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Committee of Adjustment
City of Ottawa
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Ottawa, Ontario
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Committee of Adjustment
Received | Reçu le

2026-04-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Michel Bellemare, Secretary – Treasurer

**Reference: 67 Springhurst, Ottawa, Ontario
Application for Consent (Severance & Easement)
Novatech File No.: 126023**

Novatech has been retained by Falsetto Homes on behalf of the owner to prepare and file an application for Consent on the property municipally known as 67 Springhurst Avenue (the "Subject Property"). A severance application is proposed to create two new lots on the Subject Property. An easement is proposed for shared access between the two newly created lots.

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

Existing Conditions

The Subject Property is located in Ward 17 – Capital within the City of Ottawa. Specifically, the Subject Property is located in the Old Ottawa East neighbourhood, to the north of Springhurst Avenue, to the south of Evelyn Drive, to the west of Rosemere Avenue, and to the east of Main Street (See Figure 1).

As shown on Figure 1, the present boundaries of 67 Springhurst Avenue (PIN 04203-0035) comprise an interior lot with a frontage of approximately 26.07 metres and an area of approximately 1,298 square metres located off Springhurst Avenue.

The legal descriptions of the properties subject to the severance application are:

- **PIN 04203-0035**: LT 26 & PT LT 27, PL 28 , AS IN CR522499 ; OTTAWA/NEPEAN



Figure 1: Context (Source: GeoOttawa, 2022)

The Subject Property is designated “Neighbourhood” in the Inner Urban Transect in the *City of Ottawa Official Plan (2022)*. The structures on the Subject Property have been demolished.

The Subject Property is zoned *Residential Third Density Zone, Subzone P (R3P)* under the City of Ottawa Zoning By-law 2008-250 and *Neighbourhood Fourth Density Zone, Subzone B, with a maximum height of 11 metres (N4B H(11))* under Zoning By-law 2026-50.

Consent Application

This application will subdivide the Subject Property and create two new lots. Parts 1 and 2 will have a total area of 653.8 square metres. Parts 3 and 4 will have a total area of 653.7 square metres.

The proposed severance would alter the property lines and create a new property boundary (Figure 2).

