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**MIROCA DESIGN INCORPORATED**  
EST. SINCE 1986

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

**2025-12-30**

**City of Ottawa | Ville d'Ottawa**  
**Comité de dérogation**

Re: **Application for Consent and Minor Variances for lands at 23 Palsen Street, Ottawa, ON.**  
Lot 35, Registered Plan 522, City of Ottawa  
Ward 8, College

Mr. Bellemare,

Miroca Design Consulting Services Inc. has been retained to act as agent on behalf of the property owner of 23 Palsen Street (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 house is to be demolished and the property is proposed to be subdivided into two equal parcels of land, with each parcel accommodating one new detached dwelling. Relief is requested for reduced lot width, for increased projection of one covered deck, and for relief from the additional setback requirements for the garages relative to the front porches.

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 23 Palsen Street in the City of Ottawa. The purpose of this Planning Rationale is to assess the proposed applications for Consent to Sever and Minor Variances 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.



FIGURE 1: CONCEPTUAL STREETScape RENDERING

### 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 house is to be demolished, and the property is proposed to be subdivided into two equal parcels of land, with each parcel accommodating one new detached dwelling.

Relief is requested for reduced lot width, for increased projection of one covered deck, and for relief from the additional setback requirements for the garages relative to the front porches.

## 1.2 PRE-CONSULTATIONS

We requested preliminary comments from Planning and Forestry staff on the proposed Consents to sever 23 Palsen Street into two lots and the associated Minor Variances for two new detached dwellings.

Planning staff advised that they were generally supportive of the severances and several of the variances, but asked for clarification regarding the setback relationship between the garage entrances and principal entrances, given the intent of Section 139(3) of the Zoning By-law. In response, we provided updated plans, revised variances, and a detailed rationale explaining that the angled front lot line creates technical non-compliances even though the garages are recessed in practice and the architectural emphasis remains on the principal entrances. Following this, Planning staff confirmed that they were satisfied the variances meet the four tests under the Planning Act.

Forestry staff identified concerns related to potential impacts on existing trees, including driveway proximity, grading and terracing within the front yard, and limited space for new tree planting within the right-of-way. Forestry staff requested revisions to reduce potential root disturbance and inquired whether servicing could be relocated beneath proposed driveways. In response, we had the grading plan revised to eliminate terracing near the retained tree, confirmed that the new driveway generally aligns with the existing driveway location to minimize root disturbance, and explained that servicing could not be fully relocated due to Building Code requirements for the servicing locations. The servicing layout was adjusted to maximize space for new tree planting, and updated plans and markups were provided for Forestry review.

The proposed plans were submitted to the Crestview Meadowlands Community Association for feedback. Following clarifying discussions, Mr. Greg Elliott (President) indicated no concerns with the application.

## 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 2-storey detached dwelling. The property is shown as Parts 1+4 and 2+3 on the Draft Reference Plan filed with the application. The separate parcels will be as follows:

	RETAINED	SEVERED
PARCEL DESCRIPTION	Parts 1 + 4	Parts 2 + 3
PARCEL FRONTAGE	15.16 metres	15.16 metres
PARCEL DEPTH	44.75 metres	44.76 metres
PARCEL AREA	660.3 square metres	660.4 square metres

