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April 11, 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

2023-04-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **Application for Consents to Sever for lands at 553 Mutual Street, Ottawa, ON.**
Lots 74 and 75
Registered Plan 300
Ward 13, Rideau-Rockcliffe
Zoning R3 A, Zoning By-law 2008-250

Dear Mr. Bellemare,

11022873 Canada Inc. has retained Miroca Design Consulting Services to act as agent on their behalf for the preparation of Consents to Sever for their lands known municipally as 553 Mutual Street, 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 Parcel Register showing ownership.

Purpose of the Application

The owner would like to sever their property into four separate parcels of land. The existing dwelling & detached garage on the property are to be demolished, and it is proposed to construct four new 2-storey townhomes homes, with one home on each of the newly created parcels. The proposed new dwellings will have a floor area range from approx. 1,600 sq.ft – 1,900 sq.ft each.

Consents Requested

In order to proceed, the owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1-6, on a Draft 4R-Plan filed with the application. The separate parcels will be as follows:

Part No.	Frontage	Depth	Area	Municipal Address
1+2	6.18m	33.25m	205.5 m ²	_____ Mutual Street
3	6.01m	33.25m	199.8 m ²	_____ Mutual Street
4	6.01m	33.26m	199.9 m ²	_____ Mutual Street
5+6	6.18m	33.26m	206 m ²	_____ Mutual Street

Zoning

Zoning Bylaw 2008-250 | R3A

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 2-storey dwelling with detached garage on the property which was constructed in the 1940s, and has a floor area of approximately 2,600sq.ft. Access to the property is provided from Mutual Street, which is a neighbourhood street. Transit service is provided along St. Laurent Blvd to the East, and McArthur Avenue to the South. The area is well served by a range of commercial and community amenities, principally along St. Laurent Blvd to the East. The St. Laurent Shopping Centre is to the South.

Neighbourhood Character

The Vanier South Community was generally built as mixed land use (single, semi, and duplex dwellings) residential neighborhood in the mid 1940s-1950s. Housing along Mutual Street was characterized by 1-storey single dwellings. The replacement of the existing 1-storey dwellings by larger 2-storey singles, semi-detached dwellings and townhouses has occurred throughout this area in the last 5 to 10 years to maximize residential development on these lots. Many of these new dwellings utilize the maximum allowable building envelope and building height.

Urban Design Guidelines for Low-rise Infill Housing

The proposed new dwellings at 553 Mutual Street 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 direct 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.

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.

We believe that the Consents 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.