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March 16, 2023

Committee of Adjustment

City of Ottawa
101 Centrepointe Drive,
Ottawa, Ontario K2G 5K7

Attention: **Mr. Michel Bellemare**
Secretary Treasurer
And Committee Members

Committee of Adjustment
Received | Reçu le

2023-03-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **Application for Consents to Sever and Minor Variance for lands at 50 Oakridge Blvd., Ottawa, ON.**
Part of Lot 32
Concession 1 (Rideau Front)
Geographic Township of Nepean
Ward 8, College
Zoning R1FF, Zoning By-law 2008-250

Dear Mr. Bellemare,

Angelo Lorelli has retained Miroca Design Consulting Services to act as agent on his behalf for the preparation of Consents to Sever and Minor Variance Applications for his lands known municipally as 50 Oakridge Blvd., Ottawa, Ontario.

The following materials have been enclosed in support of these applications:

1. 1 copy of the completed Application Form
2. 1 copy of this cover letter prepared by Miroca Design Consultants Inc.
3. 1 full-sized copy and 1 reduced copy of the Draft Reference Plan showing each of the severed and retained lots, prepared by Farley, Smith & Denis Surveying Ltd., Ontario Land Surveyors
4. 1 full-sized copy and 1 reduced copy of the Site Plan and Elevation Drawings prepared by Miroca Design Consultants Inc.
5. 1 copy of the Tree Information Report & Tree Replacement Plan prepared by Dendron Forestry Services
6. A cheque payable to the City of Ottawa, and a copy of the Deed showing ownership.

Purpose of the Application

The owner would like to sever their property into two separate parcels of land. The existing dwelling on the property is to be demolished, and it is proposed to construct two new 2-storey single family homes, with one home on each of the newly created parcels. The proposed new dwellings will have a floor area of approx. 4,200sq.ft each.

Consents Requested

In order to proceed, the owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1 and 2, on a Draft 4R-Plan filed with the application. The separate parcels will be as follows:

Part No.	Frontage	Depth	Area	Municipal Address
1	16.0m	44.62m	713.9 m ²	50 Oakridge Boulevard
2	16.0m	44.62m	713.9 m ²	48 Oakridge Boulevard

Relief Requested

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

Part 1: 50 Oakridge Boulevard

- a) To permit a reduced lot width of 16.0 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A]

Part 2: 48 Oakridge Boulevard

- b) To permit a reduced lot width of 16.0 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A]

Zoning

Zoning Bylaw 2008-250 | R1FF

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

Existing Conditions and Area Overview

There is a 1-storey dwelling with attached garage on the property which was constructed in the 1950s, and has a floor area of approximately 1,000 sq.ft. Access to the property is provided from Oakridge Avenue, which is a neighbourhood street. Transit service is provided along Meadowlands Drive to the North, and Viewmount Drive to the West. The area is well served by a range of commercial and community amenities, principally along Merivale Road to the East.

Neighbourhood Character

The Crestview-Meadowlands residential neighborhood is a blend of the classic suburban and conventional suburban model, and was generally built in the 1950s-60s. Housing along Oakridge Blvd. is characterized by single family bungalows on large lots. The replacement of the existing bungalows by larger 1 and 2-storey detached dwellings on smaller severed lots has occurred throughout this area in the last 5 to 10 years to maximize residential development on these lots.

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:

1. General Intent and Purpose of the Official Plan is Maintained

Transects and Neighborhoods

This property is located within the Outer Urban Transect, under the Neighborhood designation on Schedule B3 in the New Official Plan. The OP recognizes the Crestview-Meadowlands neighbourhood as suburban under Sec. 5.3.1. and Table 8. Crestview Meadowlands is a blend of the classic suburban model and the conventional suburban model. Sec. 5.3.4. of the OP directs that these neighbourhoods shall accommodate residential growth, and gradually transition away from a suburban model and move towards urban built forms as described in Sec 5. Table 6 in the OP.

- This proposal meets the intentions of the OP by providing gentle intensification/growth in the neighborhood that is respectful of the established suburban context, while gradually moving towards a more urban model. In keeping with the OP, the proposed site design incorporates more lot coverage on smaller lots, and includes space for soft landscape, trees and hard surfacing that is sensitive to the context of the street. The proposed new detached homes are in keeping with the the detached low-rise character of the neighborhood, with height, massing and design that fits in with the neighbourhood's context while also moving towards a more urban built form, with 2 functional stories and ground-oriented principal entrances facing the public realm.

Housing

Section 4.2.1 of the New Official Plan supports a diverse range of flexible and context-sensitive housing options in all areas of the city. These are to be provided through the Zoning By-law by regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology. The OP promotes diversity in unit sizes, densities and tenure options within neighbourhoods, including diversity in bedroom count availability; and permits a range of housing options across all neighbourhoods to provide the widest possible range of price, and occupancy.

- This proposal meets the intentions of the New Official Plan as it is a residential use that is permitted in the Neighbourhood designation. It maintains the low-rise residential character of the neighbourhood, and increases the housing stock, by replacing a single detached dwelling with two new large-household detached dwellings.

Cross-Cutting Issues

Sec 6.3 of the OP speaks to the intention for the development, maturity and evolution of 15 minute neighborhoods. Energy and Climate Change direction is discussed in 2.2.3, and Healthy and Inclusive Communities are discussed in Sec. 2.2.4. Sec. 3.2 of the OP details the residential intensification targets, including large-household dwellings for Neighbourhoods and Minor Corridors.