TABLE 1: PROPOSED PARCELS

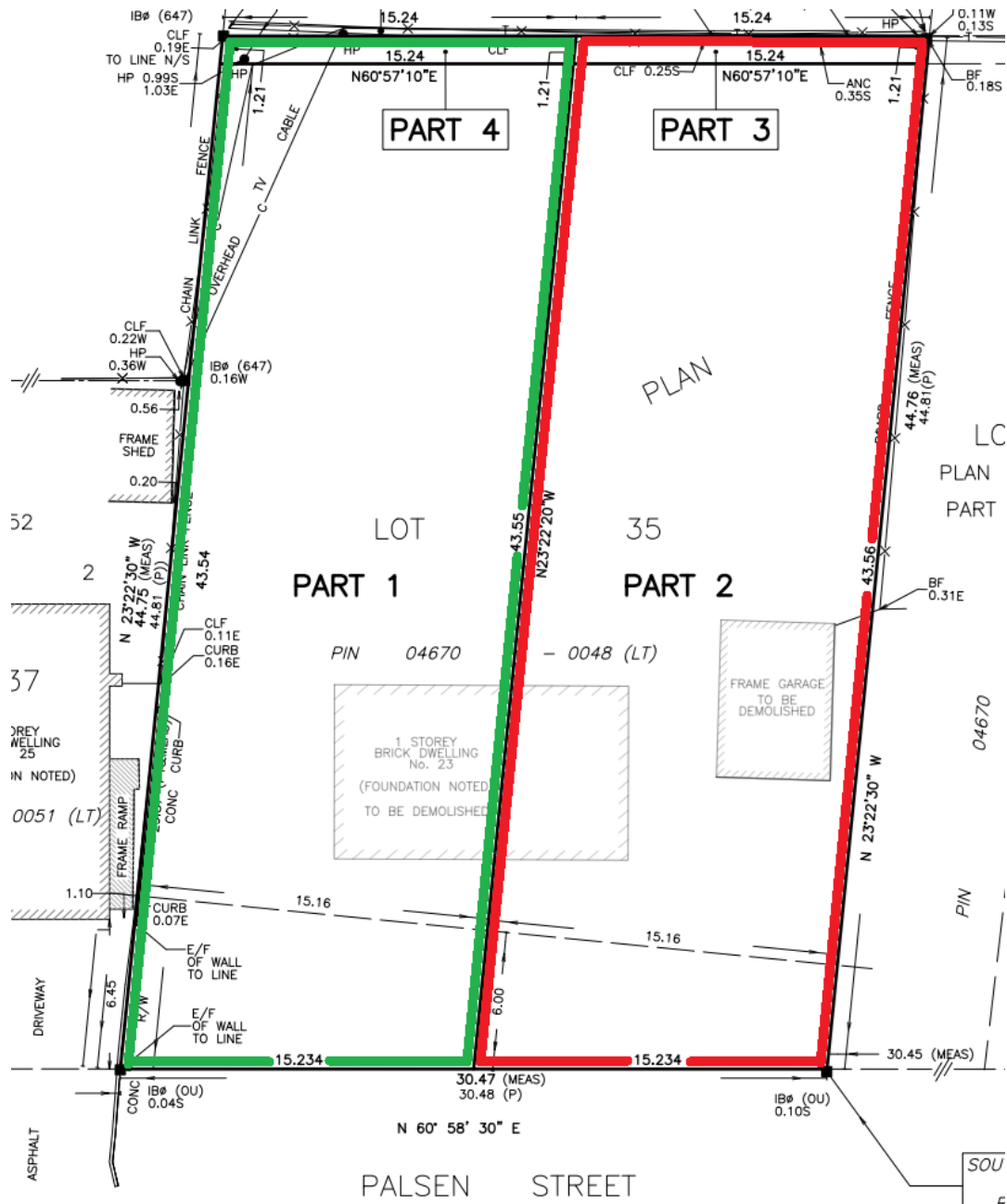


FIGURE 2: PROPOSED RETAINED (GREEN) AND SEVERED (RED) PARCELS

## 2.2 RELIEF REQUESTED

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

- Part 1+4**
- a) To permit a reduced lot width of **15.16 metres**, whereas the By-law requires a minimum lot width of 19.5 metres [Table 156A]
  - b) To permit the entrance to the garage to be setback **0.20 metres** further from the front lot line than the portion of the projecting porch that does not fall within a required yard, whereas the By-law states that the entrance to the garage must be set back at least 0.6 metres further from the front lot line than the portion of the projecting porch that does not fall within a required yard. [Sec.139(3)(a)(ii)]
  - c) To permit the entrance to the garage to be **1.24 metres** closer to the front lot line than the principal entrance to the dwelling, whereas the By-law states that the garage may not be more than 0.6m closer to the front lot line than the principal entrance to the dwelling. [Sec.139(3)(b)]
  - d) To permit the rear porch to project **3.36 metres** into the required rear yard, whereas the By-law permits a maximum projection of 2.0 metres, but no closer than 1 metre from any lot line. [Sec. 65(6)(c)]
  - e) To permit the rear porch to project within **0.90 metres** of the side lot line, whereas the By-law permits a maximum projection of 2.0 metres, but no closer than 1 metre from any lot line. [Sec. 65(6)(c)]
- Part 2+3**
- f) To permit a reduced lot width of **15.16 metres**, whereas the By-law requires a minimum lot width of 19.5 metres [Table 156A]
  - g) To permit the entrance to the garage to be setback **0.0 metres** further from the front lot line than the portion of the projecting porch that does not fall within a required yard, whereas the By-law states that the entrance to the garage must be set back at least 0.6 metres further from the front lot line than the portion of the projecting porch that does not fall within a required yard. [Sec.139(3)(a)(ii)]
