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March 23, 2026

Committee of Adjustment
City of Ottawa
101 Centrepointhe Drive
Ottawa, ON, K2G 5K7

Attention: Michel Bellemare, Secretary - Treasurer

Dear Mr. Bellemare:

**Reference: 501 Cole Avenue
Applications for Consent
Our File No.: 121251**

Committee of Adjustment
Received | Reçu le

2026-03-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Novatech has been retained by the owner of the property municipally known as 501 Cole Avenue (the "Subject Site") to prepare and file an application for Consent to sever the lot into two parcels in order to facilitate future residential development on the Subject Site. Reciprocal severance applications for the Subject Site were previously filed on March 16, 2022 and heard by the Committee of Adjustment on May 18, 2022. In their decision dated May 27, 2022, the Committee of Adjustment approved the severance applications, subject to ten conditions which needed to be fulfilled within a two-year period from the date of the decision. The conditions were not cleared within the two year period and the decision has lapsed.

Background

When the previous severances were filed on March 16, 2022, 501 Cole Avenue was listed on the City of Ottawa's Municipal Heritage Register. Under Section 27 of the Ontario Heritage Act, a 60-day notice of intent to demolish is required for properties listed on the Municipal Heritage Register. The 60-day notice for 501 Cole Avenue was completed by the property owner on May 9, 2022.

A request was made for the designation of the Subject Site under Part IV of the Ontario Heritage Act to be considered by the Built Heritage Sub-Committee and City Council. In their report dated June 8, 2022, City Heritage staff recommended that the Built Heritage Sub-Committee not proceed with the issuance of a notice of intention to designate under Part IV of the Ontario Heritage Act. At the Built Heritage Sub-Committee meeting on June 20, 2022, the Committee amended staff's recommendation to instead recommend that Council proceed with the notice of intention to designate.

The Notice of Intention to Designate was issued on July 6, 2022. A letter of objection was filed by the owner on August 4, 2022. Despite this objection, City Council passed the designation by-law on October 5, 2022. The property owner subsequently filed a notice of appeal with the Ontario Land Tribunal.

In their decision dated February 20, 2024, the Ontario Land Tribunal ordered that the appeal against designation be denied in part and allowed in part. With respect to criterion 1 and 4 of Ontario Regulation No. 9/06, the appeal was allowed. However, the appeal was denied with respect to criterion 7 of O. Reg 9/06 and the designation under Part IV of the Ontario Heritage Act was maintained.

Since the Subject Site was a designated property under Part IV of the Ontario Heritage Act, Condition 4 of the previous consent decision, which requires the Owner to provide proof that the existing dwelling has been removed, could not be fulfilled before the consent lapsed on May 27, 2024.

On January 1, 2023, O. Reg 9/06 was amended such that a property may only be designated if it meets two or more of the criteria for designation rather than just one or more criteria. On May 21, 2024, the property owner filed an application to repeal the Part IV designation on the Subject Site. On October 16, 2024, City Council refused the application to repeal the Part IV designation on the Subject Site. The property owner subsequently filed a notice of appeal with the Ontario Land Tribunal.

In their decision dated July 4, 2025, the Ontario Land Tribunal ordered that the appeal against City Council's refusal of the application to repeal the Part IV designation on the Subject Site be allowed. Furthermore, the Ontario Land Tribunal ordered that the Part IV designation on the Subject Site be repealed.

The property owner wishes to reapply for the previously approved severance that lapsed on May 27, 2024.

This letter describes the existing conditions of the site and its surrounding context, the proposed development, and provides a rationale in support of the applications.

Site and Context

Site

The Subject Site is located in the Highland Park neighbourhood and is within the City of Ottawa's Kitchissippi Ward (Ward 15). The Subject Site is an interior lot located on the east side of Cole Avenue. The Subject Site is in an area bounded by Kenwood Avenue to the north, Princeton Avenue to the south, Golden Avenue to the west, and Roosevelt Avenue to the east. The Subject Site has a frontage of 20.06 metres along Cole Avenue and a lot area of 701.98 square metres. The Subject Site is legally known as Lot 19, East Cole Avenue, Registered Plan 235, City of Ottawa.

