

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.



Stantec Consulting Ltd.
300 - 1331 Clyde Avenue
Ottawa ON K2C 3G4

December 29, 2025

Project/File: 160410368

Michel Bellemare, Secretary-Treasurer
City of Ottawa
Committee of Adjustment
101 Centrepoin Avenue, 4th Floor
Ottawa, ON K2G 0B5

Committee of Adjustment
Received | Reçu le

2026-01-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

**Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment
1461, 1485 and 1495 Heron Road**

Stantec Consulting Ltd. (“Stantec”) has been retained by Canada Lands Company (“CLC” or “Canada Lands”) to prepare and submit applications for minor variance, consent, and lot line adjustment for the properties municipally known as 1485 Heron Road (“OCSB lands”) and 1495 Heron Road (“CLC lands”). The owner is seeking to sever a portion of the CLC lands to create a new lot, have a lot line adjustment to transfer a portion of the property to the OCSB lands, and have a lot line adjustment to transfer a portion of the OCSB lands to the CLC lands. Minor variances are being sought as a result of the consent and lot line adjustments.

The various applications will implement part of the Master Plan for 1495 Heron Road. The Master Plan has been prepared by Canada Lands to guide the redevelopment of their property into a compact, mixed-use, mid-rise community. The project is currently being advanced under the federal government’s Build Canada Homes initiative to deliver affordable housing to Canadians.

The applications will rationalize the existing property boundary between OCSB and CLC lands, and create a new 1.2-hectare parcel (3 acres) for a new school site which will be purchased by the Conseil des écoles publiques de l’Est de l’Ontario (CEPEO). This letter will introduce the proposed applications and site context, demonstrate that the severance and lot line adjustments are appropriate for the property, and demonstrate that the minor variances meet the four tests.

Application History

The properties previously formed part of the Campanile Campus constructed in the 1960s by Les Sœurs de la Congrégation de Notre-Dame and subsequently acquired by the federal government in the 1970s to operate as a federal study centre. The facility was considered surplus by the federal government in 2014 and transferred to Canada Lands in 2020.

Canada Lands Company is a non-agent Crown corporation of the federal government tasked with the responsible disposal of lands deemed surplus to the federal government's needs. Leveraging its real estate arm, Canada Lands transforms former Government of Canada properties and reintegrates them into local communities while ensuring their long-term sustainability and commercial viability.

In 2022 Canada Lands, in partnership with Stantec Consulting and ERA Architect, published a Master Plan for the transformation of 1495 Heron Road into a walkable, mixed use, urban community. The Master Plan (Figure 1) was the product of community input, through a public advisory committee and several public engagement opportunities; extensive site investigation and research; and feedback from the City and other public agencies. The site is proposed to have a private street surrounding the heritage-designated Campanile Campus (the "ring street"), with access off of Heron Road for circulation.

As part of the master planning process, it was acknowledged that part of the private ring street traversed the abutting OCSB lands (Figure 2). The school board was engaged regularly throughout the project and



Figure 1: Master Plan of 1495 Heron Road (outlined in red). A portion of the ring street traverses the abutting OCSB lands.

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

was receptive to some manner of land swap or sale to facilitate the development. CEPEO, which currently leases space within the school building on OCSB lands, has also been engaged with Canada Lands through the master planning process with an interest in acquiring a site for a new French language public elementary school.

Canada Lands submitted a Zoning By-law Amendment application (City file No.: D02-02-23-0030) for the site to change the zoning to a combination of general mixed use, open space, and minor institutional (Figure 3). Various site-specific provisions were created to ensure that permitted uses and built form were consistent with the goals and policies of the Master Plan. The zoning amendment was approved by Council in October 2024.

