



30 CONCOURSE GATE  
UNIT 47  
OTTAWA, ONTARIO  
K2E 7V7

TEL: 613-274-2653  
FAX: 613-274-7085  
CONTACT@MIROCADESIGN.COM  
WWW.MIROCADESIGN.COM

**MIROCA DESIGN INCORPORATED**  
EST. SINCE 1986

March 4, 2026

**Michel Bellemare**

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

**Committee of Adjustment**  
Received | Reçu le

**2026-03-10**

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

Re: **Application for Consent and Minor Variances for lands at 1991 Kingsdale Ave, Ottawa, ON.**  
PART OF LOTS 1309, 1310 & 1311 AND PART OF THE LANE (AS CLOSED BY JUDGE'S ORDER INST GL52533)  
REGISTERED PLAN 326, City of Ottawa  
Ward 10, Gloucester-Southgate

Mr. Bellemare,

Miroca Design Consulting Services Inc. has been retained to act as agent on behalf of the property owner of 1991 Kingsdale Ave (subject property), for the submission of the enclosed Consent and Minor Variance applications to the Committee of Adjustment.

This application seeks approval to create one new parcel of land for future residential development (Part 2). The existing dwelling is to remain on Part 1. Relief is requested for reduced lot area, existing driveway width, and reduced rear yard area for the existing dwelling on Part 1.

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
- Conceptual Site Plan, and existing dwelling elevation sketch.
- Confirmation Memo from Forestry Department (No TIR req.)
- Cheque in the amount of \$8,310.00 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 1991 Kingsdale Avenue in the City of Ottawa. The purpose of this Planning Rationale is to assess the proposed applications for Consents to Sever and Minor Variance alongside the applicable policy and regulatory framework, and to demonstrate how the proposal represents good planning that is consistent with the relevant tests under the Planning Act.

### **1.1 PURPOSE OF THE APPLICATION**

This application seeks approval to create one new parcel of land for future residential development (Part 2). The existing dwelling is to remain on Part 1. Relief is requested for reduced lot area, existing driveway width, and reduced rear yard area for the existing dwelling on Part 1.

### **1.2 PRE-CONSULTATIONS**

Initial consultants with the Planning Department indicated no concerns with the proposal. During follow-up conversations Planning indicated a preference to maintain a 15m lot width for proposed Part 1 in order to eliminate minor variances. We highlighted the numerous examples of similar reduced lot areas in the surrounding neighbourhood. Ultimately, in order to meet the property owner's needs for a larger corner parcel, it was decided to proceed with the application in its current form.

Forestry has confirmed that no TIR is necessary for this application. Please see enclosed written confirmation.

## 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 the existing dwelling to remain on Part 1 and to accommodate future residential development on Part 2. The property is shown as Parts 1 & 2 on the Draft Reference Plan filed with the application.

The separate parcels will be as follows:

	RETAINED	SEVERED
PARCEL DESCRIPTION	Part 1	Part 2
PARCEL FRONTAGE	12.18 metres	16.90 metres
PARCEL DEPTH	30.48 metres (irregular)	30.49 metres (irregular)
PARCEL AREA	371.2 square metres	555.1 square metres