Figure 1: Location of the Subject Site

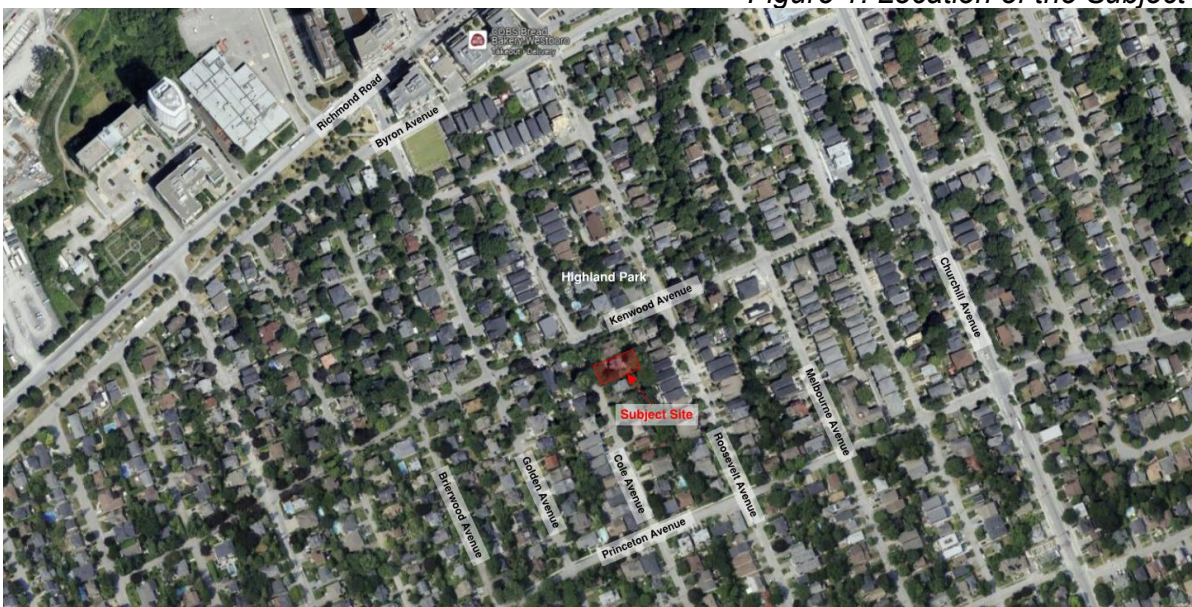
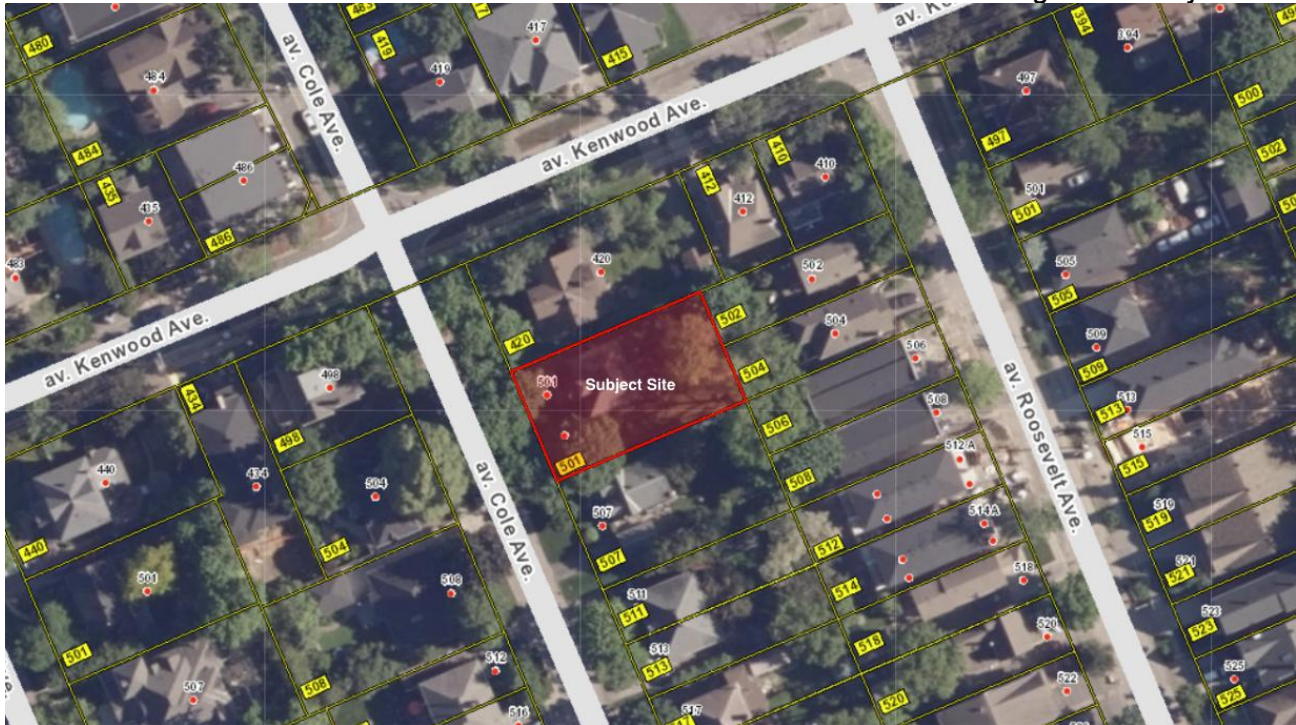


Figure 2: Subject Site



The Subject Site is designated Neighbourhood within the Inner Urban Transect in the City of Ottawa Official Plan (2022). The Subject Site is zoned R3R[2687] H(8.5) in the City of Ottawa Zoning By-law 2008-250. The property is subject to the Mature Neighbourhoods Overlay of the Zoning By-law. The Subject Site is zoned N3C[2687] H(8.5) in the new Zoning By-law, which was approved by City Council on January 28, 2026 and enacted on March 11, 2026.