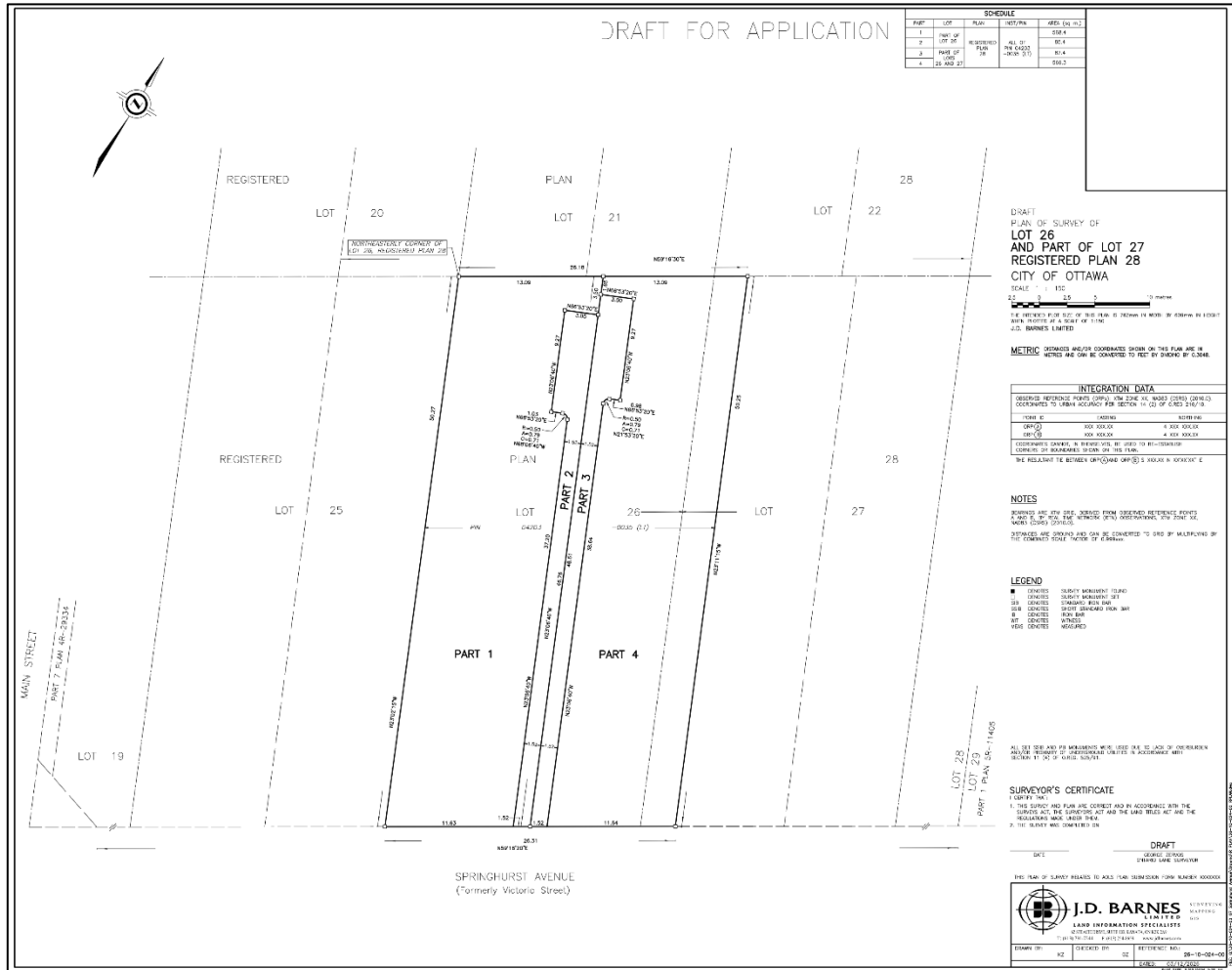


Figure 2: Excerpt of Draft Reference Plan

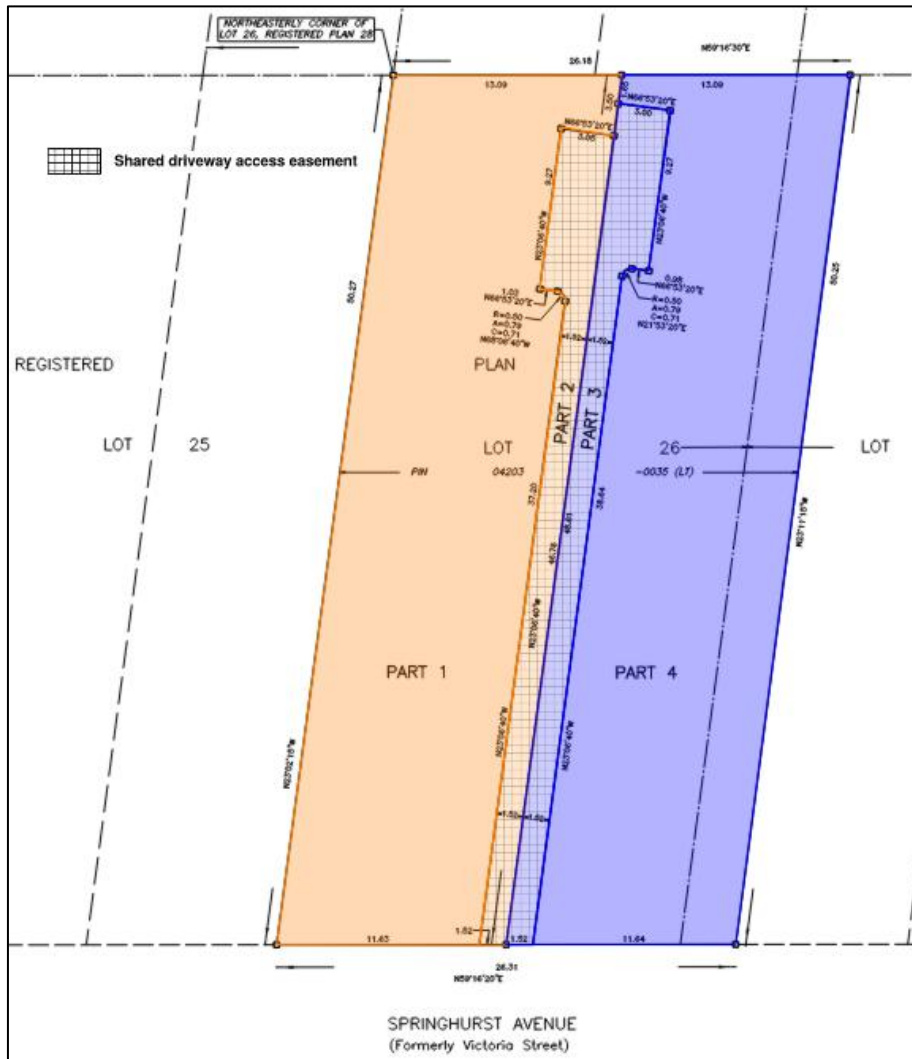


Figure 3: Excerpt from Consent Sketch prepared by Novatech dated March 2026

Following the completion of the severance the combined lot area for Parts 1 and 2 will be approximately 653.8 square metres with a lot frontage of 13.15 metres on Springhurst Avenue. The combined lot area for Parts 3 and 4 will be approximately 653.7 square metres with a lot frontage of 13.16 metres on Springhurst Avenue.

