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March 27, 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

2023-03-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **Application for Consents to Sever and Minor Variance for lands at 1353 & 1354 McMahan Avenue and 1349 Ridgedale Street, Ottawa, ON.**
Reactivating Sine Die File No. D08-01-23/B-00026 to B-00028 and D08-02-23/A-00017 to A-00019 1354 Lot 65
Registered Plan 674
Ward 10, Gloucester-Southgate
PINs: 04338-0120, 04338-0141, 04338-0214, 04338-0213, and 04338-0215.
Zoning R1WW[637], Zoning By-law 2008-250

Dear Mr. Bellemare,

Markins Holdings Inc. has retained Miroca Design Consulting Services to act as agent on their behalf for the preparation of Consents to Sever and Minor Variance Applications for their lands known municipally as 1353 & 1354 McMahan Avenue and 1349 Ridgedale 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 covering 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.

Note

Prior to the previously scheduled hearing on March 1, 2023, it was brought to our attention by Committee of Adjustment Staff that this application and notice should be revised to include all 5 of the contiguously owned parcels on the subject property. The original application referred to the vacant parcel, (PIN# 04338-0120) fronting on Ridgedale Street, only. This was due to a misinterpretation of how the 5 parcels had merged on title. The application was adjourned sine die in order to prepare a revised Draft 4R Plan identifying all of the contiguously owned parcels together, and in order to provide proper circulation of the application including all of the merged parcels.

An updated Draft 4R Plan has since been prepared, along with an updated Site Plan and TIR enclosed with this application. The owner would now like to reactive the file and proceed with the application for consents to sever and minor variances.

Please note: the proposed lot areas of Parts 1 and 3 were revised by -0.1 m^2 on the latest Draft 4R Plan. The proposed variances and site plan have been updated accordingly.

Purpose of the Application

The owner's property is comprised of a group of 5 contiguously owned parcels (PINs), which includes two detached homes on the northern side of the property, addressed as #1353 and #1354 McMahan Avenue. These homes front onto McMahan Avenue and are accessed through reciprocal easement parcels to the right of way. Also, part of this property is a vacant parcel of land fronting on Ridgedale Street, recently addressed as #1349 Ridgedale Street.

The owner would like to sever that vacant parcel (PIN# 04338-0120) from 1353 & 1354 McMahan Ave. and subdivide it into 3 new lots. Creating separate ownership of the proposed 3 new lots front on Ridgedale Street.

The existing homes and land parcels at 1353 and 1354 McMahan Ave. will remain unchanged. Please see illustration on Page 8 for visual reference.

It is proposed to construct three new 2-storey single family homes, with one home on each of the newly created parcels fronting on Ridgedale Street. The proposed new dwellings will have a floor area of approx. 2,800sq.ft each.

Consents Requested

In order to proceed, the owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1-10 on a Draft 4R-Plan filed with the application. The separate parcels will be as follows:

Part No.	Frontage	Depth	Area	Municipal Address
1	14.84m	31.55m	464.2m ²	1349 Ridgedale Street
2	14.84m	31.55m	464.4m ²	1351 Ridgedale Street
3	14.84m	31.56m	464.5m ²	1353 Ridgedale Street
4-10	21.32m	90.85m Irregular	5,777.7 m ²	1353 & 1354 McMahan Avenue

Zoning

Zoning Bylaw 2008-250 | R1WW[637], Table 156A

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

Relief Requested

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

- Part 1
#1349 Ridgedale St.
- a) To permit a reduced lot area of **464.2 square metres**, whereas the By-law requires a minimum lot area of 555.0 square metres. [Exception 637]
 - b) To permit a double driveway width of 5.5 metres, whereas the By-law permits a maximum single driveway width of 3.0 metres. [Sec. 139, Table 139(3)]
- Part 2
#1349 Ridgedale St.
- c) To permit a reduced lot area of 464.4 square metres, whereas the By-law requires a minimum lot area of 555.0 square metres. [Exception 637]
 - d) To permit a double driveway width of 5.5 metres, whereas the By-law permits a maximum single driveway width of 3.0 metres. [Sec. 139, Table 139(3)]
- Part 3
#1349 Ridgedale St.
- e) To permit a reduced lot area of **464.5 square metres**, whereas the By-law requires a minimum lot area of 555.0 square metres. [Exception 637]
 - f) To permit a double driveway width of 5.5 metres, whereas the By-law permits a maximum single driveway width of 3.0 metres. [Sec. 139, Table 139(3)]
- Parts 4-10
*1353 & 1354
McMahon Avenue*
- No variances. Existing homes to remain as-is.

Existing Conditions and Area Overview

The subject property is a group of contiguously owned parcels which includes two detached homes on the northern side of the property, being 1353 and 1354 McMahon Avenue, which front onto McMahon Avenue and are accessed through reciprocal easements to the right of way. As well as a vacant parcel fronting onto Ridgedale Street on the south side of the property.