  - h) To permit the entrance to the garage to be **1.25 metres** closer to the front lot line than the principal entrance to the dwelling, whereas the By-law states that the garage may not be more than 0.6m closer to the front lot line than the principal entrance to the dwelling. [Sec.139(3)(b)]



## 3.0 SITE CONTEXT AND SURROUNDING AREA

### 3.1 SUBJECT PROPERTY

The subject property at 23 Palsen Street is located in the neighbourhood of Crestview - Meadowlands, on a local street southeast of the intersection of Meadowlands Drive and Perry Street. The existing site has a frontage width of 30.47 metres, and a depth of 44.76 metres, for a total lot area of 1,320.7 square metres, and is currently developed with a 1-storey detached dwelling and a detached garage, which are proposed to be demolished.

The property features several mature trees located in both the front and rear yards. The existing entranceway includes a culvert that channels stormwater within a swale in the front yard, which is the typical approach to stormwater management in the neighbourhood.

OC Transpo service is provided along Meadowlands Drive to the north, and Merivale Road to the east. The property is well served by shopping, commercial and employment amenities, primarily located along Merivale Road to the east. Palsen Park is nearby to the east, and Algonquin College is located nearby to the northwest.



FIGURE 4: 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.

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

**South:** At the front, directly south of the subject property are 1-storey and 2-storey detached dwellings fronting on Palsen Street.

**East:** Immediately abutting the east side of the subject property is a 1-storey detached dwelling, further east is a recently constructed 2-storey detached dwelling.

**West:** Immediately abutting the west side of the subject property is a 2-storey detached dwelling. Further west there are more 2-storey detached dwellings.