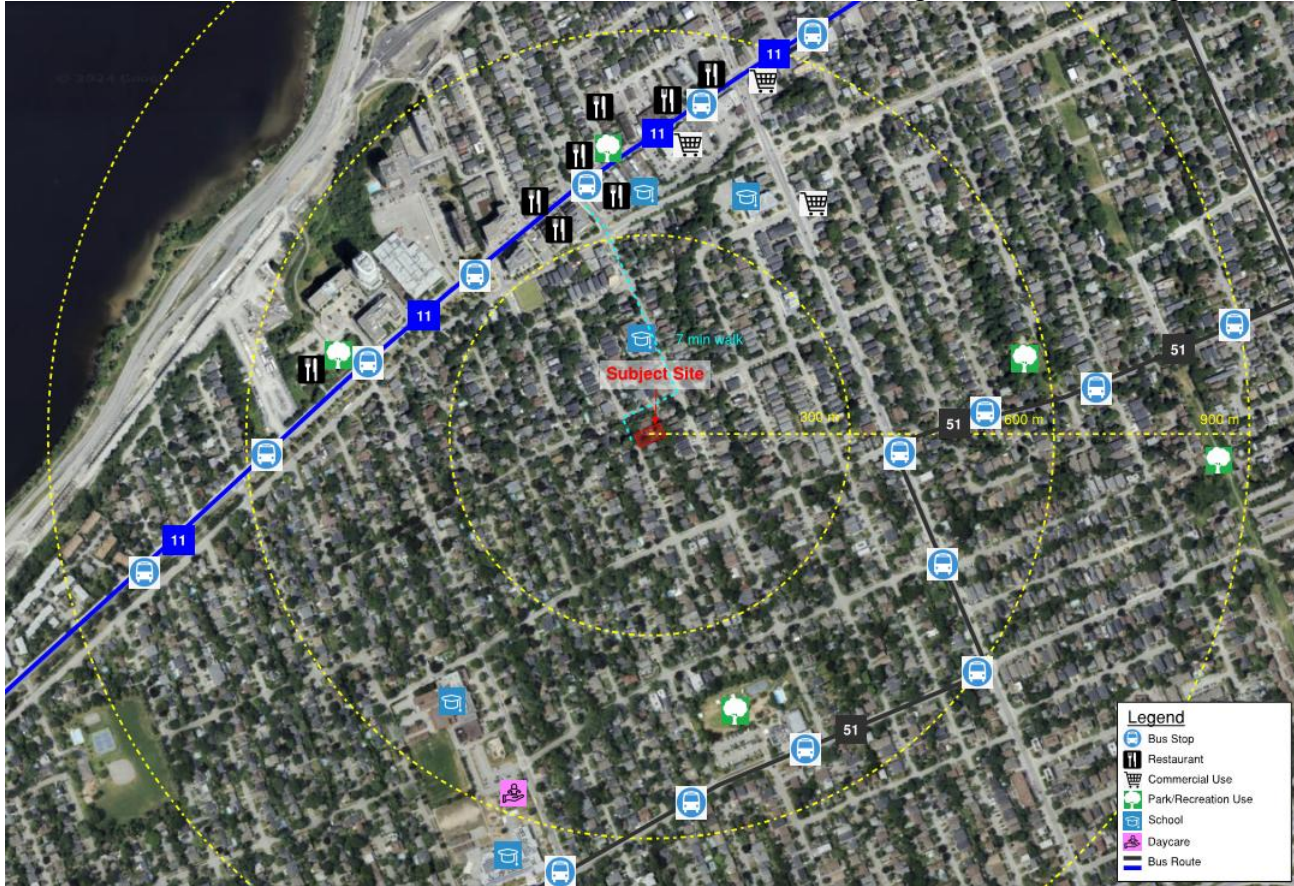
The Subject Site currently contains a detached dwelling.

Surrounding Context

The Subject Site is primarily surrounded by detached dwellings and semi-detached dwellings. The neighbouring area has a range of lot sizes, including a number of smaller, severed lots.

There are primarily residential uses within 300 metres (5 minute walk) of the Subject Site. The Westboro Village Cooperative Preschool is located within a 300 metre radius from the Subject Site. There is a greater variety of uses within 600 metres (10 minute walk) of the Subject Site including a number of restaurants and commercial uses along Richmond Road to the north. The Churchill Alternative School, Nepean High School, Westboro Kiwanis Park, and Clare Gardens Park are located within a 600 metre radius from the Subject Site. Within 900 metres (15 minute walk) of the Subject Site is the Westboro bus station and the future Kichi Zibi LRT station.

