

25 February 2026

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

RE: Application for Consent
770 Broadview Avenue, Ottawa

Dear Mr. Bellemare,

Fotenn Planning + Design has been retained to act as agent on behalf of the property owners for the submission of the enclosed Consent application for the lands known as 770 Broadview Avenue in the Carlingwood community, in the City of Ottawa.

The owner is proposing to create one new lot from the existing parcel, for a total of two lots. The severed and retained lots are compliant with respect to all performance standards including the minimum lot area and minimum lot width under the Zoning By-law. The application consists of one Primary Consent, no new construction is proposed as part of this application at this time.

In addition to this Cover Letter and Planning Rationale, the following materials have been included as part of this submission:

- / Completed application form
- / Draft Reference Plan / Survey
- / Tree Information Report
- / Parcel Abstract Page (PIN)
- / Staff Report (D08-01-23/B-00200) for an earlier approved Consent application on the subject property
- / Cheque in the amount of \$4,276.00, made payable to the City of Ottawa.

Sincerely,



Tyler Yakichuk, MCIP RPP
Senior Planner

Ottawa
420 O'Connor Street
Ottawa, ON K2P 1W4
613.730.5709

Kingston
The Woolen Mill
4 Cataraqui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto
174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

1.0 Introduction

Fotenn Planning & Design, acting as agents on behalf of Appelt Development (“the Owner”), is pleased to submit this Planning Rationale in support of the enclosed Consent application for the lands located at 770 Broadview Avenue in the City of Ottawa.

1.1 Application

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

/ **Primary Consent Application**

1.2 Application History

In September of 2023, an identical application was approved by the Committee of Adjustment. In the intervening time the owner of the subject property failed to clear all conditions associated with the approved Consent application (D08-01-23/B-00200) within the two-year period, as per Section 53 of the Planning Act. Consequently, new Consent application has been submitted to reseek the formerly approved severances. No changes have been made from the earlier application.