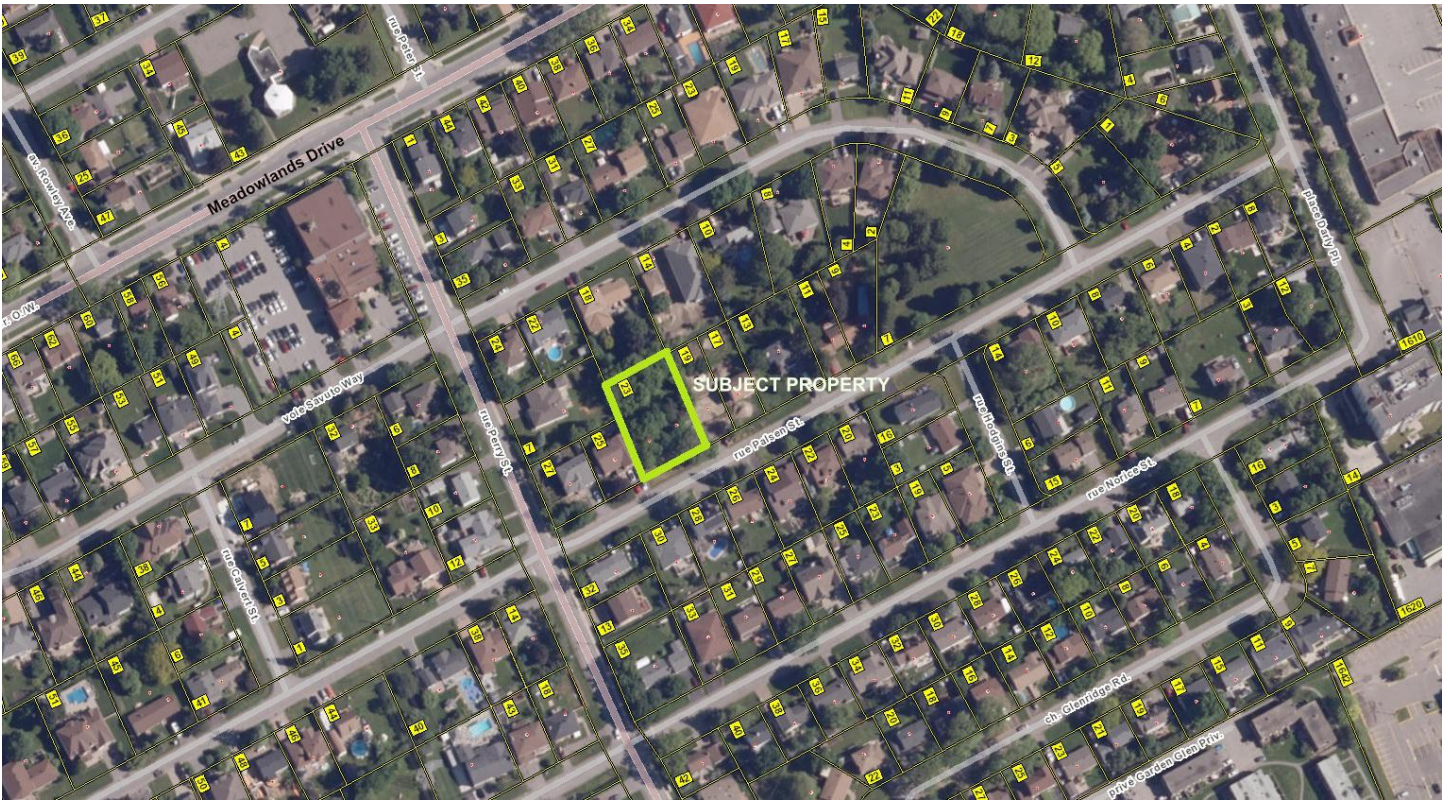


FIGURE 5: AERIAL VIEW, LOCATION OF SUBJECT PROPERTY

### 3.3 LOT FABRIC

The existing lot fabric of the neighbourhood is predominantly standard 100ft wide regular rectangular lots, with some severed 50ft wide lots. The proposed lots follow this pattern as regular 50ft wide parcels for detached dwellings. The lots meet the intentions of the Zoning By-law and Official Plan, and will comfortably accommodate the proposed new detached dwellings, with ample space for private amenities and soft landscaping.



FIGURE 6: LOT FABRIC MAP – SIMILAR PARCELS

## 4.0 TREES

The existing trees on the subject property were assessed by Integrated Forestry Services Inc.

No distinctive trees are proposed to be removed as part of the development, and at least one new tree will be planted on each lot upon completion of construction to enhance the urban tree canopy.

The driveway serving the proposed dwelling on Part 2 has been deliberately located in approximately the same position as the existing driveway. This approach maximizes the opportunity to protect the root system of the existing cottonwood tree, as root growth beneath the current driveway is expected to be limited. In addition, the width of the proposed driveway has been reduced in the vicinity of the tree to further mitigate potential impacts. The grading plan has also been revised to remove terracing near the retained tree, maintaining existing grades in this area in order to minimize root disturbance.