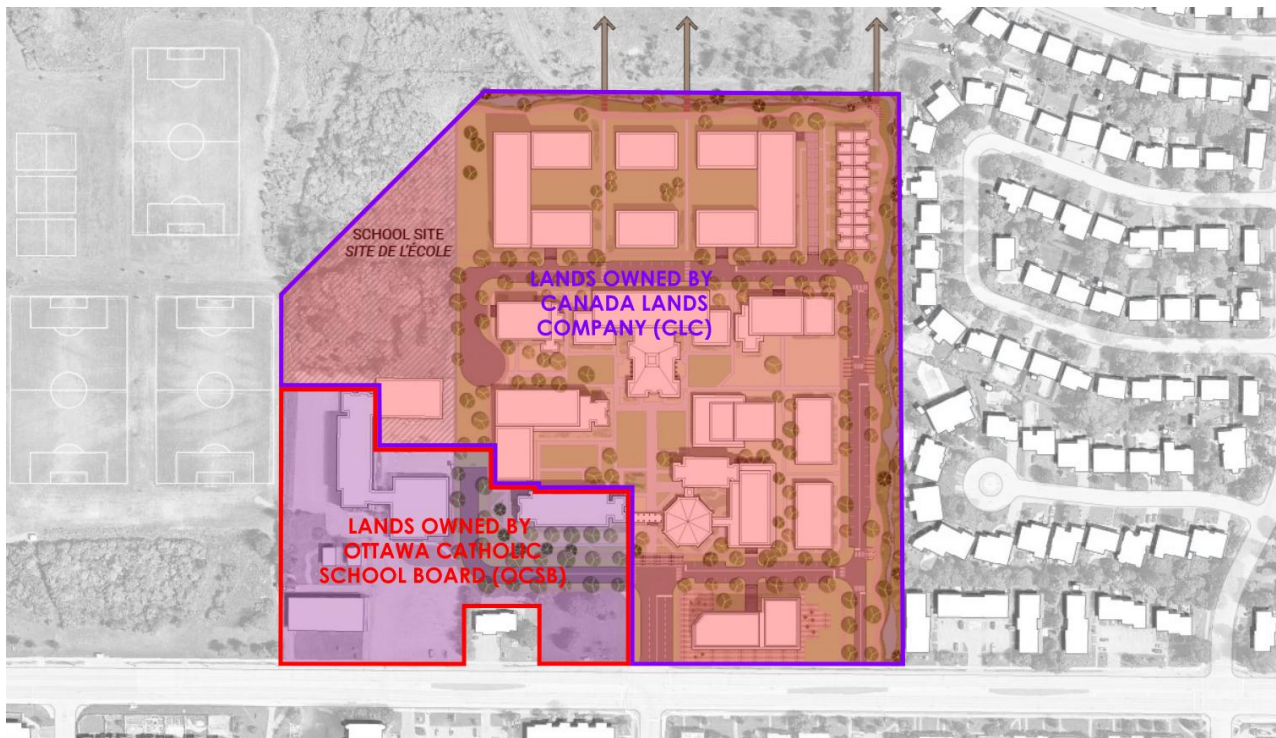


Figure 2: Boundaries of the CLC (outlined in blue) and OCSB (outlined in red) lands.

Site Context

The two properties are located in Ward 18 – Alta Vista, within the City of Ottawa. Specifically, the property is located in the Alta Vista and Playfair Park – Guildwood Estates neighbourhoods.

The first property, 1495 Heron Road, has a frontage of 145.7 metres on Heron Road, and a lot area of 7.3 hectares. The property is legally known as *Part of Lot 20 Junction Gore, Part 8 and part of Part 7 on 4R-699, Part 1, 3 and 5 on CAR-129, Parts 1 to 7 on Plan 4R-1729, Former Township of Gloucester, annexed by former City of Ottawa, now City of Ottawa*. It is partially dual zoned Parks and Open Space Zone,

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

subzone 1, and Minor Institutional Zone, urban exception 2991, subject to a hold (O1/I1A[2991]-h). The remainder is zoned General Mixed Use Zone, urban exception 2990, schedule 502, subject to a hold (GM[2990] S502-h) and Parks and Open Space Zone, subzone 1(O1).

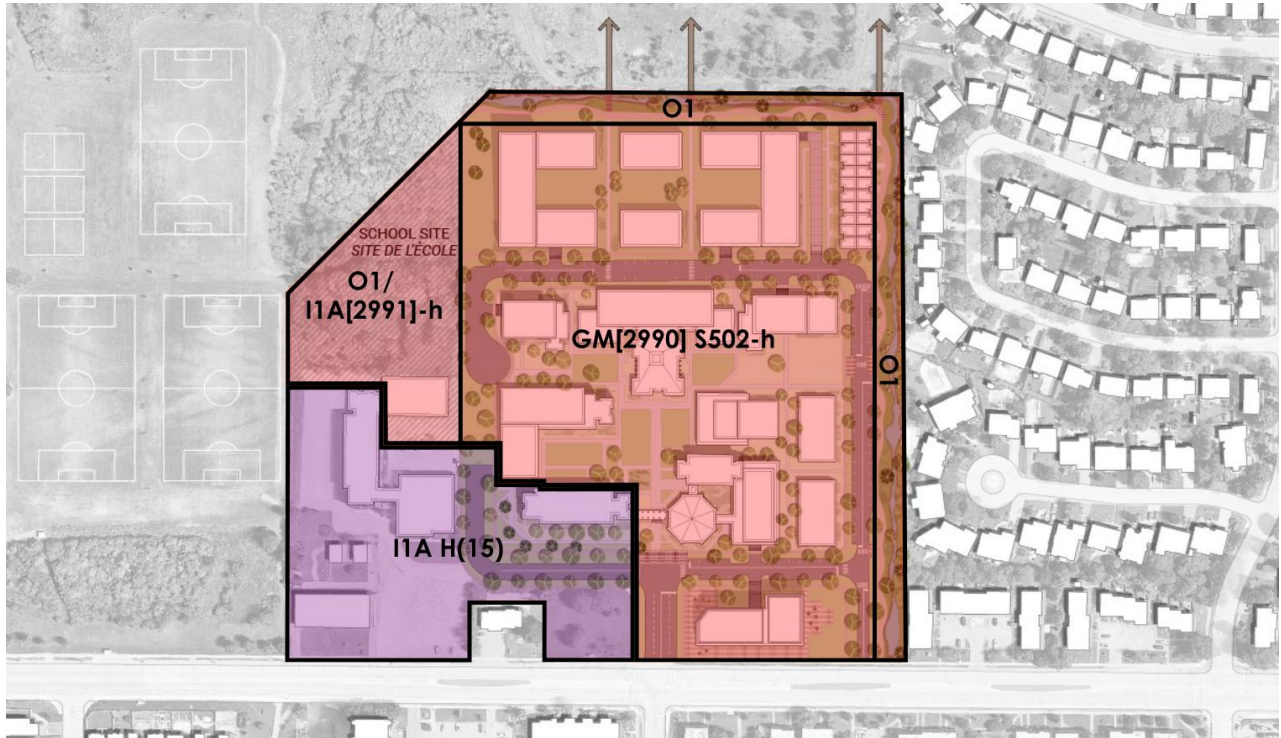


Figure 3: Canada Lands' parcel (in red) is zoned General Mixed Use, Institutional, and Open Space. OCSB lands are zoned Institutional.

