



**DRAFT PLAN OF SERVICED SUBDIVISION APPLICATION
DELEGATED AUTHORITY REPORT
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Location: 2050 Provence Avenue

File No.: D07-16-23-0007

Date of Application: June 9, 2023

This application submitted by Evan Garfinkel on behalf of Provence Orleans Realty Investments Inc. (c/o Regional Group) is recommended for DRAFT APPROVAL, subject to the following Standard and Special Conditions, as attached.

June 24, 2024

Date

John Sevigny, C.E.T.
A/Manager, Development Review East,
Planning, Development and Building
Services Department

Attach(s):

1. Provence Phase 6 - Conditions of Draft Approval - June 13 2024
2. Provence Phase 6 - Draft Plan of Subdivision - June 4, 2024



DRAFT PLAN OF SUBDIVISION APPLICATION SUPPORTING INFORMATION

File Number: D07-16-23-0007

SITE LOCATION

2050 Provence Avenue, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The subject lands are located between Provence Avenue and Portobello Boulevard, just north of Grapefern Terrace.

The Plan of Subdivision (Revision) application is required to revise a previously draft approved subdivision application for the original, entire Provence Phase 6 parcel that spanned from Portobello Boulevard to Provence Ave, just north of Lalande Conservation Park. That Draft Plan of Subdivision (D07-16-19-0030) received approval on June 3, 2021.

Following the draft plan approval, Block 52 of the draft plan (2065 Portobello Blvd) was severed from the rest of the lands in order to construct three low-rise apartment buildings via Site Plan Control. Additionally, around that same time the City of Ottawa negotiated to obtain the woodlot on site (Nantes Woods, just north of Lalande Conservation Park) in 2022. Those lands have since been acquired, and the approved Draft Plan now needs to be revised to reflect the new land holdings and lotting pattern for the balance of the lands (which now excludes 2065 Portobello and Nantes Woods).

It should be noted that an Ontario Land Tribunal hearing (Case No. OLT-21-001575) was heard March 15-17, 2022, to debate an appeal of Condition Nos. 32 and 127 of the original Draft Plan Approval. The conditions pertained to the required conveyance and payment for the transitway corridor. The hearing has concluded and a decision issued March 28, 2022.

This Draft Plan of Subdivision (Revision) will therefore revise the previous Draft Plan Approval and connect the two existing incomplete segments of Plainridge Crescent and construct 39 lots for detached dwellings. A small area of land will be dedicated as parkland to complete the woodlot block, and lands along the north will be dedicated for the future transitway corridor. Two pathway blocks, one 6m wide between Provence Avenue and Plainridge Crescent and one 3m wide between Plainridge Crescent and the woodlot, will be provided through the subdivision as pedestrian connections. The Conditions of Approval attached to this report reflect the aforementioned tribunal order of OLT Case No. OLT-21-001575.

Residential Units and Types

Dwelling Type	Number of Units
Detached	39

Related Applications

The following applications are related to this proposed development:

- D02-02-19-0133 – Original Zoning By-law Amendment
- D07-16-19-0030 – Original Draft Plan Approval
- D08-01-21 / B-00396 – Severance for 2065 Portobello Boulevard
- OLT-21-001575 – Ontario Land Tribunal Hearing
- D07-12-20-0172 – Site Plan for 2065 Portobello Boulevard
- D02-02-23-0071 – Zoning By-law Amendment, currently on-hold, to be brought forward once the current Draft Plan application is approved.

DISCUSSION AND ANALYSIS

It is recommended that the application be approved. The completion of the Plainridge Crescent loop is desirable to complete the neighbourhood, the subdivision will permit for the construction of 39 new homes, and new pedestrian connections will improve permeability through the area from Provence Avenue to Lalande Conservation Park and trails within Nantes Woods.

The subject application has been examined pursuant to the provisions of the Official Plan. The subject lands are designated Neighbourhood with an Evolving Neighbourhood Overlay in the Suburban Transect. The low-rise form of development, block layout, and subdivision design is consistent with the policies of the Official Plan, is consistent with the Provincial Policy Statement and represents good planning.

The conditions of approval are supported by the applicant and the Ward Councillor.

The proposed development does not require an expenditure of municipal funds over and above those funds recovered by development charges or for which an allocation has been made in a Council approved budget.

CONSULTATION DETAILS

Councillor Catherine Kitts has concurred with the proposed conditions of Draft Approval.

Councillor Catherine Kitts indicated the following:



I'm pleased to see that the park area identified in this plan will be developed as a naturalized continuation of Lalande Conservation Park and will not require tree removal. The applicant has worked closely with the Greater Avalon Community Association through several phases of this subdivision to ensure that clearcutting of this beloved amenity is avoided.

Public Comments

This application was subject to the Public Notification and Consultation Policy.

Just a few notifications were received from residents who wished to have more information or were concerned about construction impacts.