Figure 3: Surrounding Context



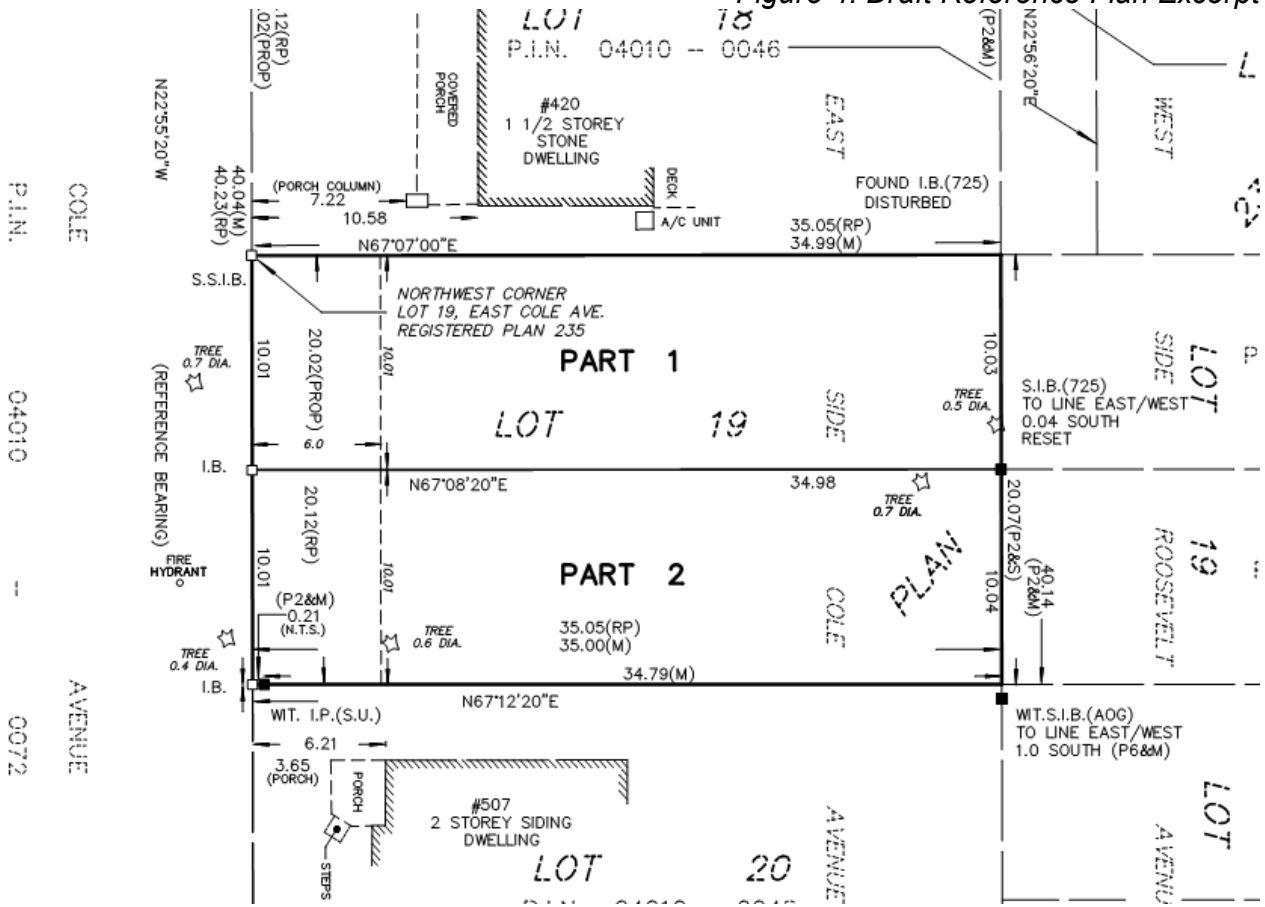
The Subject Site is in proximity to Richmond Road, which is identified as a Mainstreet Corridor in Schedule B2 of the Official Plan and as an Arterial Road in Schedule C4 of the Official Plan. The Subject Site is also in proximity to Churchill Avenue, which is identified as a Minor Corridor in Schedule B2 of the Official Plan. The Subject Site is within walking distance of the future Kichi Zibi LRT station and bus stops along Richmond Road and Churchill Avenue, which are serviced by the Route 11 frequent bus route and the Route 51 local bus route.

Proposed Development

The proposed consent application seeks to sever the Subject Site in order to facilitate future residential development. The two lots will be equally sized and will fully conform to the Zoning By-law with respect to lot width and lot area.

The proposed severance will advance the City's intensification goals by providing an additional lot for residential development. This intensification is well located within a 15 minute walking distance of the future Kichi Zibi LRT station and commercial uses along Richmond Road. The proposed severance will fit in with the lot fabric of the neighbourhood.

Figure 4: Draft Reference Plan Excerpt



Severance Application

The severance application will sever the northern portion of the Subject Site, labelled as Part 1 on the Draft Reference Plan from the southern portion of the Subject Site, labelled as Part 2 on the Draft Reference Plan (Figure 4). Both the severed and retained lots will have frontages of 10.01 metres along Cole Avenue and lot areas of 350.5 square metres.

Severance Rationale

Planning Act

Subsection 53(1) of the Planning Act states:

“53(1) 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 necessitate the construction of new public infrastructure, including roads and services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states:

“53(12) 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.”

This rationale for the consent application will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

“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 following matters of provincial interest:

- the supply, efficient use and conservation of energy and water
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management system
- 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