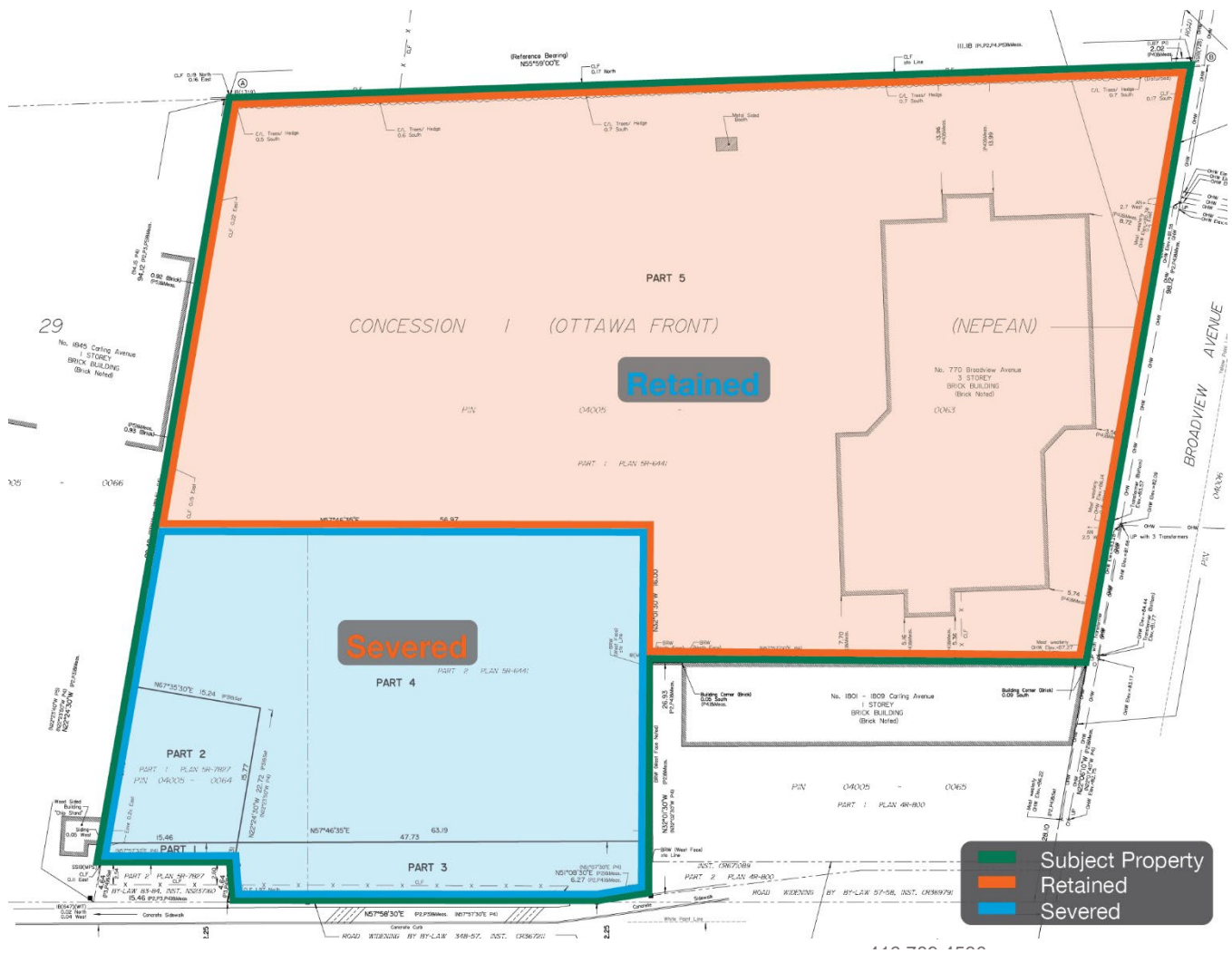


Figure 1: Colored overlay of the Reference Plan, identifying the extents of the subject property and the parts to be severed and retained. fotenn.com

2.0 Site Context and Surrounding Area

2.1 Subject Property

The subject property, municipally known as 770 Broadview Avenue, is located in Ward 7 (Bay Ward) in the City of Ottawa. The subject property is legally described as Part of Lot 29, Concession 1 (Ottawa Front), Geographic Township of Nepean, City of Ottawa. The subject property has a total area of 8,741.89 square metres, and a frontage on Carling Avenue of 47.73 metres and a frontage on Broadview Avenue of 70.02 metres. The subject property is presently improved by a three-storey building along the frontage of Broadview Avenue. The building is primarily used for medical services. The remainder of the subject property is associated at-grade parking.



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



Figure 3: Street view image of the subject property's frontage on Carling Avenue.



Figure 4: Street view image of the subject property's frontage on Broadview Avenue.

2.2 Surrounding Area

The following land uses are located in the area surrounding the subject property:

North: Immediately abutting the subject property to the north is Notre Dame High School and its associated exterior recreational area. Broadview School and Nepean Highschool are also located further north of the subject property. The primary use in the area is single detached residential dwellings. Additional uses north of the subject property include parkland, recreational uses, and taller residential buildings on Richmond Road.

East: East of the subject property, along Carling Avenue the use is primarily low-rise commercial units with low-rise residential units to the rear of Carling Avenue. Residential units are typically single-detached dwellings.

South: East of the subject property, the uses on the west side of Broadview Avenue are low-rise residential, in the form of single-detached dwellings, and low-rise commercial on the west of Broadview Avenue. Additional uses include a community centre, a private school, and library.

West: To the west of the subject property, along Carling Avenue, the principal use is low-rise commercial. This includes, gas stations, restaurants, and strip malls. Further west, at Carling Avenue and Woodroffe Avenue is the Carlingwood Shopping Centre, which also includes a large grocery store and public library in the same city block. Additional uses to the west of the subject property include low-rise and high-rise residential buildings, as well as parkland and recreational areas.



Figure 5: Area context views in each cardinal direction.