TABLE 1: PROPOSED PARCELS

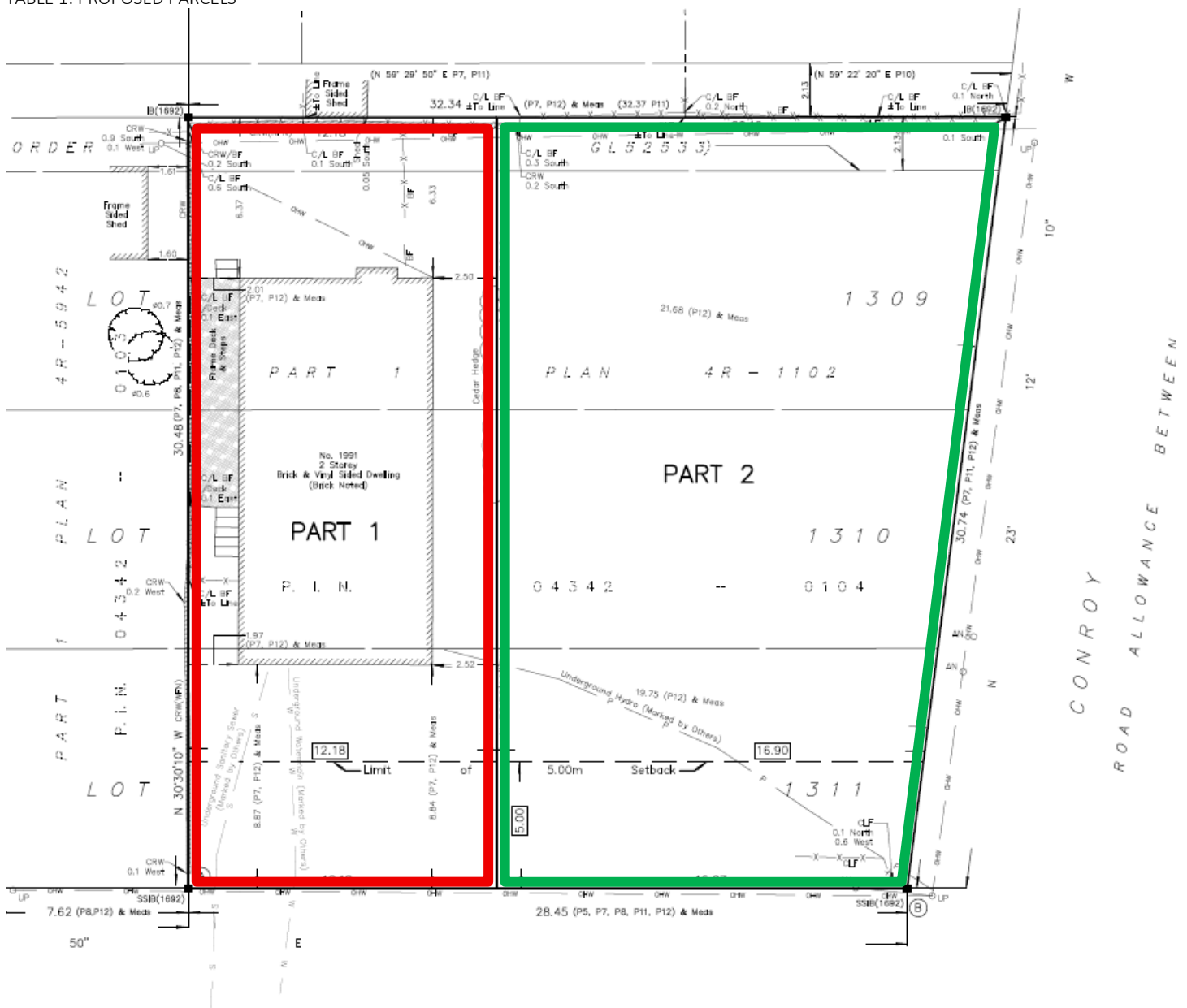


FIGURE 1: PROPOSED RETAINED (RED) AND SEVERED (GREEN) PARCELS

## 2.2 RELIEF REQUESTED

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

- Part 1**  
Existing dwelling to remain
- a) To permit a reduced lot area of 371.2 square metres, whereas the By-law requires a minimum lot area of 450 square metres. [Table 156A]
  - b) To permit an (existing) 5.5 metre wide double-driveway for the existing dwelling, whereas the By-law requires that on lots with a frontage of 8.25m to less than 15m, the maximum permitted driveway is a single 3.0m wide. [Sec. 139, Table 139(3)]
  - c) To permit a reduced rear yard area of 20.7% of the lot area (77.1 square metres), whereas the By-law requires a minimum rear yard area of 25% of the lot area (92.88 square metres). [Sec. 144 (3)]
- Part 2**  
Lot for future development
- No variances required.



FIGURE 2: PROPOSED SITE PLAN

## 3.0 SITE CONTEXT AND SURROUNDING AREA

### 3.1 SUBJECT PROPERTY

The subject property at 1991 Kingsdale Avenue is located in the neighbourhood of Blossom Park / Sawmill Creek, on the corner of Conroy Road and Kingsdale Avenue. The existing site has 28.45 metres frontage along Kingsdale Avenue, and 30.74 metres frontage along Conroy Road. The lot depth is 30.49 metres (irregular). The total lot area is 926.3 square metres, and it is currently developed with a 2-storey detached dwelling, which is to remain.