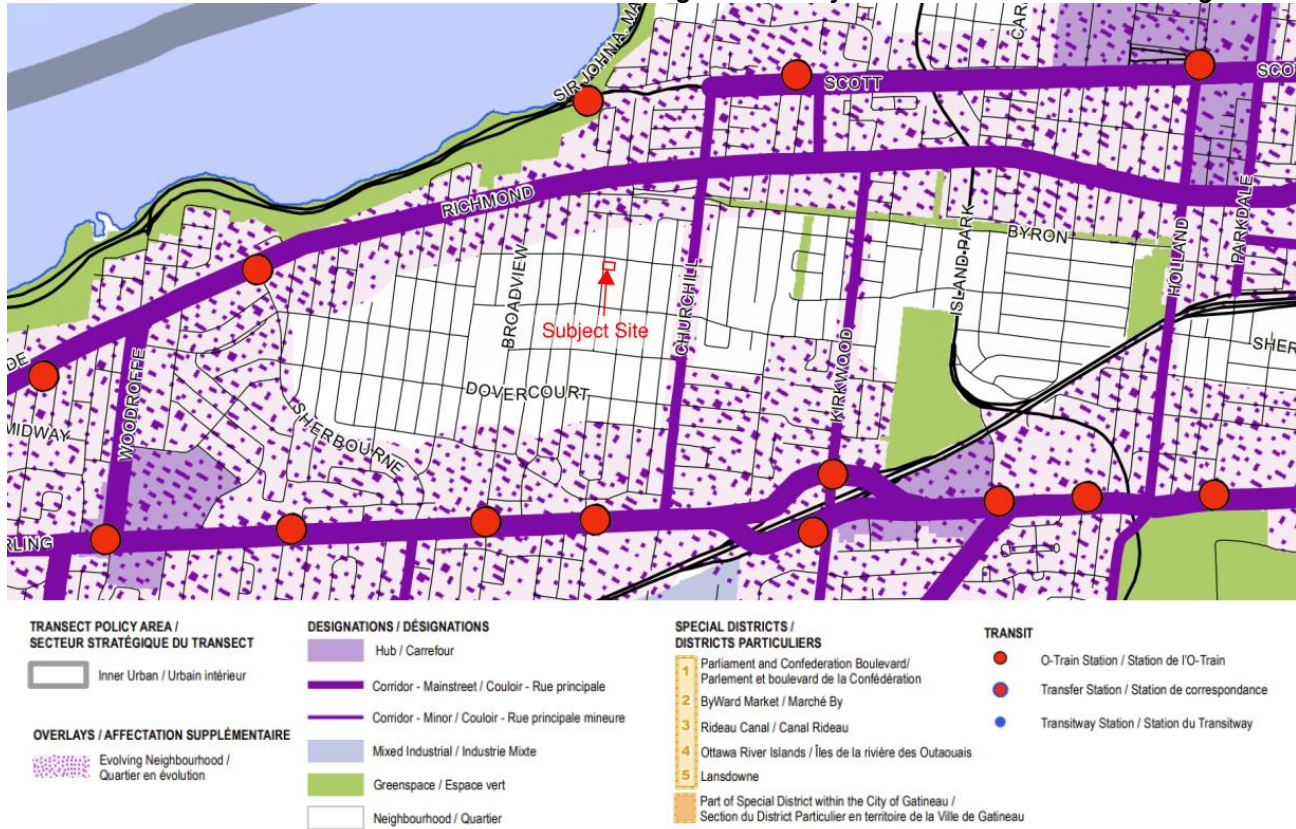
(b) whether the proposed subdivision is premature or in the public interest;

The Subject Site is located within the City of Ottawa’s urban boundary and is in a fully developed neighbourhood. The proposed severance is not premature and is in the public interest.

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

501 Cole Avenue is designated Neighbourhood in the Inner Urban Transect of the City of Ottawa Official Plan (2022) (Figure 5).

Figure 5: Subject Site's Official Plan Designation



Growth Management Framework

Section 3 of the Official Plan provides a Growth Management Framework for the City of Ottawa. Section 3 states:

“Most growth will occur within the urban area of the City, with a majority of residential growth to be within the built-up area through intensification, increasing overtime during the planning horizon.”

Policy 4 of Section 3.1 states:

“The City will allocate household growth targets as follows

- a) 93 percent within the urban area where:
 - i) 47 per cent is within the urban area that is built-up or developed as of July 1, 2018; and
 - ii) 46 per cent is within the greenfield portion of the urban area;
- b) 7 per cent within the rural area where:
 - i) 5 per cent is within the villages; and
 - ii) 2 per cent is outside of villages.”

The Subject Site is located within the built-up urban area. The proposed severance will create an additional lot for residential development which will contribute to meeting the 93% housing growth target in the urban area and the 47% housing growth target in the built-up area.

Section 3.2 of the Official Plan supports intensification and states the following:

“Intensification will support 15-minute neighbourhoods by being directed to Hubs and Corridors, where the majority of services and amenities are located, as well as the portions of Neighbourhoods within a short walk to those Hubs and Corridors.”

The Subject Site is located within a 300 metre walking distance of Churchill Avenue, which is designated Minor Corridor. The Subject Site is also within a 600 metre walking distance of Richmond Road, which is designated Mainstreet Corridor. The Subject Site is within a 600 metre walking distance of a number of restaurants and commercial uses and is within a 900 metre walking distance of the future Kichi Zibi LRT station. The Subject Site’s proximity to these amenities will allow the proposed development to support the City’s 15-minute neighbourhood objectives. This makes the Subject Site a prime location for the gradual intensification outlined in the Official Plan.

Policy 4 of Section 3.2 states:

“Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable. When reviewing planning applications for intensification, the City shall ensure that surface water and groundwater resources are protected, particularly where the groundwater resource is used for drinking water.”

The Subject Site is within the urban area and has access to municipal water and sewer services. Therefore, intensification is permitted on the Subject Site. The proposed severance will support intensification by providing two lots for residential development. These lots will support the future development of a low-rise residential building, which will be compatible with the built form of the neighbourhood.

Inner Urban Transect

The Subject Site is designated Neighbourhood in the Inner Urban Transect. Section 5.2 of the Official Plan sets out policies for the Inner Urban Transect. Policy 1 of Section 5.2.1 states:

“The Inner Urban Transect’s built form and site design includes both urban and suburban characteristics as described in Table 6. Its intended pattern is urban.”