The subject property is located within close proximity to several area amenities, including the following:

- / Ottawa Jewish Community School
- / Ottawa Tool Library
- / Carlingwood Shopping Centre
- / Dovercourt Recreation Centre
- / Ottawa Public Library - Carlingwood
- / Multiple schools
- / Multiple parks

3.0 Overview of Applications

The owners of the subject property are proposing to create one new lot from the existing lot for a total of two lots. The parts as shown on the Draft Reference Plan are as follows:

Property	Parts on R-Plan	Status	Total Lot Area	Total Lot Width
770 Broadview Avenue	5	Retained	6,466 square metres	70.02 metres
Carling Avenue (Fronting)	1,2,3, & 4	Severed	2,569 square metres	63.19 metres

The following application is required and has been submitted accompanying this Planning Rationale:

Application – Primary Consent to Sever

- / 770 Broadview Avenue
- / Consent application to sever the lot into two parcels

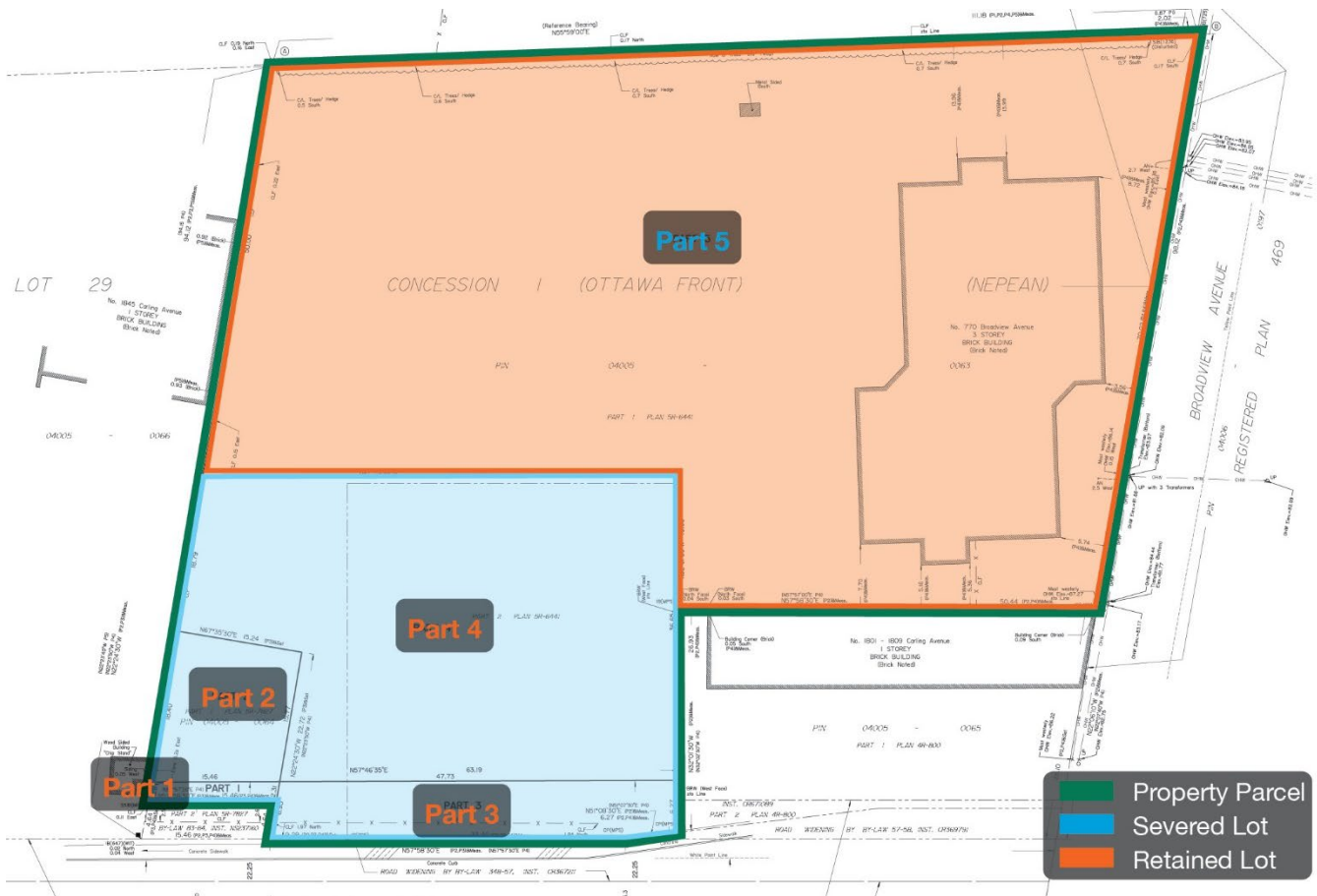


Figure 7: Draft Reference Plan of the subject property with color overlay indicating retained and severed lots.