- This proposal meets the intentions of the OP by taking full advantage of established transit service, water and sewer services and the network of roads and designated cycling routes. It supports intensification in the outer urban area rather than developing lands at the periphery of the City, and supports the intensification targets for large-household dwellings for neighbourhoods. It contributes to a sustainable community by providing residential uses in close proximity to the rapid transit system, and a range of community amenities including employment and retail uses, thereby reducing travel and improving accessibility.

2. General Intent and Purpose of the Zoning By-law is Maintained

The Zoning of the subject property is Residential First Density, Subzone R1FF. The intent of this zone is to limit development to detached dwellings, while allowing 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 the neighbourhood is maintained or enhanced.

- This proposal meets the intentions of the Zoning By-law by providing new detached dwellings which are compatible with existing land use patterns and the detached residential character of the neighborhood. The proposed lot widths and areas are fully functional for the intended use, and the proposed dwellings will meet all other performance standards of the Zoning By-law in terms of building setbacks and height.

3. Desirable for the appropriate development of use of the property

We feel that this proposal is desirable for the area as it provides intensification in the heart of the City, while still maintaining adequate private yard amenity space and greenery. The proposed design will protect mature trees wherever possible, under direction of a professional arborist. Existing trees on site have been assessed throughout the planning stage, and the design will follow the arborist's advise on best practices to maintain and protect them, or replace with new desirable trees where applicable.

The design will work towards improving the site grading and drainage, and to mitigate any impact to adjacent properties, in accordance with the City of Ottawa requirements. This may include culverts, retaining walls and/or other measures following the recommendations of a professional engineer.

We feel that this proposed site design maintains, or enhances, the residential character of the neighbourhood. The dimensions of the proposed lots are appropriate for the intended use, and are compatible with the established lot fabric. The design is respectful of the adjacent properties, and seeks to avoid and/or mitigate any privacy concerns or impact to the neighbors.

The minor variances are respectful of the existing character of the neighbourhood and are desirable for the general intent and purpose of the Zoning By-law, creating detached dwelling units. Through gentle intensification in the context of the neighborhood, taking advantage of existing infrastructure services, and proximity to community amenities, this proposal is desirable for the intentions of the Official Plan.

4. The variance is minor

Relief is requested for reduced lot widths for both parcels. Despite the reduced lot widths, both proposed lots will still exceed the By-Law requirements for lot area, and the proposed dwellings will meet or exceed all other performance standards of the By-Law in terms of building setbacks, height and soft landscaping in the front yard.

The proposed lots are generally consistent with the existing pattern of development found throughout the neighborhood, and do not pose any adverse impact to the lot fabric or the character of the street.

Similar recent severances with reduced (16m) lot widths are noted at 46-44 Oakridge, and 36-38 Oakridge. Overall, the lot fabric of the street is mixed with some 32m wide lots and some 18m wide lots, notably there are several 18m wide lots directly across the street from the subject property. As such we feel that the proposed reduced lot widths are in-keeping with the varied lot fabric of the street.

Urban Design Guidelines for Low-rise Infill Housing

The proposed new dwellings at (48) & 50 Oakridge Blvd. were designed in consideration of the purpose and objectives of the Urban Design Guidelines for Low-rise Infill Housing. The proposal incorporates setbacks which preserve and integrate existing natural features, and are consistent with the cultural landscape of the neighbourhood. The design maintains rear yard amenity space that is generally consistent with the pattern of the neighboring homes. The proposed dwellings feature primary entrances that are inviting and visible from the street, articulation of the front façade, and distinguishing characteristics creating distinct identities for the units.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development across Ontario. Sections 1.1 – 1.4 of the PPS directs that land use planning shall be carried out in a manner that:

- Promotes efficient development patterns that contribute to long-term sustainability on a province-wide basis as well as in local communities;
- Takes advantage of opportunities for intensification and redevelopment that optimize the use of existing of planned infrastructure and public service facilities;
- Promotes a compact built form which supports the use of alternative transportation modes and public transit.

This proposal supports the policies of the PPS by providing intensification in the form of new residential accommodation within the City's urban area where infrastructure and services already exist and are in close proximity to service facilities. The proposed use of land will promote an efficient, cost effective pattern of development located within proximity to a range of community services and amenities and well-oriented within the City's roadway and transit system.

Pre-consultations

Pre-consultations were held with Justin Grift in the Development Review Department, and Nancy Young, Infill Forester.

The owner has discussed the proposed development with their surrounding neighbours, and they have received several letters of support included with this application.

The owner has also specifically discussed the boundary trees with their adjacent neighbours at 52 Oakridge and 7 Viewmount, and they have indicated that they are in agreement with the removal of the trees as indicated on the TIR. The trees were inspected by Dendron Forestry in advance of developing the proposed design, and due to the disturbance from the new construction, and wind exposure hazards, they have recommended the majority of them to be removed.

A letter explaining our application and plans was provided to the Crestview Meadowlands Community Association for their review and comments, and they have indicated no objections to the proposal.

Conclusion

With respect to the Consents, it is our opinion that Section 53(1) of the Planning Act has been satisfied and a plan of subdivision is not necessary for the orderly development of the land and all provisions of Section 51(24) of the Planning Act have been met.

With respect to the Minor Variances, it is our opinion that the variances are desirable for the appropriate development or 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.

We believe that the Consents and Minor Variances sought represent good land use planning and are appropriate for the subject property.

We trust this is satisfactory. Please do not hesitate to contact us if you require further information.

Regards,

Michael Segreto
Miroca Design Consulting Services Inc.