The second property, 1485 Heron Road, has a total broken frontage of about 148 on Heron Road, and a lot area of 2 hectares. The property was the former Queen of the Angles Adult School. The property is legally known as *Part of Lot 20 Junction Gore, Parts 2, 4, and part of Part 7 on 4R-699, save and except, Parts 1 to 7 on Plan 4R-1729, Former Township of Gloucester, annexed by former City of Ottawa, now City of Ottawa*. It is zoned Minor Institutional Zone, subzone A, with a height limit of 15 metres. (I1A H(15)).

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

Proposed Development

The applications for minor variance, consent, and lot line adjustment propose to facilitate the creation of three separate parcels (net one additional parcel), establishing two institutional properties and separating the mixed use zoned portion as a separate property. The proposed consents are consistent with the Master Plan for the properties and form the first part of the site's redevelopment. While the applications have been submitted for concurrent review by the Committee, we have organized our discussion into three stages below:

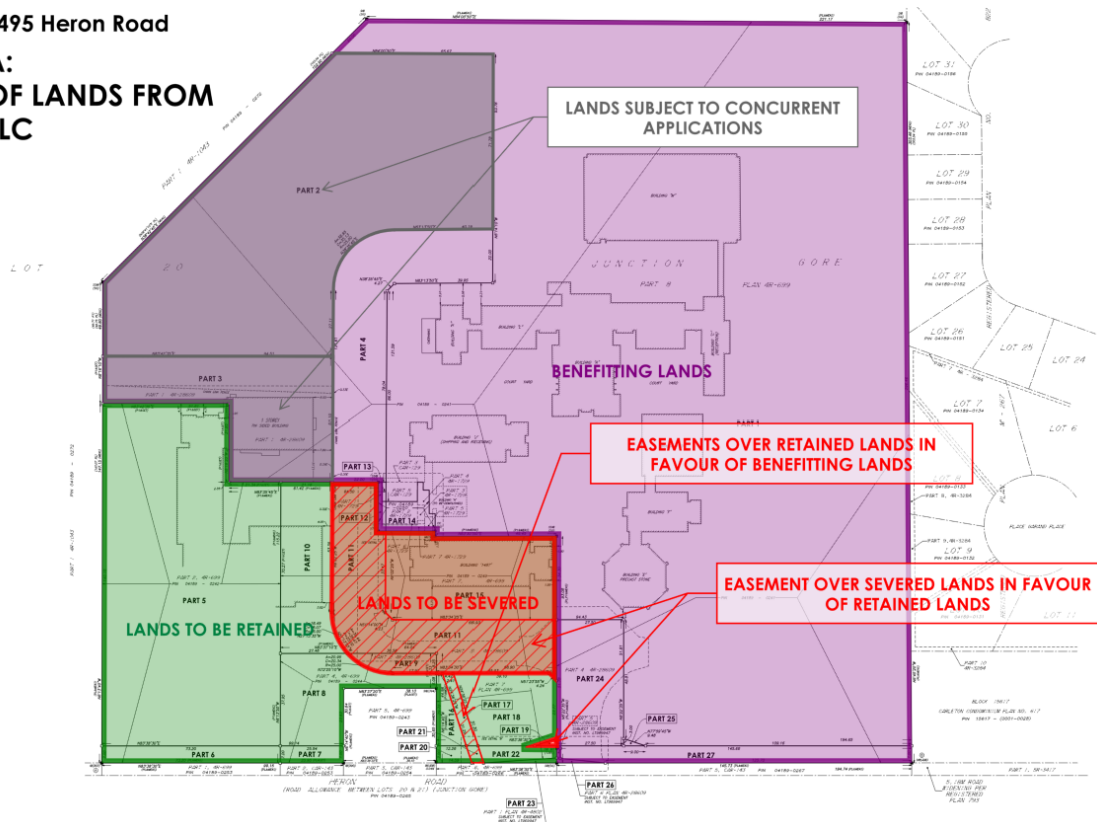
Consent A and Minor Variance: Transfer of Lands from OCSB to CLC

An application for lot line adjustment to sever a portion of the OCSB lands which is to be transferred to CLC. Part of the transferred lands will form part of the private street proposed over CLC's property, and will have an easement on them in favour of the remainder of the properties for access. Easements are proposed on OCSB lands for an existing sanitary pipe. The sanitary pipe would remain until the private street is constructed and sanitary is redirected to infrastructure beneath.

A minor variance application is required to permit a reduced interior side yard setback for an existing building.