The lot fabric of the surrounding neighbourhood exhibits urban characteristics, as described in Table 6. The proposed lots will fit in well with the existing lot fabric of the neighbourhood, maintaining the existing urban character and contributing to the range of lot sizes in the neighbourhood.

Policy 4 of Section 5.2.1 states:

“The Inner Urban Transect shall continue to develop as a mixed-use environment, where:

- a) Hubs and a network of Mainstreets and Minor Corridors provide residents with a full range of services within a walking distance from home, in order to support the growth of 15-minute neighbourhoods;*
- b) Small, locally oriented services may be appropriately located within Neighbourhoods;*

- c) *Existing and new cultural assets are supported, including those that support music and nightlife;*
- d) *Larger employment uses are directed to Hubs and Corridors; and*
- e) *Increases in existing residential densities are supported to sustain the full range of services noted in Policy a).*

The proposed severance will create two lots for residential development. This will contribute to increasing residential densities in the area, which will support the commercial uses along Richmond Road. The increased density will also support existing and future transit service in the area.

Policy 1 of Section 5.2.4 states:

“Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:

- a) *Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*
- b) *The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;*
- c) *Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density low-rise residential development;*
- d) *Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and*
- e) *In appropriate locations, to support the production of missing middle housing, lower-density typologies may be prohibited.”*

The proposed severance will support intensification of the Subject Site and the residential use of the Subject Site. The Subject Site is within walking distance of Richmond Road and Churchill Avenue, which are both designated as Corridors in the Official Plan. The proposed severance will provide for additional dwellings units within proximity to commercial uses and existing and future transit service.

Neighbourhood Designation

Section 6.3 of the Official Plan sets out policies for the Neighbourhood designation. Policy 2 of Section 6.3.1 states:

- “Permitted building heights in Neighbourhoods shall be Low-rise, except:*
- a) *Where existing zoning or secondary plans allow for greater building heights; or*
 - b) *In areas already characterized by taller buildings”*

The proposed severance will facilitate the future development of low-rise residential buildings that will fit into the neighbourhood context and are appropriate for the Subject Site.

Policy 4 of Section 6.3.1 states:

“The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;*
- b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);*
- c) In appropriate locations including near rapid-transit stations, zoning may prohibit lower-density housing forms.*
- d) To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small-scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance and that:
 - i) Are compatible with, and do not reasonably pose a risk of nuisance to, nearby residential uses;*
 - ii) Are contained within building forms and site design compatible with low-rise, predominantly residential neighbours;*
 - iii) Are appropriately integrated with the neighbourhood street network, pedestrian network and public realm;*
 - iv) May establish building and site design standards specific to such uses, in order to ensure functional requirements and context sensitive building form are met;*
 - v) May restrict or prohibit motor vehicle parking in association with such uses; and*
 - vi) Limits such uses to prevent undue diversion of housing stock to non-residential use.**
- e) Limited large-scale non-residential uses including office-based employment, large-scale institutions and facilities and other smaller institutional functions; and*
- f) Greenspace, including parks, open spaces and natural linkage areas meant to serve as public space.”*

The proposed severance will support the development of a full range of low-rise housing options by providing two residential lots for future residential development. The proposed severance will better utilize the Subject Site by providing for intensification that will contribute to meeting the City’s housing goals and Growth Management Framework.

Policy 5 of Section 6.3.1 states:

“The Zoning By-law will distribute permitted densities in the Neighbourhood by:

- a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;*
- b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and*

- c) *Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).*”

The Subject Site is an appropriate location for intensification as it is within walking distance of existing transit service along Richmond Road and the future Kichi Zibi LRT station. The proposed severance will facilitate infill development that will contribute to the variety of housing types in the neighbourhood. The proposed severance is consistent with the policies of the Neighbourhood designation.

The proposed severance supports infill development on the Subject Site that will provide additional residential units in proximity to commercial uses and existing and future transit. The proposed severance is consistent with the policies of the City of Ottawa Official Plan (2022).

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

The proposed severance will conform with the provisions of the City of Ottawa Zoning By-law 2008-250. The Subject Site is zoned R3R[2687] H(8.5). The proposed lots fully comply with the minimum required lot width and lot area (see Table 1).

Table 1: Zoning Provisions for the Proposed Severances under Zoning By-law 2008-250

Zoning Provision	Required	Provided – Part 1	Provided – Part 2
Minimum Lot Width (m)	10 m (detached) 6 m (semi-detached)	10.01 m	10.01 m
Minimum Lot Area (m ²)	300 m ² (detached) 180 m ² (semi-detached)	350.5 m ²	350.5 m ²

Exception 2687 requires a minimum lot width of 10 metres and a minimum lot area of 300 square metres for all uses except for semi-detached and townhouse dwellings and a minimum interior side yard setback of 1.5 metres. The exception also permits townhouse dwellings to be subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling. The proposed severance conforms with Exception 2687.