Relocating the servicing beneath the driveway is not feasible for this project due to Building Code requirements. As the dwelling on Part 1 includes two additional residential units, the servicing must enter through a common basement area. Notwithstanding this constraint, the engineer has adjusted the servicing alignment toward the side of the lot to maximize available space for new tree planting.

## 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 replacing a single-family dwelling with two new detached dwellings, one of which includes two additional dwellings units for family members, for a net increase of three 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 intentions 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. By promoting redevelopment within the Outer Urban area, rather than expanding into peripheral areas, the proposal supports sustainability and accessibility. 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 variances align 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 R1FF. The intent of this zone is restrict the building form to detached dwellings, while allowing a number of other residential uses to provide additional housing choices within detached dwellings 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 width requirements are intended to ensure that each property has enough frontage and space to accommodate buildings, meet setbacks, and provide servicing and access, while also maintaining neighbourhood character, controlling density, and supporting orderly lot fabric.

Despite the reduced width, the proposed lots exceed the minimum lot area requirements, ensuring ample space for the new dwellings, soft landscaping and amenity area. The proposed new detached dwellings meet the required setbacks, and the proposed lot widths are in keeping with the established pattern of development and lot fabric of the neighbourhood. The lots are appropriately sized for servicing and access to the property.

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

## 5.3 DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE PROPERTY

The proposed new detached dwellings represent a fitting use of the land to meet the long-term residential needs of the community. Located centrally, this development offers practical and diverse housing options while maintaining a harmonious balance with green spaces and amenities, enhancing both the public streetscape and private rear yards.

The replacement of a single-family dwelling with 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.

Environmental considerations are also paramount, new trees will be introduced to the streetscape to enhance the public realm. Detailed engineering and site planning will enhance lot grading, drainage and storm water management.

**Given these considerations, we feel that the proposed minor variances are desirable for the appropriate development of the property.**

## 5.4 THE VARIANCE IS MINOR

### REDUCED LOT WIDTH:

**Part 1+4** a) To permit a reduced lot width of **15.16 metres**, whereas the By-law requires a minimum lot width of 19.5 metres [Table 156A]

**Part 2+3** f) To permit a reduced lot width of **15.16 metres**, whereas the By-law requires a minimum lot width of 19.5 metres [Table 156A]

The proposed lots are consistent with the existing pattern of development found throughout the neighbourhood. As demonstrated in Figure 6 on Page 8, showing similar lots sizes for detached dwellings. Despite the technical width reduction, the lots exceed the minimum lot area requirements, and are appropriately sized to accommodate the proposed detached dwellings. For these reasons we feel that these variances are minor in nature.

### REAR PORCH PROJECTION:

**Part 1+4** d) To permit the rear porch to project **3.36 metres** into the required rear yard, whereas the By-law permits a maximum projection of 2.0 metres, but no closer than 1 metre from any lot line. [Sec. 65(6)(c)]

e) To permit the rear porch to project within **0.90 metres** of the side lot line, whereas the By-law permits a maximum projection of 2.0 metres, but no closer than 1 metre from any lot line. [Sec. 65(6)(c)]

As shown in Figure 7 below, the entire functional space of the rear porch is within the permitted projection area. The rear porch projection is technically increased to accommodate covered exterior steps (below grade) for a secondary means of egress for the in-law suite in the basement. Both of these variances are related only to the roof above, protecting these steps from the elements, the steps themselves comply with the By-law standards. The protective roof will not have any adverse impact on the adjacent properties, and does not extend the outdoor amenity area of the porch beyond what is already permitted in the By-law. For these reasons we feel that these variances are minor in nature.