1461, 1485 & 1495 Heron Road

CONSENT A: TRANSFER OF LANDS FROM OCSB TO CLC



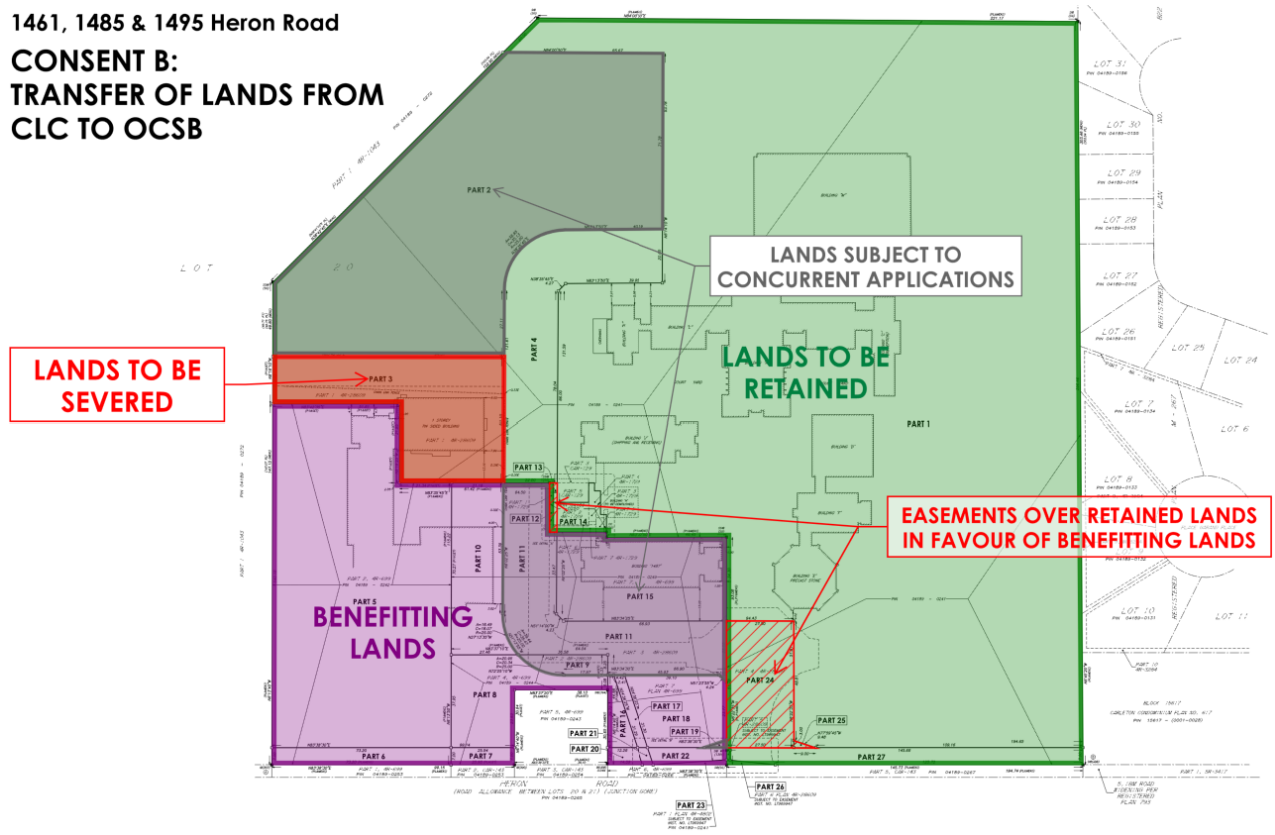
Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

Consent B: Transfer of Lands from CLC to OCSB

Application for lot line adjustment to transfer a portion of CLC lands to OCSB lands. Part the CLC lands will form part of the private street proposed over CLC's property, and will have an easement on them in favour of the remainder of the properties for access.