4.0 Policy and Regulatory Review

The Planning Act is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario.

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

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

The Provincial Planning Statement (PPS) sets out a vision for land use planning in the Province of Ontario that encourages planning and development that is environmentally-sound, economically strong and that enhances quality of life. The PPS promotes intensification of built-up areas to efficiently use land where existing infrastructure and public service facilities are readily available to avoid unjustified and uneconomic expansions. Planning authorities must identify appropriate locations and promote opportunities for intensification and redevelopment. The relevant policy interests to the subject application are as follows:

2.1 Planning for People and Homes

2.1.4 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- b) Maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

2.1.6 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, longterm 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.

2.2 Housing

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) Establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;
- b) Permitting and facilitating:

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

2.3 Settlement Areas and Settlement Area Boundary Expansions

2.3.1 General Policies for Settlement Areas

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

- a) Efficiently use land and resources;
- b) Optimize existing and planned infrastructure and public service facilities;
- c) Support active transportation;

2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

2.4 Strategic Growth Areas

2.4.1 General Policies for Strategic Growth Areas

2.4.1.1 Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.

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

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

2.4.1.3 Planning authorities should:

- a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;
- b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;
- c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;
- d) consider a student housing strategy when planning for strategic growth areas; and
- e) support redevelopment of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.

The proposed Consent application represents an opportunity for residential development which includes close proximity to a future rapid transit station and location within the urban boundary – and is therefore aligned with the PPS and

provincial interest. The Consent application would facilitate the establishment of an increased supply and mix of housing stock on an underutilized parcel.

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

The conveyed lands will be used for the purposes established in the Official Plan and Zoning By-law, and the Consent is intended to create separate parcels of land for future development on under-utilized land.

The Consent application is technical in nature, allowing for the creation of one new parcel of land from an existing lot for future development, in addition to retaining the existing building on an existing lot.

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



Figure 8: Schedule B2 – Inner Urban Transect, City of Ottawa Official Plan.

The subject property is presently designated **Mainstreet Corridor**, with an abutting **Evolving Neighbourhood Overlay**, in the Inner Urban Transect, as identified on Schedule B2 of the Ottawa Official Plan (Figure 6). Should the Consent application be granted, the retained parcel fronting Broadview Avenue would become part of the **Neighbourhood** designation, while the severed parcel fronting Carling Avenue would remain designated Mainstreet Corridor.

In the **Inner Urban Transect** both Mainstreet Corridors and Neighbourhoods will generally permit heights up to 40-storées, given sufficient right-of-way road width, proximity to rapid transit, and proximity to existing taller buildings. **Policies 5.2.3.1** and **5.2.3.2** indicated that given the subject property's ROW is greater than 30 metres (44.5 metres as per Schedule C-16) and location within a 300-metre radius of a future rapid transit station, policy would support development heights up to 40-storées.

The subject property is located within the urban boundary and is designated **Mainstreet Corridor**, which encourages a wide range of built forms and uses. The Consent application conforms to the Inner Urban Transect and Corridor policies which support infill development in the form of a variety of uses and levels of intensification. The proposed Consent applications do not propose any new construction at this time but will contribute to intensification by creating a new lot that is compliant with existing zoning and compatible with the lot fabric of the broader community.

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

The application proposes to create one new residential lot from one existing parcel of land which exceeds the minimum required lot area for the AM10 zone. Due to the large and wide shape of the subject property, and the availability of municipal services on Carling Avenue, the proposed development is not anticipated to impact or exceed the capacity of the existing servicing for the area, while also contributing to the City’s goals for intensification within the urban area.

Overall, the two resulting lots are in keeping with the overall neighbourhood character and the land is suitable for one new lot for future mixed-use development. Servicing will not be an issue, as connections with capacity are available on both Carling Avenue and Broadview Avenue.

e) The dimensions and shapes of the proposed lots.