The proposed lots will be consistent in lot width and area with other lots along Springhurst Avenue.

To provide shared access between the two newly created lots, an easement over Part 2 is proposed in favour of Parts 3 and 4 and an easement over Part 3 is proposed over Parts 1 and 2 (see Figure 3).

Consent Rationale

The following rationale demonstrates the appropriateness of the consent application to facilitate the proposed conveyance.

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).

Existing services are available off Springhurst Avenue. The proposal 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 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;

67 Springhurst Avenue is within the urban area of the City of Ottawa. The proposed consents and subsequent conveyances, financing or development of the Subject Property will have 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 systems;
- the orderly development of safe and healthy communities;
- the appropriate location of growth and development; and
- the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

The purpose of this *Consent* application is to subdivide the lot and provide an access easement. The consent application supports the efficient use of land and resources. Any future development for the Subject Property will be subject to municipal and other agency approvals where required.

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

The Subject Property is located within a fully developed neighbourhood where services are available. The proposed consents are not premature and are in the public interest.

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

City of Ottawa Official Plan

The Subject Property is designated “Neighbourhood” in the Inner Urban Transect on Schedule B2 of the City of Ottawa Official Plan and is subject to the Evolving Neighbourhood Overlay.

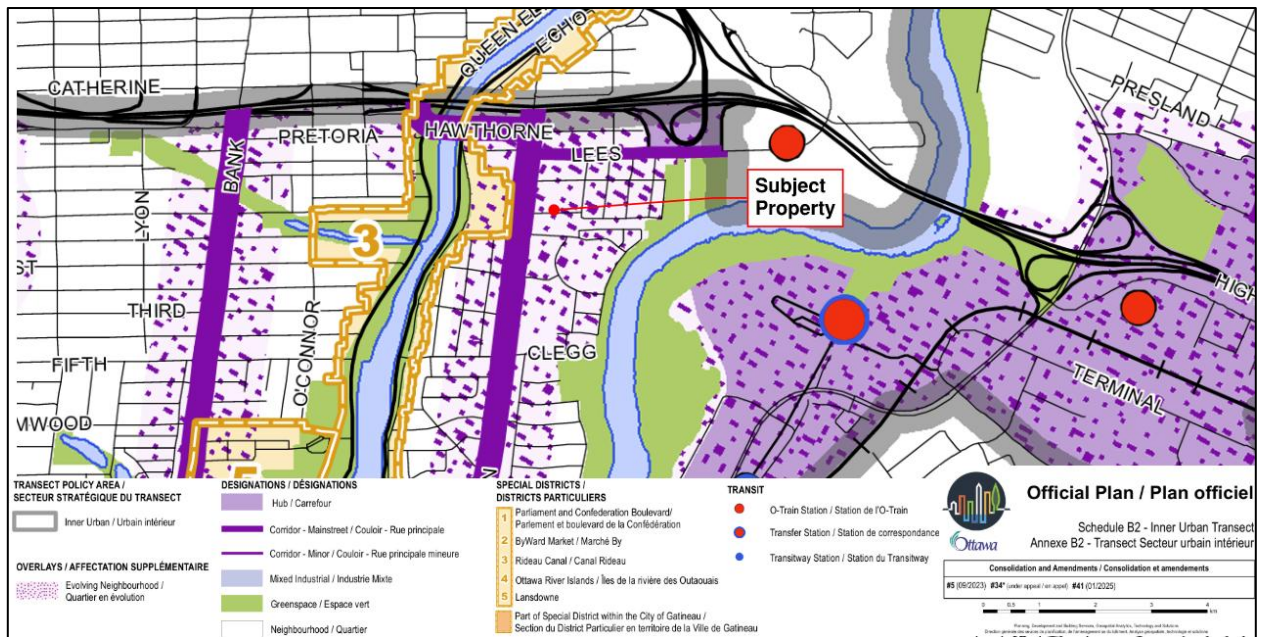


Figure 4: Excerpt from City of Ottawa Official Plan Schedule B2 – Inner Urban Transect with the Subject Property added by Novatech.