1461, 1485 & 1495 Heron Road

CONSENT B: TRANSFER OF LANDS FROM CLC TO OCSB



Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

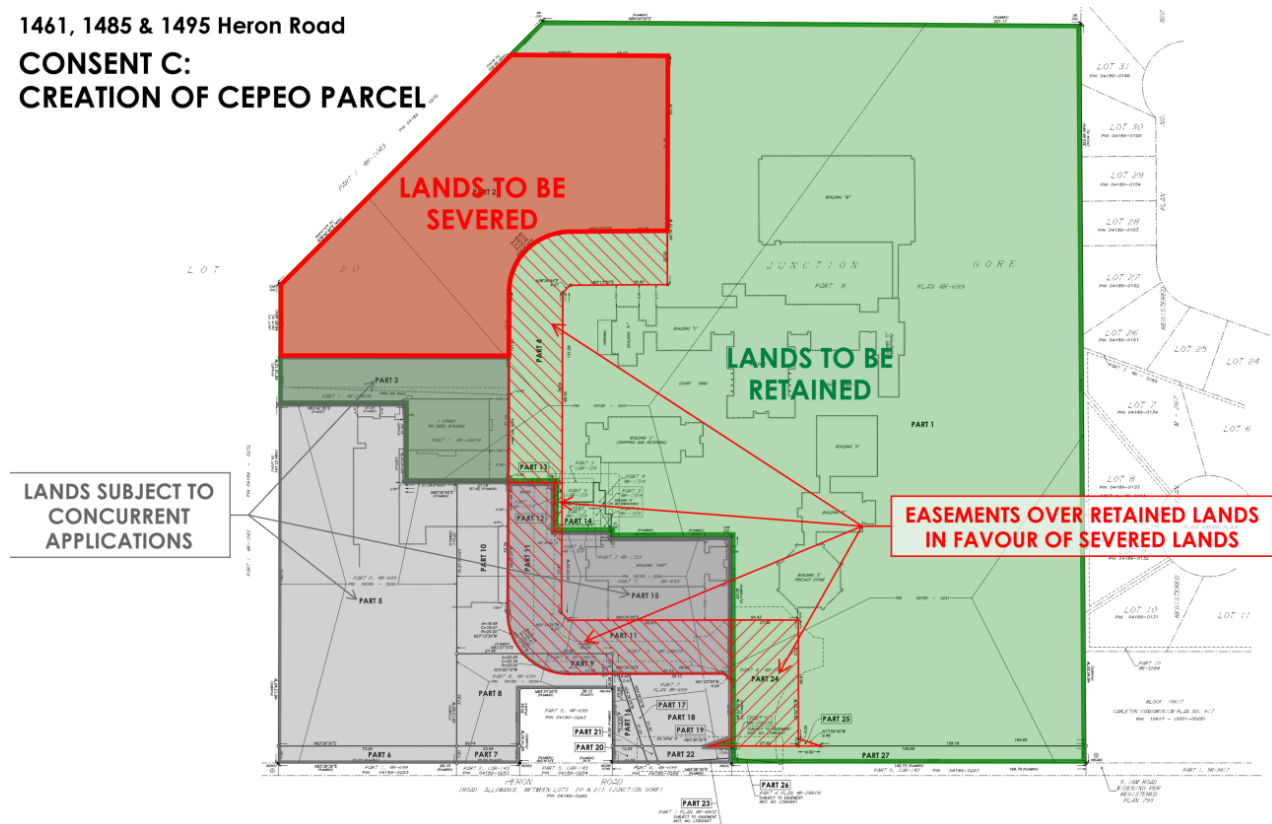
Consent C and Minor Variance: Creation of CEPEO Parcel

Application for reciprocal consent to sever a portion of CLC lands in order to create a new lot for Conseil des écoles publiques de l'Est de l'Ontario (CEPEO). Easements are proposed along the proposed western perimeter of the CLC lands to create a private road, providing access and services to the three established parcels.

A minor variance is required to permit the severance of land to establish the new CEPEO lot although the proposed lot does not currently abut a public street or have frontage on a public street.

1461, 1485 & 1495 Heron Road

CONSENT C: CREATION OF CEPEO PARCEL



Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

Final Parcel Information and Reference Plan Part Table

Upon completion of the various applications the three parcels, and respective easements, will be described on the draft Reference Plan which forms part of this application:

Canada Lands (CLC) Parcel	
Parcel Description:	Parts 1, 4, 9, 11, 12, 13, 14, 15, 19, 24, 25, 26, 27
Parcel Area and Frontage:	63,427.4 m ² ; 145.7 m
Easement in Favour of CEPEO and OCSB Parcels:	Parts 4, 9, 11, 12, 13, 19, 24, 25
Easement in favour of CEPEO and OCSB for access and services on lands which will form part of the private street.	

Ottawa Catholic School Board (OCSB) Parcel	
Parcel Description:	Parts 3, 5, 6, 7, 8, 10, 16, 17, 18, 20, 21, 22, 23
Parcel Area and Frontage:	18,017.1 m ² ; 148.16 m
Easement in Favour of CEPEO and CLC Parcels:	Parts 17
Easement in favour of CLC to access and maintain an existing private sanitary sewer which traverses OCSB's property. The sanitary sewer would be decommissioned upon construction of the private street.	

Conseil des écoles publiques de l'Est de l'Ontario (CEPEO) Parcel	
Parcel Description:	Part 2
Parcel Area and Frontage:	12183 m ² ; 0 m
Easement in Favour of OCSB and CLC Parcels:	None Proposed

Parts 6, 7, 20, 21, 22, 23, 26, and 27 describe required widenings identified in the City's Official Plan.

Rationale for Consent Applications

Planning Act

The Planning Act sets out regulations regarding land use planning in Ontario. Section 51 (24) addresses matters to which a planning authority shall have regard when considering a plan a subdivision. Although the current applications do not form part of the plan of subdivision, the following review has been provided to demonstrate that the proposed severances adequately address these matters and that a plan of subdivision application is not warranted.

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

Section 2 of the Planning Act sets out matters of provincial interest. The proposed applications have regard to the matters of provincial interest, particularly as they relate to the orderly development of safe and healthy communities, location of growth and development, and the efficient use of existing services.

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

The proposed consent applications are consistent with the direction of the Official Plan of redeveloping sites within the City's built up area by establishing appropriate parcels for institutional and a mix of residential uses. The proposed severances are not premature and will facilitate the redevelopment of the properties and are within the public interest.

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

The proposed consents are in conformity with the directives of the Official Plan.

The properties are designated Minor Corridor and Neighbourhood under the Evolving Overlay within the Outer Urban Transect.

Corridors are planned to accommodate "*higher density of development*" and "*a greater degree of mixed uses*" including residential and non-residential uses (Section 6.2). Corridors will "*generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment*" (Section 6.2.1, 3).