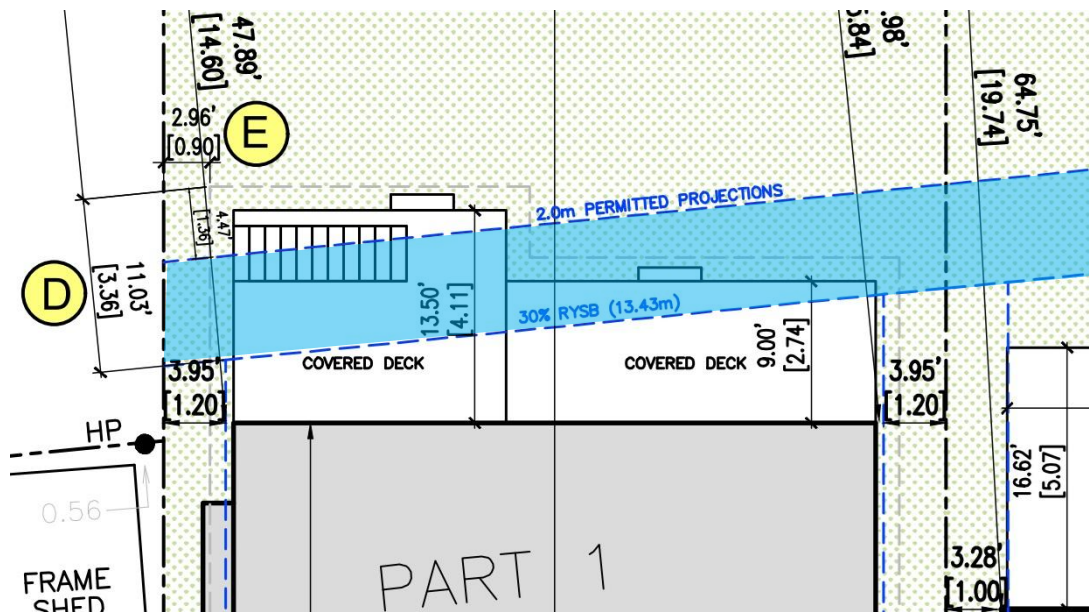


FIGURE 7: REAR PORCH PROJECTION – COVERED STEPS BELOW GRADE  
 BLUE INDICATES PERMITTED PROJECTION AREA. NOTE: ENTIRE OUTDOOR AMENITY AREA FALLS WITHIN THE PERMITTED PROJECTION.

**GARAGE ENTRANCE SETBACKS:**

- Part 1+4**
  - b) To permit the entrance to the garage to be setback **0.20 metres** further from the front lot line than the portion of the projecting porch that does not fall within a required yard, whereas the By-law states that the entrance to the garage must be set back at least 0.6 metres further from the front lot line than the portion of the projecting porch that does not fall within a required yard. [Sec.139(3)(a)(ii)]
  - c) To permit the entrance to the garage to be **1.24 metres** closer to the front lot line than the principal entrance to the dwelling, whereas the By-law states that the garage may not be more than 0.6m closer to the front lot line than the principal entrance to the dwelling. [Sec.139(3)(b)]
- Part 2+3**
  - g) To permit the entrance to the garage to be setback **0.0 metres** further from the front lot line than the portion of the projecting porch that does not fall within a required yard, whereas the By-law states that the entrance to the garage must be set back at least 0.6 metres further from the front lot line than the portion of the projecting porch that does not fall within a required yard. [Sec.139(3)(a)(ii)]
  - h) To permit the entrance to the garage to be **1.25 metres** closer to the front lot line than the principal entrance to the dwelling, whereas the By-law states that the garage may not be more than 0.6m closer to the front lot line than the principal entrance to the dwelling. [Sec.139(3)(b)]

These minor variances are technical in nature; relating to the language of the Sec. 139 provisions of the By-law. Provision 139(3) does not contemplate scenarios where the front lot line is angled relative to the lot width. The angled front lot lines skews the setback dimensions of these elements in relation to the front lot line. Whereas in reality the garages are well recessed back from the front entrances and living spaces, in keeping with the intentions of this provision. These arbitrary and technical setback rules are indistinguishable to a passerby.