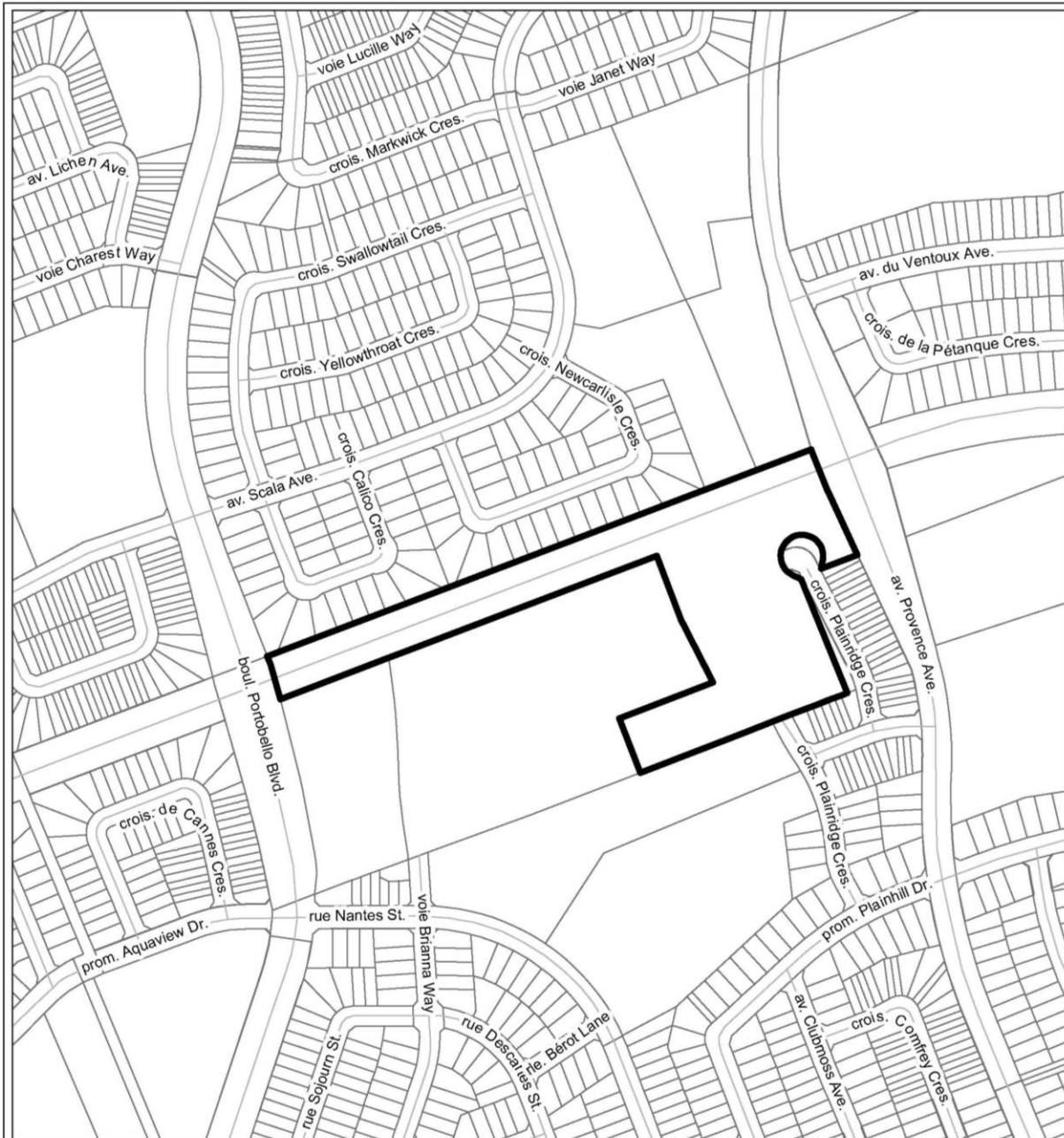
Comments were received from the Greater Avalon Community Association who stated they would not support clearcutting for the development of the park. It is staff's understanding that the park area identified in this plan will not be clear cut and only be developed as a naturalized area and continuation of Lalande Conservation Park.



APPLICATION PROCESS TIMELINE STATUS

This Plan of Subdivision application was not processed by the "On Time Decision Date" established for the processing of an application that has Manager Delegated Authority due to some debate around the conditions of approval to be applied with the applicant.

Contact: Kelly Livingstone, e-mail: kelly.livingstone@ottawa.ca

Document 1 – Location Map



		LOCATION MAP / PLAN DE LOCALISATION PLAN OF SUBDIVISION / PLAN DE LOTISSEMENT	
D07-16-23-0007	23-0629-X	2050 avenue Provence Avenue	
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REVISION / RÉVISION - 2023 / 07 / 04		 <small>NOT TO SCALE</small>	