Development within the Neighbourhoods designation is "*planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation*" (Section 6.3). Neighbourhood designation permits a "*full range of low-rise housing options*" (6.3.1, 4, a) and a range of residential densities. The neighbourhood designation also permits smaller and large-scale institutional uses (6.3.1, 4, e). The areas designation Neighbourhood are also subject to the Evolving Neighbourhood Overlay, which applies to areas "*that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design*" (5.6.1, 1).

The proposed applications are to establish properties that are zoned consistently with the intent of their Official Plan designations. The applications will facilitate the development of each of the newly created

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

parcels. The proposed applications and planned function for the area conform to the policies of the Official Plan.

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

The property is suitable to be subdivided into multiple new lots, establishing separate parcels to accommodate different planned uses. Based on studies and reports prepared by a range of disciplines in support of the Zoning By-law Amendment approved in October 2024, the property is suitable to support development. An easement (Parts 17 and 21) is proposed for an existing sanitary pipe. The sanitary pipe would remain until the private street is constructed and sanitary is redirected to infrastructure beneath.

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

Not applicable.

(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.

A private street is proposed on the site. The required road widening of Heron Road is shown on the draft Reference Plan and will be confirmed through subsequent survey works.

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

The dimensions and layout of all proposed parcels are shown on the draft plan. All newly created parcels will comply with the performance standards for lot width and lot area under their respective zoning and can accommodate future development once the consents are enacted and the private road is extended. There is sufficient space and area on each proposed lot to accommodate development.

(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.

Existing and proposed easements have been identified on the draft Reference Plan.

(h) conservation of natural resources and flood control.

Not applicable.

(i) the adequacy of utilities and municipal services.

A Servicing Report was prepared as part of the previous Zoning By-law Amendment application for the property. The report demonstrates that the site can be adequately serviced by existing water and wastewater infrastructure with limited

(j) the adequacy of school sites.

Canada Lands has been in discussion with CEPEO throughout the Master Plan and Zoning By-law Amendment process on the potential of siting a school as part of the site's redevelopment. Both CEPEO and OCSB are in support of the proposed applications.

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

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

A road widening along Heron Road is to be conveyed to the City. Future Site Plan Control applications for the development of the properties will determine any other conveyances to the City, if 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 consent applications create three parcels appropriate for future development, making use of existing services, roads, and neighbourhood amenities. Extensive planning and design work was completed to develop a Master Plan for the site which makes efficient use of land and resources by establishing a compact, walkable and mixed use built form. Generally speaking, higher density built forms consume less energy per resident or employee than lower density forms.

(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).

An extensive planning process was completed to develop a Master Plan intended to guide land use planning decisions for the redevelopment of the property. The proposed consent applications, and previously approved Zoning By-law Amendment application, are consistent with the Master Plan document. Further details, such as building location, street design, landscaping, and detailed servicing design are most appropriately considered through subsequent Site Plan Control applications.

Provincial Policy Statement

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on October 20, 2024. This section will discuss relevant policies of the PPS.

Section 2.1.6 of the PPS states that planning authorities should support the achievement of complete communities by:

a) 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;

b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and

c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

The proposed severances promote efficient land use patterns by facilitating the redevelopment of underutilized lands within the urban boundary. The reconfigured and newly created lots are proposed for uses including a mix of residential uses and densities and schools to accommodate new residents in the area. The applications are intended to establish a land ownership framework to establish a new school to serve the future community and surrounding neighbourhoods (CEPEO parcel), redevelop lands consistent with the Master Plan (CLC lands), and consolidate landholdings in a more developable configuration (OCSB lands).

Rationale for Minor Variance Applications

Section 45 of the Planning Act outlines the powers of the Committee of Adjustment to permit minor variances from a Zoning By-law as described in Section 34 of the Act. The Act lays out the four tests which must be met for the Committee to grant a variance; these are that the variance must:

1. Meet the general intent and purpose of the Official Plan
2. Meet the general intent and purpose of the Zoning By-law
3. Be desirable for the appropriate development or use of the land
4. Be minor in nature

Minor Variance for OCSB Parcel: Reduced Yard Setback

- a) To permit an interior side yard setback of 3.8 metres; whereas the By-law requires a minimum interior side yard setback of 7.5 metres in Areas A and B on Schedule 1 (Table 170A(e)).

Official Plan

The first test is that the requested variances maintain the intent and purpose of the Official Plan.

The property is designated Minor Corridor and Neighborhood under the Evolving Overlay within the Outer Urban Transect.

Corridors are planned to accommodate “*higher density of development*” and “*a greater degree of mixed uses*” including residential and non-residential uses (Section 6.2). Corridors will “*generally permit residential uses and such non-residential uses that integrate with a dense, mixed-use urban environment*” (Section 6.2.1, 3).

Development within the Neighbourhoods designation is “*planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation*” (Section 6.3). Neighbourhood designation permits a “*full range of low-rise housing options*” (6.3.1, 4, a) and a range of residential densities. The neighbourhood designation also permits

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

smaller and large-scale institutional uses (6.3.1, 4, e). Areas designated Neighbourhood are also subject to the Evolving Neighbourhood Overlay, which applies to areas “*that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design*” (5.6.1, 1).