The intention of the garage setback provisions is to ensure the architectural emphasis is placed on the principal entrance rather than the garage. This has been accomplished by emphasizing the front porches and living spaces as the dominant elements facing the public streetscape. The large covered front porches project well ahead of the garages, the main floor living space also projects ahead of the garage, and includes large windows for an inviting front façade.

As the jog of the front entrance is less than 0.6m back from the garage for both dwellings, and the leading edge of the porch is greater than 0.6m ahead of the garage for both dwellings, we feel that the intentions of Sec. 139(3) have been met.

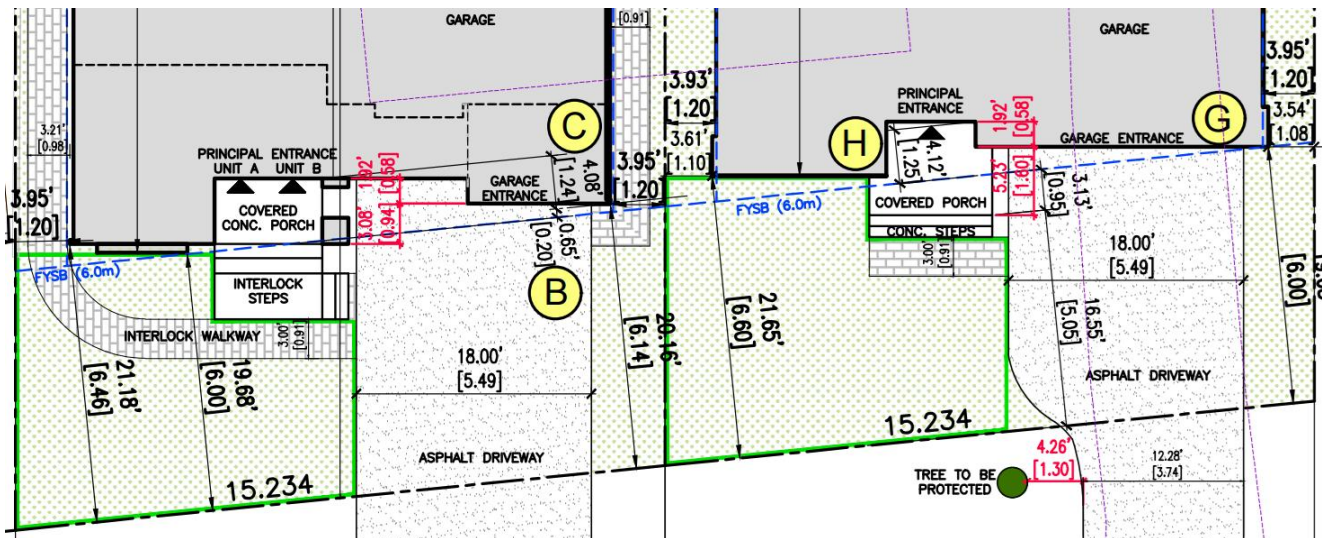


FIGURE 8: FRONT PORCH PROJECTION AHEAD OF GARAGE  
 PLEASE NOTE THE DIMENSIONS IN RED INDICATING THE DEPTHS OF THE PRINCIPAL ENTRANCES RELATIVE TO THE GARAGE AND PORCH. AS DEMONSTRATED, IF THE FRONT LOT LINE WERE NOT ANGLED, THEN BOTH ENTRANCES WOULD FULLY COMPLY WITH SEC.139(3).

As these variances are technical in nature, and there is no adverse impact or discernable change to the streetscape, these variances are minor.