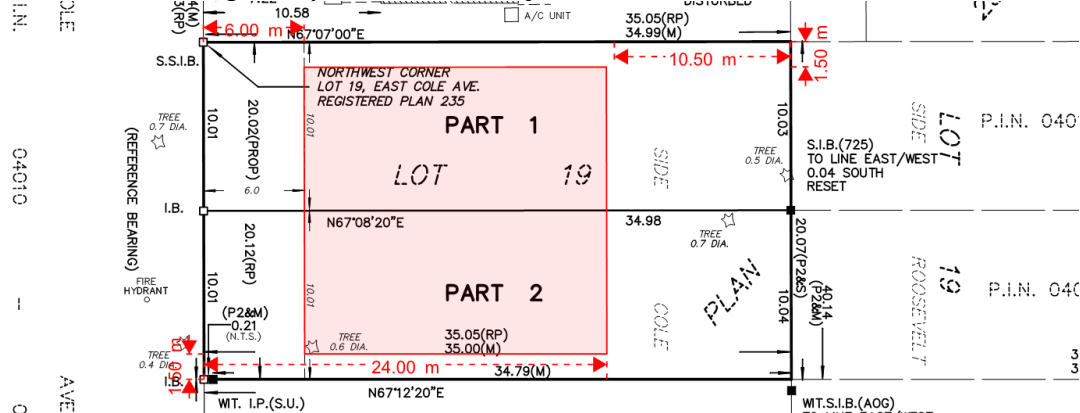
The Subject Site is proposed to be zoned N3C[2687] H(8.5) in the new City of Ottawa Zoning By-law 2026-50. The proposed severances will respect both the minimum lot width of 10 metres and the minimum lot width of 6 metres for vertically attached dwellings (see Table 2). Exception 2687 has been carried over from Zoning By-law 2008-250 to Zoning By-law 2026-50.

Table 2: Zoning Provisions for the Proposed Severances under Zoning By-law 2026-50

Zoning Provision	Required	Provided – Part 1	Provided – Part 2
Minimum Lot Width (m)	10 m 6 m (vertically attached dwelling)	10.01 m	10.01 m

The proposed severances will create two lots that can adequately support residential development. Figure 6 shows the maximum building footprint that is permitted under the most restrictive provisions between Zoning By-law 2008-250 and Zoning By-law 2026-50. This building footprint is an appropriate size to support residential development.

Figure 6: Maximum Building Footprint for the Subject Site Under the Most Restrictive Provisions



Note: This figure is for illustrative purposes. A semi-detached dwelling is shown as this represents the largest footprint permitted.

The proposed severance meets the requirements of both the current Zoning By-law and the new Zoning By-law and is appropriate for residential purposes. The Subject Site is suitable for the purposes for which it is to be subdivided.

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

No affordable housing units are being proposed.

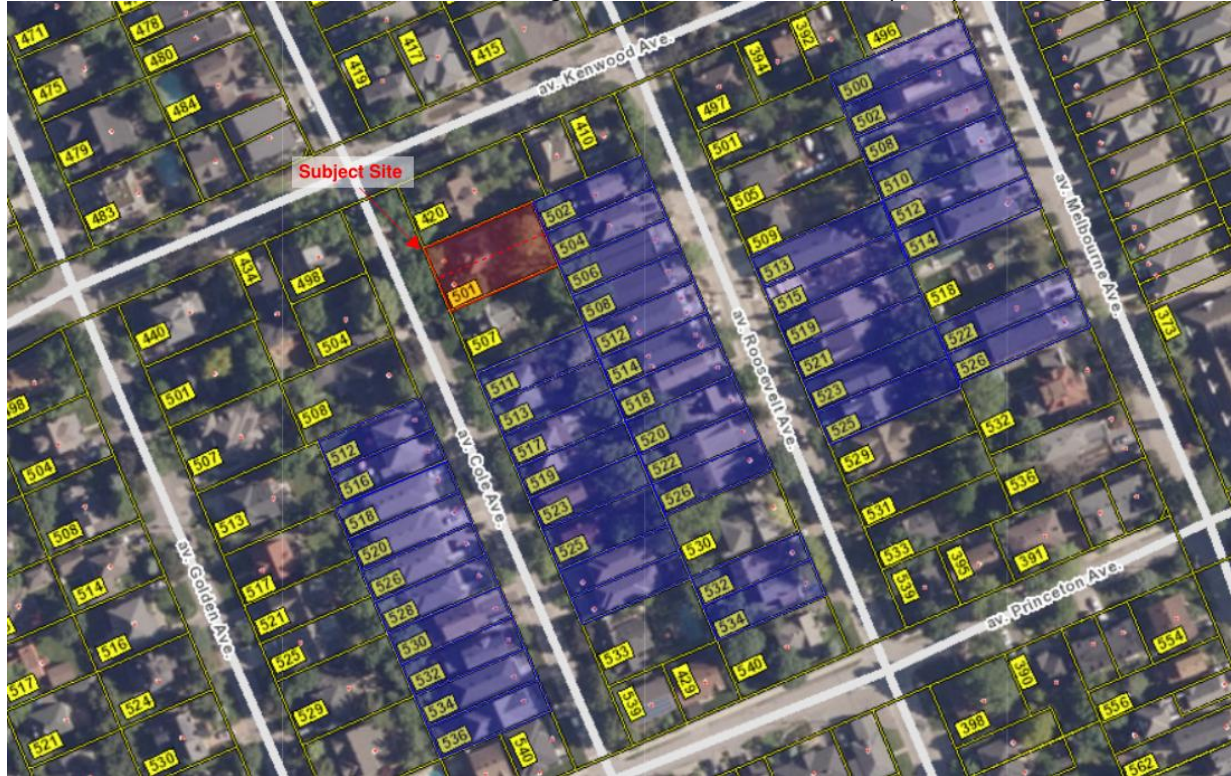
(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The proposed severance does not propose any new roads and will not affect highways or the transportation system.