Smaller minimum yard setbacks are typical to more urban built forms with minimum setbacks of three metres or less typical in many urban contexts. The reduction in interior side yard setback will frame the private street while maintaining space for landscaping between the sidewalk and building façade. The Master Plan prepared for the site proposes the private street be designed with a 20-metre corridor to ensure space between the sidewalk and property line, as well as boulevards between the sidewalk and on-street parking to allow for future street tree planting. The reduced setback will establish a more urban built form while maintaining opportunities to protect and expand the City’s urban forest canopy.

The proposed variance maintains the intent and purpose of the City of Ottawa’s Official Plan.

Zoning By-law

The second test is that the requested variances maintain the intent and purpose of the Zoning By-law.

The property is zoned I1A H(15) – Minor Institutional, Subzone A, with a height limit of 15 metres.

The intent of the I1 zone is to:

- (1) permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as General Urban Area or Central Area in the Official Plan; and
- (2) minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that such uses are of a scale and intensity that is compatible with neighbourhood character.

The site’s institutional zoning permits a wide range of institutional uses, including schools.

To facilitate the proposed consent applications, relief from the Zoning By-law is required to reduce the minimum interior side yard setback. Variance a) requests to permit an interior side yard setback of 3.8 metres; whereas the By-law requires a minimum interior side yard setback of 7.5 metres in Areas A and B on Schedule 1. The intent of the interior side yard setback requirement is to ensure there is sufficient space between development on two adjacent properties, and to ensure enough space for circulation between a building and the property line for circulation and access.

The requested variance applies since the existing building on the property will be 3.8 metres from the proposed new lot lines following the transfer of OCSB lands to CLC. The existing building will abut the proposed private street providing access to the remainder of the properties. An interior side yard setback of 3.8 metres still provides sufficient space for circulation and access on the site.

The required minimum front yard setback in the I1A zone is 3 metres. While the property’s front lot line is along Heron Road, it will have a frontage on the new private street. The proposed 3.8 metres maintains enough space to function as a front yard setback along the new private street.

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

The proposed variance meets the intent and purpose of the Zoning By-law 2008-250.

Desirable for Orderly Development

The third test is that the requested variances are desirable for the orderly development and use of the land.

Variance a) is to permit an interior side yard setback of 3.8 metres. The requested variance facilitates the creation of new appropriate parcels that can be developed by institutional and residential uses, accessed and serviced by a private road. Permitting a reduced setback allows the transfer of land to CLC for the purposes of the private road. Reducing the setback does not impact the functionality of the interior side yard setback.

The proposed variance is desirable for the orderly development and use of the land.

Minor in Nature

The fourth test is that the requested variances are minor in nature.

Variance a) is to reduce the interior side yard setback by 3.7 metres. The requested variance allows the transfer of land to facilitate the future development of the lots. The reduced interior side yard setback is imperceivable from the public street. The proposed interior side yard setback maintains sufficient space between the existing building and proposed new private street.

The proposed minor variance is minor in nature.

Minor Variance for CEPEO Parcel

- b) To permit the severance of land although the land does not abut a public street; whereas the by-law requires that land abuts an improved public street for a minimum distance of 3.0 metres (Section 59(1)).
- c) To permit the severance of land although the land severed does not currently abut a public street; whereas the by-law states that no person shall sever any land unless the land severed and the land retained each abut to a street (Section 59(2)).
- d) To permit a lot width of 0 metres; whereas the By-law requires a lot width of 15 metres (Table 170A(a))

Official Plan

The first test is that the requested variances maintain the intent and purpose of the Official Plan.

The property is designated Minor Corridor and Neighborhood under the Evolving Overlay within the Outer Urban Transect.

Corridors are planned to accommodate “*higher density of development*” and “*a greater degree of mixed uses*” including residential and non-residential uses (Section 6.2). Corridors will “*generally permit residential*

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

uses and such non-residential uses that integrate with a dense, mixed-use urban environment” (Section 6.2.1, 3).

Development within the Neighbourhoods designation is *“planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation” (Section 6.3).* Neighbourhood designation permits a *“full range of low-rise housing options” (6.3.1, 4, a)* and a range of residential densities. The neighbourhood designation also permits smaller and large-scale institutional uses (6.3.1, 4, e). The areas designation Neighbourhood are also subject to the Evolving Neighbourhood Overlay, which applies to areas *“that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design” (5.6.1, 1).*

The properties are planned for higher density developments and more urban built forms. The Evolving Overlay identifies the properties as appropriate to transition to more compact, mixed-use communities. The proposed consent applications are consistent with the intent of the designations under the OP by parceling a larger property into three separate parcels for future institutional and mixed-use developments. The severances and associated minor variances allow appropriate development within an existing built-up urban area.

Section 4.10 of the OP addresses school sites, stating that primary and secondary schools are permitted in all Urban designations (4.10.1, 1), and that *“school buildings shall be sited in a compact and land-efficient manner. School sites shall prioritize safe, sustainable, active transportation mobility choices including walking and cycling as the primary means of travel to and from school” (4.10.1, 2).*

CEPEO has determined that the proposed parcel is of sufficient space and size to accommodate a school. The lot is appropriately zoned and located near existing and planned future residential uses. The lot is also near Heron Road which is well-serviced by active transportation routes and public transportation. The severances and associated minor variances allow the establishment of a new school property.