# 6.0 POLICY AND REGULATORY CONTEXT

## 6.1 ZONING

Zoning Bylaw 2008-250 | R1FF

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+4	Provided: Parts 2+3
Min. Lot Width	19.5m	15.16m	15.16m
Min. Lot Area	600m <sup>2</sup>	660.3m <sup>2</sup>	660.4m <sup>2</sup>
Max. Building Height	8.5m	8.5m	8.5m
Min. Front Yard Setback	6m	6.0m	6.0m
Min. Corner Yard Setback	4.5m	N/A	N/A
Min. Rear Setback	30% of lot depth	32.73% of lot depth (14.65m)	40.83% of lot depth (18.29m)
Min Rear Yard Area	25% of lot area (180.25m <sup>2</sup> )	35.23% of lot area (232.62m <sup>2</sup> )	42.16% of lot area (278.43m <sup>2</sup> )
Min. Interior Side Yard Setback	Total is 2.1m with one yard, no less than 0.9m	<b>1.2m + 1.2m = 2.4m</b>	<b>1.0m + 1.2m = 2.2m</b>
Front Yard Landscaping	40%	55.8%	52.2%
Max. Driveway Width	5.5m Double	5.5m	5.5m

TABLE 2: ZONING PROVISIONS

## 6.2 URBAN DESIGN GUIDELINES FOR LOW-RISE INFILL HOUSING

The proposed detached dwellings are 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.

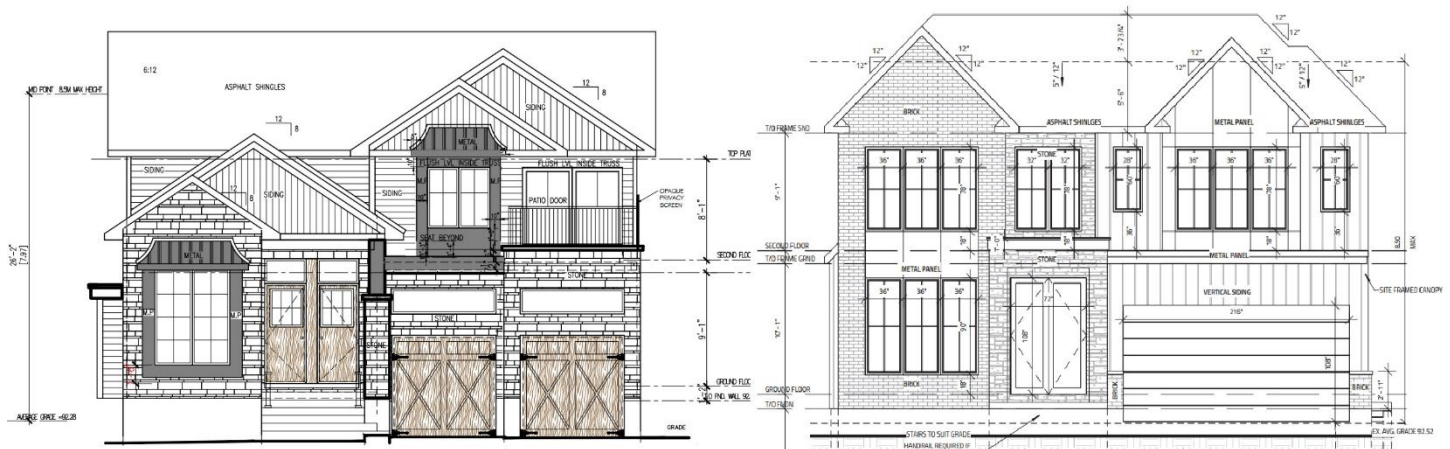


FIGURE 9: PROPOSED FRONT ELEVATIONS

## 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 one additional residential lot which meets 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 promote 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, replacing one home with 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, 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 standard 100ft wide regular rectangular lots, and severed 50ft wide detached lots. The proposed lots follow this pattern as regular 50ft wide rectangular detached lots. The lots meet all performance standards of the Zoning By-law, and will comfortably accommodate the 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 existing or proposed lot.

(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 St. Gregory Catholic School, Abraar Elementary School, Merivale High School, Algonquin College.

(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 23 Palsen Street 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 development at 23 Palsen Street 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 development 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 development 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 development 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, this proposal 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 development 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 23 Palsen Street 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 Variances, 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 variances are 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 variances sought are minor.