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



FIGURE 3: EXISTING SUBJECT PROPERTY

### 3.2 SURROUNDING CONTEXT

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

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

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

**West:** Immediately abutting the west side of the subject property is a 1-storey detached dwelling, further west there are more 1 and 2-storey detached dwellings.

**East:** Directly east of the subject property is Conroy Road and vacant land.



FIGURE 4: AERIAL VIEW, LOCATION OF SUBJECT PROPERTY

**3.3 LOT FABRIC**

The existing lot fabric of the neighbourhood is predominantly regular ±15m wide rectangular lots, with some smaller and some larger variations throughout the neighbourhood. The proposed new lots follow this pattern as regular rectangular lots.

The proposed lot for Part 1 described in this application is 12.18 metres wide, and 371.2 square metres in area. The underlying zoning requirements are 9 metres for lot width, and 450 square metres for lot area. While the lot width requirement is met and exceeded, the lot area requires a technical minor variance.

This dimension for Part 1 was chosen for two reasons. First, being to preserve a larger area for future construction on Part 2. Secondly, a 2.5 metre setback from the side of the existing house is being maintained to ensure adequate spatial separation for the existing windows. (See enclosed Existing Elevation sketch.) A larger area on Part 2 is necessitated by the increased exterior yard setback requirements for the corner lot, and for more flexibility in the future lot design and function.

**3.3.1 SIMILAR DEVELOPMENTS**

The proposed reduction in lot area is not unique in the neighbourhood. The graphic below highlights several existing lots with lot widths and reduced areas similar to what is proposed for Part 1 in this application.

Directly behind the subject property is 1986 Rosebella Ave, with a lot area of 344.89 square metres, directly across from that is 1985 Rosebella Ave, with a lot area of 346.38 square metres. To the west, 1925 Kingsdale Ave has a lot area of 415.85 square metres, and on the next street over is 1973 Queensdale Ave, with a lot area of 375.96 square metres.



FIGURE 5: LOT FABRIC MAP – SIMILAR PARCELS

In addition to these examples, there are two recently approved severances in the same neighbourhood to the south west:

1729 Queensdale Avenue, approved by the Committee of Adjustment in June 2024.

Reference File No. D08-02-24/A-00121, D08-02-24/A-00123 to D08-02-24/A-00125, and D08-01-24/B-00092 to D08-01-24/B-00094. In this case all of the proposed lots were 11.43 metres wide, and 347.8 square metres in area.

1781 Queensdale Avenue, recently approved by the Committee of Adjustment in February 2026.

Reference File No. D08-01-25/B-00288 to D08-01-25B-00290, and D08-0-25/A-00279. In the case proposed Part 3 was 11.30 metres wide and 343.94 square metres in area.

These examples demonstrate that the proposed lot width and area for Part 1 is consistent with the established lot fabric of the neighbourhood, and the lot is functional for the continued use and enjoyment of the home to remain.

## 4.0 TREES

No trees are impacted by this proposal. Future tree planting will be confirmed as part of the future building permit application for Part 2.

## 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 will increase the housing stock, by retaining the existing dwelling and creating a lot for future residential construction, likely to be 3 or more residential units under the new zoning by-law. 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 lot fabric. 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.

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

**Given these considerations, we are confident that the requested minor 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 R1WW. The intent of this zone is to restrict the building form to detached dwellings, while allowing a number of other residential uses to provide additional housing choices within detached dwelling residential areas. 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 creating a new lot that is compatible with existing land use patterns and the detached residential character of the neighbourhood.

Minimum lot area requirements are intended to ensure that each property has enough space to accommodate buildings, meet setbacks, and maintain soft landscaping and amenity area, while also maintaining neighbourhood character, controlling density, and supporting orderly lot fabric. The reduction in lot area for Part 1 maintains the general intent and purpose of the Zoning By-law by continuing to achieve the underlying objectives of the Residential First Density zone. While the proposed lot area is reduced from the prescribed standard, the lot remains consistent with the existing lot fabric. As a result, the proposal continues to provide appropriate residential accommodation that is compatible with the surrounding neighbourhood, supports orderly future development for proposed Part 2, and respects the overall planning framework established by the Zoning By-law. The lot area requirements are met for the proposed new Part 2.