The proposed variances maintain the intent and purpose of the City of Ottawa’s Official Plan.

Zoning By-law

The second test is that the requested variances maintain the intent and purpose of the Zoning By-law.

The property is split zoned O1/I1A[2991]-h - Parks and Open Space Zone, subzone 1, and Minor Institutional Zone, urban exception 2991, subject to a hold, and the remainder is zoned GM[2990] S502-h - General Mixed Use Zone, urban exception 2990, schedule 502, subject to a hold and O1 - Parks and Open Space Zone, subzone 1.

The intent of the I1 zone is to:

- (1) permit a range of community uses, institutional accommodation and emergency service uses to locate in areas designated as General Urban Area or Central Area in the Official Plan; and

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

- (2) minimize the impact of these minor institutional uses located in close proximity to residential uses by ensuring that the such uses are of a scale and intensity that is compatible with neighbourhood character.

The site's institutional zoning permits a wide range of institutional uses, including schools.

The intent of the GM zone is to:

- (1) allow residential, commercial and institutional uses, or mixed use development in the General Urban Area and in the Upper Town, Lowertown and Sandy Hill West Character Areas of the Central Area designations of the Official Plan;
- (2) limit commercial uses to individual occupancies or in groupings in well defined areas such that they do not affect the development of the designated Traditional and Arterial Mainstreets as viable mixed-use areas;
- (3) permit uses that are often large and serve or draw from broader areas than the surrounding community and which may generate traffic, noise or other impacts provided the anticipated impacts are adequately mitigated or otherwise addressed; and
- (4) impose development standards that will ensure that the uses are compatible and complement surrounding land uses

The site's zoning permits a wide range of residential and non-residential uses.

To facilitate the proposed development, relief from the Zoning By-law is required to permit the creation of a lot that does not front onto a public street, and to permit the newly created lot to have no lot width requirement as it does not currently front onto a public street.

Variances b) and c) are to permit the severance of land although the land does not currently abut a public street. The intent of these performance standards is to ensure that all properties front onto public streets for access and services, without having to depend on private land. The proposed consents allow the creation of a new school site for CEPEO. The proposed new parcel will have sufficient frontage on the private street proposed over CLC lands, which will have an easement in favour of the new parcel for access and services, meeting the intent of having frontage on a public street. Development of the site will not occur until Site Plan Control applications are submitted and until the private road is extended. Creating the new lot creates the appropriate parcel fabric to facilitate future development.

Variance d) is to permit a lot width of 0 metres; whereas the By-law requires a lot width of 15 metres. This variance is requested due to a technicality of how front lot lines and lot widths are defined under the Zoning By-law. The variance is required to establish the new parcel as it does not currently front onto a street, so a lot width cannot be determined as defined under the Zoning By-law. The front lot line is defined as the lot line abutting the street for the shortest distance, and the lot width is defined as the horizontal distance between the side lot lines. The proposed lot will have a frontage of about 106 metres along the proposed private street, exceeding the 15 metre requirement under the I1A zone.

The proposed variances meet the intent and purpose of the Zoning By-law 2008-150.

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

Desirable for Orderly Development

The third test is that the requested variances are desirable for the orderly development and use of the land.

Variances b) and c) are to permit the severance of land although the land does not currently abut a public street. The properties forming this application are a result of discussions and agreements between CLC, CEPEO, and OCSB to help create a favourable lot fabric that benefits all parties with future development. Easements are proposed as part of the applications to ensure that all parcels can have access rights on the private street and for services. Development of the sites will not occur until Site Plan Control applications are submitted and until the private road is extended. The private street will be designed to ensure safe access for emergency services, waste management vehicles, snow clearance, and other anticipated road users- including cyclists and pedestrians. Creating the new lot creates the appropriate parcel fabric to facilitate future development.

Variance c) is to permit a lot width of 0 metres. This variance is requested to help create the new parcel as it will not have frontage on a street at the time of the severance applications. The parcel will have future frontage and can be accessed through the proposed private road. The private road will be extended on CLC lands and will have an easement on them in favour of the new parcel for access and services.

The proposed variances are desirable for the orderly development and use of the land.

Minor in Nature

The fourth test is that the requested variances are minor in nature.

Variances b) and c) are to permit the severance of land although the land does not currently abut a public street. Variance c) is to permit a lot width of 0 metres. These variances are necessary at the time of the consent applications in order to create the new parcel for CEPEO. The site will be developed once the private road is established and extended to the site, ensuring it has sufficient access and frontage on the street.

The proposed minor variances are minor in nature.

Reference: Applications for Minor Variance, Consent, and Lot Line Adjustment – 1485 and 1495 Heron Road

Conclusion

The proposed minor variance, consent, and lot line adjustment applications are an example of appropriate and efficient land division, creating new parcels for appropriate institutional and residential uses. The requested variances meet the four tests under the Planning Act. The applications for consent are consistent with the Planning Act, Provincial Policy Statement, and conform to the Official Plan, representing good land use planning. The proposed variances and development represent good land use planning that is in the public interest, and as such, we recommend the requested applications be granted.

Best regards,

Stantec Consulting Ltd.

Eric Bays RPP, MCIP
Senior Urban Planner
Phone: (613) 220-5705
eric.bays@stantec.com

stantec.com