The purpose of this *Consent* application is to subdivide the Subject Property to create two new lots and to provide a shared access easement.

Section 5.2.1, Policy 3 of the Official Plan states:

- 3) *The Inner Urban Transect is generally planned for mid- to high-density development, subject to:*
 - a) *Proximity and access to frequent street transit or rapid transit;*
 - b) *Limits on building heights and massing, as per the underlying functional designation, and the separation of tower elements, established through secondary plans or area-specific policy, the functional designations and urban design policies in Subsection 4.6, or as a result of the application of heritage conservation policies in Subsection 4.5; and*

- c) *Resolution of any constraints in water, sewer and stormwater capacity.*

Section 5.2.1, Policy 4 of the Official Plan states:

- 4) *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 Subject Property is located in an area where City objectives support higher density development. The proposed consent application will create one new lot that can accommodate residential growth and support future low-rise residential development near frequent street transit. There are commercial and transit services accessible in the surrounding area supporting the development of 15-minute communities.

Section 6.3.1, Policy 4 of the Official Plan states:

- 4) *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.*

Residential development is supported under the Neighbourhood designation. The proposed consent application creates one new lot that supports an efficient use of land and contributes to future residential development and growth.

Section 11.5, Policy 4 of the Official Plan states:

- 4) *In support of Subsection 5.2.4, Policy 1 b) and c) and Subsection 5.3.4, Policy 1 b) and c), the Committee of Adjustment shall consider for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential that is consistent with the planned context.*

The proposed Consent application provides opportunities for intensification and supports future residential development.

The proposed severance application will not render the Subject Property as non-complying.

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

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

The purpose of this Consent (Severance) application is to subdivide 67 Springhurst Avenue to create two separate parcels with easements for a future shared driveway access. The Subject Property is designated "Neighbourhood" in the Inner Urban Transect in the *City of Ottawa Official Plan (2022)*. The proposed lots are appropriate and compatible within the neighbourhood, reflecting similar widths and areas of surrounding properties and aligning with the existing lot fabric. The newly created lots can accommodate future residential development and contribute to housing supply.

(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 as part of the consent applications.

(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;

No new roads are proposed as part of the consent applications. The consents will not affect highways or the transportation system.

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

67 Springhurst Avenue is zoned *Residential Third Density Zone, Subzone P (R3P)* in the City of Ottawa Zoning By-law 2008-250. The existing parcels would fully conform with performance standards of the R3P zone. The resulting lot shapes will fit into the lot fabric of the surrounding area.

In the City of Ottawa Zoning By-law 2026-50, 67 Springhurst Avenue is zoned *Neighbourhood Zone 4, Subzone B, with height limited to 11 metres (N4B H(11))*. The existing parcels would fully conform with performance standards of the N4B zone. The resulting lot shapes will fit into the lot fabric of the

surrounding area. A total of 50 lots that are the same size or smaller than the proposed lots have been identified, as illustrated by the orange highlight on Figure 5. The proposed severance conforms to the existing lot fabric within the surrounding neighbourhood and is consistent with the frontages of adjacent properties.