Maximum driveway width requirements are intended to preserve more room for tree planting and soft landscaping in the front yard. In this case the double-driveway is an existing condition of the site, however it is proposed to be reduced in width in order to provide more soft landscaping.

The intent of the minimum rear yard area is to ensure adequate space for private amenity areas, bike parking, waste storage, soft landscaping, and tree planting. The rear yard area is an existing condition of the site, there is no material change to the existing function of the rear yard. Despite the technical numerical variance, all of these elements will continue to exist and function on Part 1.

**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 requested minor variance for lot area is desirable for the appropriate development and use of the property as it facilitates future low-rise residential development consistent with the existing and planned residential character of the area, making efficient use of an underutilized site. The variance allows the property to be developed in a manner that respects the surrounding lot fabric and built form, without resulting in overdevelopment or adverse impacts.

The minor variances support a well-functioning and compatible residential use. In this way, the minor variances contribute to orderly development, maintain neighbourhood compatibility, and represent an appropriate and desirable use of the property within its planning context.

The additional lot created supports gentle intensification, which is desirable for managing growth as outlined in the Official Plan. The proposal also leverages existing infrastructure and proximity to community amenities, aligning well with the goals outlined in the Official Plan and enhancing its appeal.

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

### **5.4 THE VARIANCE IS MINOR**

The reduction to the lot area is a minor deviation that has no adverse effect on adjacent properties and does not compromise the functionality or compatibility of the site. The scale and use of the lot is in keeping with the surrounding context.

The double driveway is an existing condition of the site, as such its retention has no impact to the established streetscape or future use and enjoyment of the lot. The existing double driveway will be reduced in width to provide more soft landscaping space in the front yard, compensating for the existing side-facing front entrance.

The rear yard area is also an existing condition of the site, the rear yard area calculation is only numerically reduced as a result of the proposed severance. There is no impact to adjacent properties or the use and enjoyment of the existing yard.

The minor variances requested are directly related to the consent application, there are no minor variances to the building form, height, or setbacks.

**In this context, the variances are technical rather than fundamental and do not undermine the intent of the regulations, thereby satisfying the minor test under Section 45(1) of the Planning Act.**

# 6.0 POLICY AND REGULATORY CONTEXT

## 6.1 ZONING

Zoning Bylaw 2008-250 | R1WW

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

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

Minor Variances indicated in **red**.

Zoning Provisions	Required	Provided: Part 1 Existing Dwelling to Remain	Provided: Part 2 Vacant Lot for Future Residential Development
Min. Lot Width	9m	12.18m	16.90m
Min. Lot Area	450m <sup>2</sup>	<b>371.2m<sup>2</sup></b>	555.1m <sup>2</sup>
Max. Building Height	8.5m	+/- 6m	-
Min. Front Yard Setback	5m	8.84m existing	5m
Min. Corner Yard Setback	5m	N/A	5m
Min. Rear Setback	varies	20.76% (6.33m) existing	7.0m
Min Rear Yard Area	varies	<b>20.75% (77.1m<sup>2</sup>)</b> [25% of lot area req.]	-
Min. Interior Side Yard Setback	1m	1.97m existing	1m
Min. Front Yard Landscaping	40%	54.8%	-
Min. Corner Yard Landscaping	40%	-	-
Max. Driveway Width	lot frontage 8.25m to less than 15m: 3m (single) 15m to less than 18m: 5.5m (double)	<b>5.5m</b>	-