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

The proposed severance will result in the creation of two equally-sized, rectangular lots that fully conform with both Zoning By-law 2008-250 and Zoning By-law 2026-50. The proposed lots will fit in well with the lot fabric of the neighbourhood, which is characterized by a number of severed lots with similar lot widths and lot areas to what is proposed for the Subject Site (Figure 7). Figure 7 shows the lot fabric in the surrounding neighbourhood, with properties with similar lot sizes to what is proposed indicated in blue. There are 18 lots on the same section of Cole Avenue as the Subject Site with a similar lot size to what is proposed. There are 12 properties to the rear of the Subject Site (within the same block) with similar lot sizes. The proposed lots have an appropriate dimension and shape.

Figure 7: Similar Lot Sizes (blue) in the Neighbourhood



(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;

The Subject Site is listed on the City's Heritage Register as a non-designated property. In addition, the neighbouring property at 420 Kenwood Avenue is designated under Part IV of the Ontario Heritage Act. Other than this, there are no restrictions or proposed restrictions on the proposed lots beyond the provisions of the Zoning By-law.

(h) conservation of natural resources and flood control;

The Subject Site is not located in any floodplains or areas of natural interest.

(i) the adequacy of utilities and municipal services;

The Subject Site is located within the urban boundary and is connected to existing utilities and municipal services. The proposed lots are not anticipated to have an impact on the adequacy of the City's municipal services or utilities.

(j) the adequacy of school sites;

The Subject Site is located in proximity to Westboro Village Cooperative Preschool, Churchill Alternative School, Nepean High School, and Broadview Public School (see Figure 3). The proposed severance is not anticipated to have an impact on the adequacy of school sites in the area.

(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 part of the Subject Site will be dedicated for public purposes.

(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 will more efficiently use the Subject Site by providing an additional lot for residential development. The proposed severance constitutes infill development and facilitates growth in the urban area. The proposed development is more efficient from a transportation and transit perspective and more efficiently uses existing infrastructure, services, and land.

(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.

The proposed severance meets the criteria set out in Section 51(24) of the Planning Act. The proposed severances at 501 Cole Avenue represents good land use planning.

Provincial Planning Statement

Section 3(5) of the Planning Act states:

"A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision;"

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.

Policy 6 of Section 2.1 of the PPS states:

"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.*"

The proposed severance will support the achievement of complete communities by providing two lots for residential development within walking distance of transit, commercial uses, and recreational amenities. The proposal will contribute to providing a mix of housing options in the neighbourhood.

Section 2.2 of the PPS provides policies for Housing. Policy 1 states:

"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; and*
- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations."*

The proposed severance will support residential intensification by more effectively using the existing lot and providing additional residential units within the urban area. The Subject Site's location near the Richmond Road Mainstreet Corridor and the future Kichi Zibi LRT station means that there is strong existing and planned transit access in this area, which makes the Subject Site a prime candidate for intensification.

Section 2.3 of the PPS provides policy direction for Settlement Areas. Policy 1 of Section 2.3.1 states:

"Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas."

The Subject Site is located within a settlement area. The proposed severance will contribute to growth and development within the settlement area.

Policy 2 of Section 2.3.1 states:

“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*
- d) are transit-supportive, as appropriate; and*
- e) are freight-supportive”*

The proposed severance is an appropriate and efficient use of the land. By providing intensification within the urban area, the proposed development reduces pressure for expansion of the urban area. The proposed development is transit-supportive as it is within walking distance of the future Kichi Zibi LRT station. The Subject Site's proximity to commercial uses and transit service makes the site an excellent location for gradual intensification.

Policy 3 of Section 2.3.1 states:

“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.”

The proposed severance will facilitate future residential development on the Subject Site, providing more density to the neighbourhood. The proposal will support intensification in the neighbourhood and provide more residential units in the City.

The proposed severance is consistent with the policies of the Provincial Planning Statement. The proposed severance at 501 Cole Avenue constitutes good land use planning.

Conclusion

The proposed severance at 501 Cole Avenue will facilitate the future development of two residential buildings on the Subject Site. The proposed severance does not require a plan of subdivision for the orderly development of the land and meets the criteria of Subsection 51(24) of the Planning Act. The proposed severance conforms with the City of Ottawa Official Plan (2022) and is fully conforming with the provisions of the current City of Ottawa Zoning By-law and the new City of Ottawa Zoning By-law. The proposed severance is consistent with the Provincial Planning Statement. As the requirements of Subsection 53(1) and 51(24) of the Planning Act are met and the proposal is consistent with the Provincial Planning Statement, the proposed severance represents good land use planning.

In support of the application for consent, please find enclosed:

- Cover Letter (one copy)
- Complete Consent Application Form (one original copy)
- Draft Reference Plan (one 8.5x11 copy and one 11x17 copy)
- Building Footprint Sketch (one 8.5x11 copy and one 11x17 copy)
- Solicitor's Letter Regarding the Retained Lands (one copy)
- Parcel Abstract for 501 Cole Avenue (one copy)
- Tree Information Report (one copy)

- Tree Planting Plan (one copy)

Should you have any questions regarding these applications, please do not hesitate to contact me.

Yours truly,

NOVATECH



Simran Soor, MCIP, RPP
Project Planner | Planning & Development