The proposed lot is consistent with the variety of lot sizes and shapes in the surrounding area. Properties on Carling Avenue in close proximity to the subject property share similar lot widths and areas, and provide sufficient area for required AM10 setbacks. Further, the retained lot that fronts Broadview Avenue will continue the existing lot fabric found on that street while continuing to have a property size that is consistent with the accepted size for the community.

The proposed lots are generally rectangular in shape, are capable of being developed with AM10 permitted dwelling types and are similar in size and shape to other lots in the area.

f) 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.

Table 1: Zoning Compliance table for retained lot with existing building (Part 5)

Zoning Mechanism	Provision	Provided	Compliance
Minimum Lot Area	No minimum	6,466 square metres	✓
Minimum Lot Width	No minimum	70.02 metres	✓
Minimum Front Yard Setback	No minimum	3.56 metres	✓
Minimum Frontage	At least 50% of the frontage along the front lot line must be occupied by building walls located within 4.5m of the frontage for a Residential use building	>50% (Existing condition)	✓
Front Yard Facade	The ground floor façade facing a public street of a building located within 4.5m of the front lot line must include a minimum of one active entrance	1 active entrances	✓
Minimum Front Yard Facade Glazing	A minimum of 50% of the surface area of the ground floor facade, measured from the average grade up to a height of 4.5m, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors.	>50%	✓
Minimum Interior Side Yard Setback	3 metres	5.16 metres	✓
Minimum Rear Yard Setback	7.5 metres	76.50 metres	✓
Maximum Building Height	11 metres	3-Storeys	✓
Minimum Required Vehicle Parking Spaces	1 space per 100 m ² GFA (Office use)	110 spaces	✓

Zoning Mechanism	Provision	Provided	Compliance
		<i>(As per Section 93(1) the lots are treated One Lot for Zoning Purposes)</i>	

Table 2: Zoning Compliance table for severed lot with no existing or proposed development (Parts 1, 2, 3 and 4)

Zoning Mechanism	Provision	Provided	Compliance
Minimum Lot Area	No minimum	2,569 square metres	✓
Minimum Lot Width	No minimum	63.19 metres	✓
Minimum Required Vehicle Parking Spaces	N/A	110 spaces <i>(As per Section 93(1) the lots are treated One Lot for Zoning Purposes)</i>	✓

Both proposed lots do not impose any restrictions on adjacent lands and are fully compliant with the applicable performance standards in the zoning by-law. Section 93(1) of the Zoning By-law allows for the shared site access, infrastructure servicing, and parking on the proposed lots. Future development may necessitate access easements; however, each lot will function independently for present consideration.

Overhead Ottawa Hydro lines are located along the frontage of Broadview Avenue abutting the retained lot. Any future development will respect the five-metre restricted zone clearances.

h) Conservation of natural resources and flood control.

The proposed lots do not comprise the ecological integrity of the area or surrounding properties.

i) The adequacy of utilities and municipal services.

The property is located within the urban boundary, in the Inner Urban Transect, and each parcel will be fully serviced.

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

As per Schedule C16 of the Official Plan, it is anticipated that a land conveyance consistent with the 44.5 metre ROW along the subject property's Carling Avenue frontage will be requested.

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

No portion of the property is proposed for public dedication. It is anticipated that part of any future development application, public dedication in the form of parkland or road widening allowances will be contemplated as part of any future Site Plan Control application.

l) The extent which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy

The proposed lots are not anticipated to have an impact on energy delivery.

- 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**

A Site Plan Control or Plan of Subdivision is not required for the creation of lot as contemplated through a Consent application. Future development may require a Site Plan Control application, but no development is contemplated at this time

5.0 Conclusion

It is our professional opinion that a full Plan of Subdivision is not required for the orderly development of the lands, and a Consent for the purposes of land division is appropriate for the subject property. The proposal to create one new lot from an existing parcel satisfies the *Planning Act* criteria for a Consent and conforms with the policies of the Provincial Planning Statement 2024 and the City of Ottawa Official Plan (2022, as amended). The proposed severance is not anticipated to create any undue adverse impacts to the surrounding area and represent good planning.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Yakichuk', written in a cursive style.

Tyler Yakichuk, MCIP RPP
Senior Planner