TABLE 2: ZONING PROVISIONS

Existing Right Side Elevation, Part 1

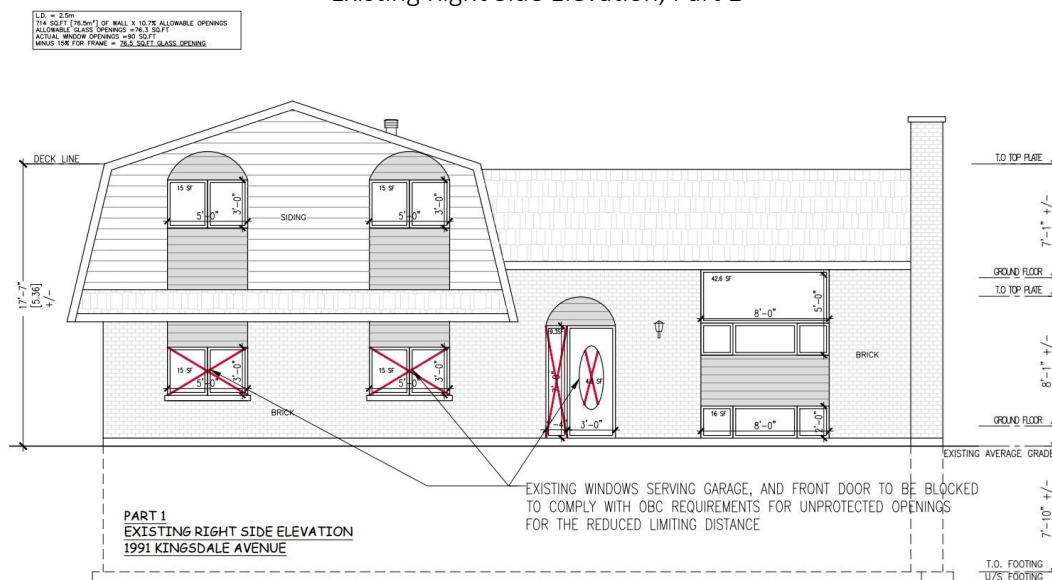


FIGURE 7: EXISTING RIGHT SIDE ELEVATION

NOTE EXISTING UNNECESSARY WINDOWS PROPOSED TO BE BLOCKED FOR OBC UNPROTECTED OPENINGS

## 6.2 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 that meets the requirements of the underlying zoning. The proposed severance does not require the construction of new public infrastructure, including roads and services. The subsequent building permit application will ensure that future construction will conform to the appropriate performance standards, and that appropriate site servicing is in place, ensuring that this parcel is developed in a proper and orderly manner.

Subsection 53(12) of the Planning Act states:

*A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32."*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

No affordable housing units are proposed.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

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

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

The existing lot fabric of the neighbourhood is predominantly regular ±15m wide rectangular lots, with some smaller and some larger variations throughout the neighbourhood. The proposed new lot follows this pattern as a regular rectangular lot. The existing and proposed lots align with the intentions of the Zoning By-law, and will comfortably accommodate the retained dwelling and proposed new development, with ample space for private amenities and soft landscaping.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

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

(h) conservation of natural resources and flood control;

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

(i) the adequacy of utilities and municipal services;

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

(j) the adequacy of school sites;

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

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

Not applicable.

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

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

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

The proposed development is not subject to site plan control.

**In our opinion, the proposed severance meets the criteria set out in Section 51(24) of the Planning Act, a plan of subdivision is not required, and the proposed severance at 1991 Kingsdale Avenue represents good land use planning.**

## 6.3 PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement was issued under Section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

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

The proposed severance at 1991 Kingsdale Avenue aligns with the policies and direction of the PPS. The development is an example of efficient land use within the settlement area, supporting sustainable growth by concentrating development where existing infrastructure and services are already in place. By avoiding urban sprawl, this project reduces environmental and financial costs and advances key provincial goals such as housing diversity, affordability, and environmental sustainability. The proposed severance contributes to creating complete, connected communities that balance present needs of residents while accommodating future growth.

### Section 2.1: Planning for People and Homes

Policy 2.1.6 encourages planning authorities to support the achievement of complete communities through a balanced mix of land uses, housing options, transportation, and public facilities. The proposed severance 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. By utilizing underdeveloped land within the Outer urban area, the proposed severance will provide for future housing options that meet demographic needs. The future dwellings' proximity to greenspace, parks, and active living options aligns with the PPS goal of improving residents' health and well-being.

### Section 2.3.1: Settlement Areas

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

### Section 2.4.1: Strategic Growth Areas

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

**In our opinion, the proposed development at 1991 Kingsdale Avenue aligns with the Provincial Planning Statement by promoting efficient land use, optimizing urban infrastructure, enhancing housing diversity, and supporting the development of complete communities. This constitutes sound and sustainable land use planning.**

## 7.0 CONCLUSION

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

With respect to the Minor Variances, it is our opinion that the proposed severance constitutes good planning and meets the four (4) tests outlined in Section 45(1) of the Planning Act. The minor variances requested are directly related to the consent application, there are no minor variances to the building form, height, or setbacks. The variances are desirable for the appropriate 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.