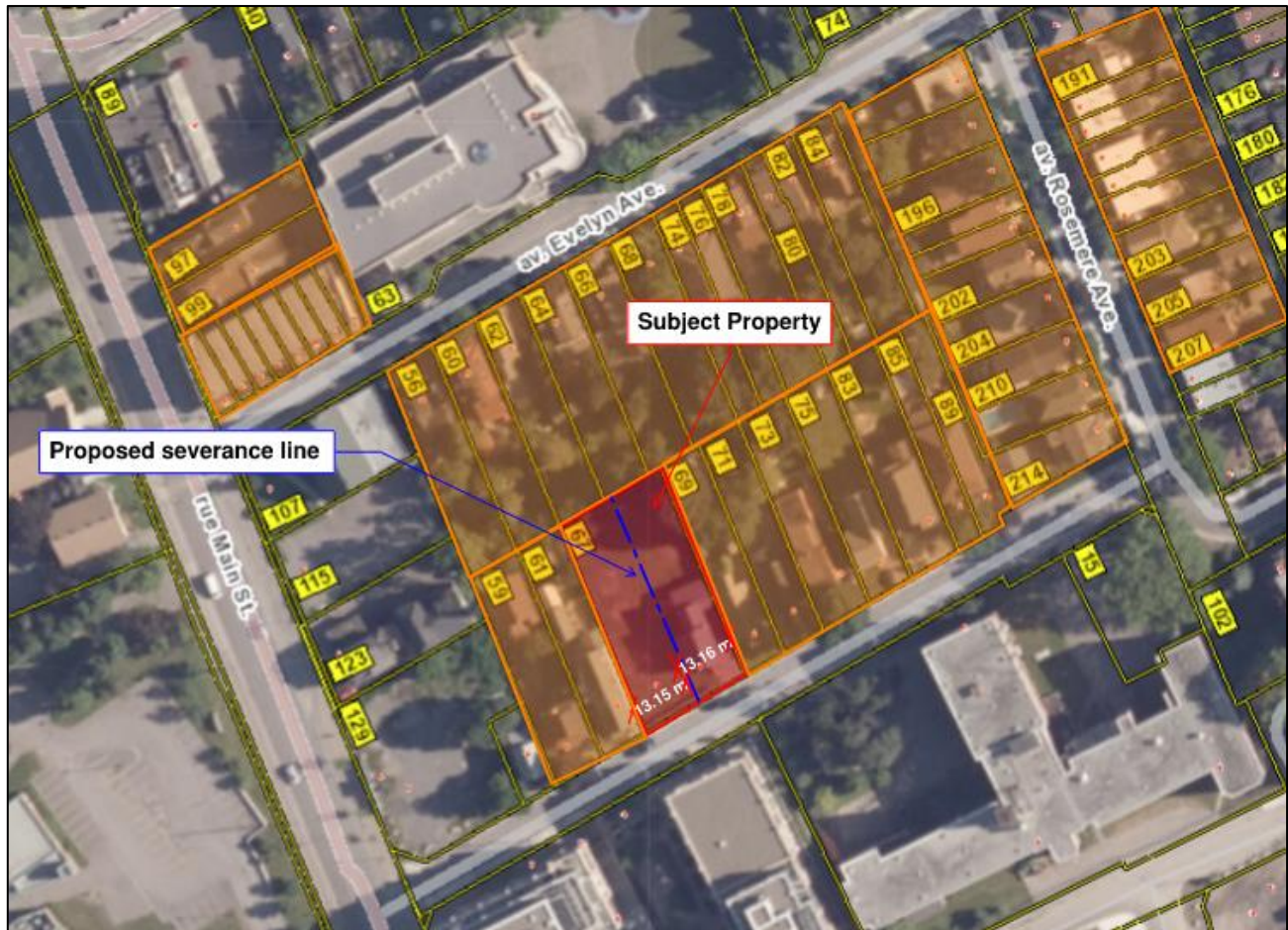


Figure 5: Excerpt of existing lot fabric with markup added by Novatech.

(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;

A shared access easement is proposed over Parts 2 and 3. There are no existing easements over the Subject Property.

(h) conservation of natural resources and flood control;

The proposed consents have no impact on the conservation of natural resources or flood control.

(i) the adequacy of utilities and municipal services;

The Subject Property has connections to existing utilities and municipal services. Adequate municipal services are available to service the Subject Property.

(j) the adequacy of school sites;

The proposed consents result in the creation of two separate parcels which supports future development. There are two schools within 200 metres of the Subject Property (In the Heart of Ottawa Catholic Elementary School and Immaculata High School). The proposed consents are not anticipated to adversely impact the adequacy of school sites.

(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 land is to be dedicated or conveyed 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 consent seeks to create two separate parcels which supports a more efficient use of the property, a more optimal use of existing infrastructure, land, and services allowing for potential future residential development to support housing supply.

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.

Conclusion

The proposed severance is required to subdivide the Subject Property to create two new lots.

The proposed severance complies with the relevant policies of the City of Ottawa Official Plan and does not render the new lots as non-compliant with the City of Ottawa Zoning By-law 2008-250 or Zoning By-law 2026-50.

The proposed severance application does not require a plan of subdivision and meet the criteria of *Section 51(24) of the Planning Act*, is not premature, is a suitable and efficient use of the land and is within the public interest.

The proposed Consent application on the Subject Property located at 67 Springhurst Avenue represents good land use planning.

In support of the application, please find enclosed the following:

- Consent Application Forms (one [1] copy);
- Application Cheque (one [1] original);
- Cover Letter (one [1] copy);
- Consent Sketch (one [1] copy of 11 x 17 and one [1] 8 ½ x 11 copy);
- A Draft Reference Plan (one [1] copy of 11x17 and one [1] 8 ½x11 copy);
- Parcel Abstract (one [1] copy);

- Tree Information Report (one [1] copy).

Should you have any questions regarding this submission, please do not hesitate to contact the undersigned.

Yours truly,

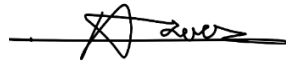
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