting efficient land use, optimizing urban infrastructure, enhancing housing diversity, and supporting the development of complete communities. This constitutes sound and sustainable land use planning.

7.0 CONCLUSION

It is our opinion that the proposed Consent application does not require a plan of subdivision and meets the criteria of Subsection 51(24) of the Planning Act; it is not premature and is a suitable and efficient use of the land in keeping with the public interest. The proposed severance meets the intentions of the relevant policies and provisions of the City of Ottawa Official Plan, and the Zoning By-law. The proposed severance is consistent with the Provincial Planning Statement, creating additional lots within the settlement area. We believe that the Consents sought represent good land use planning and are appropriate for the subject property.

With respect to the Minor Variance, it is our opinion that the proposed development constitutes good planning and meets the four (4) tests outlined in Section 45(1) of the Planning Act. The variance is desirable for the appropriate development or use of the land, the general intent and purpose of the Official Plan and Zoning By-law are maintained, and the variance sought is minor.