This severance application is for the vacant parcel fronting onto Ridgedale Street only, the existing homes and lands at 1353 and 1354 McMahon Ave. will remain unchanged.

Ridgedale St. and McMahon Ave. are neighborhood streets, and transit service is provided nearby along Albion Road to the East. The area is well served by a range of commercial and community amenities principally along Albion, Bank Street, and Hunt Club to the North. Baden Park is nearby to the South, and Emerald Woods Park to the North. To the South you will find the EY Centre and the Ottawa International Airport.

Neighbourhood Character

The Emerald Woods Community was developed as a residential neighborhood in the 1950 and 60s. Housing along Ridgedale Street is characterized by some original 1.5-storey homes from the 1950s, and some larger 1 and 2-storey homes from the 1980's-2000's. The replacement of the original smaller homes by large 2-storey detached dwellings on smaller lots 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.

Rationale & 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 Emerald Woods neighbourhood as suburban under Sec. 5.3.1. and Table 8. Emerald Woods 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 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 adding three new detached dwellings on an existing vacant lot.

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 R1WW[637]. 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. The proposed dwelling meets the intention of the Zoning By-law by providing a detached dwelling which is compatible with existing land use patterns and the single-family detached residential character of the neighbourhood.

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

We feel that this proposal is desirable for the area as it provides quality family housing in the heart of the City, while still maintaining adequate private yard amenity space and greenery. The design is compatible with existing land use, and maintains or enhances, the residential character of the neighbourhood.

The minor variances are respectful of the existing character of the neighbourhood, and maintain the general intent and purpose of the Zoning By-law. By taking advantage of existing infrastructure services, and proximity to community amenities, this proposal is desirable for the intentions of the Official Plan.

The proposal will protect mature trees wherever possible, and new desirable trees will be planted. Engineering design and site work will be undertaken to improve the lot's grading and drainage. The design is respectful of the adjacent properties, and seeks to avoid and/or mitigate any impact or privacy concerns for the neighbors.

4. The variance is minor

Lot Areas:

Relief is requested to permit a reduced lot area of 464.3 - 464.6 square metres for the proposed new lots, whereas Exception 637 requires a minimum lot area of 555 square metres. The R1WW underlying zoning of the lot requires a minimum lot area of 450 square metres, which this proposal exceeds.

We feel that the proposed lots are in keeping with the established lot fabric of the street and neighbourhood, and are appropriate for functional single family homes to be developed. Additionally, we can demonstrate several similar developments with similar reduced lot areas which have recently been approved in the neighborhood as follows: 1378 Ridgedale St., 1398 Ridgedale St., 1397-1399-1401 Mory St., 1348 Mory St., 1355 & 1357 Mory St., and 3875 Autumnwood St. Please see attached Lot Fabric Map.

Driveways:

Relief is requested to permit 5.5m wide double driveways for all three lots, whereas the By-law permits a maximum single driveway width of 3.0 metres on lots which are less than 15 metres wide. The proposed new lots are 14.72 metres wide, just 0.28 metres shy of the double driveways being permitted.

Double driveways leading to attached garages are the predominant design character of the homes on this street and throughout the neighbourhood. The majority of the driveways are a similar width to our proposal, (including the similar reduced-area lots mentioned previously,) with several examples of driveways which are significantly wider than our proposal. Please see attached Driveway Width Study.

We feel that the proposed double driveways are very much in keeping with the streetscape and will have no adverse impact on the adjacent neighbours. The requirements for soft landscaping in the front yard for all three lots is met and exceeded, despite the lot widths relative to the 5.5m driveways.

Following comments from the Planning Forester, and through extensive consultations with our Arborist, the proposed driveway locations were revised in order to retain as many distinctive trees in the front yards as possible. The driveway positions were revised to consider the retention of the most desirable front yard trees for each lot. We feel that the proposed double driveways do not have an adverse impact on the retention of the distinctive trees in the front yards.

Overall, we feel that these minor variances will have no adverse impact on the streetscape or adjacent neighbours, and are respectful of the established streetscape fabric of the neighbourhood.

Urban Design Guidelines for Low-rise Infill Housing

The proposed new dwellings 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.

Tree Retention

Dendron Forestry was retained early in the design phase of this proposal to prepare a complete inventory of all distinctive trees on the property. For the purposes of this severance application, we have focused on the trees on and surrounding the immediate severance area, being the proposed lots fronting on Ridgedale Street. An updated TIR and TRR have been prepared reflecting this, as enclosed with this application. All trees on the remaining lands to the North (1353 & 1354 McMahan Ave.) will remain as-is, there will be no impact to those trees as a result of this severance.

While the original intention was to get into more specifics about the trees on the severed parcels at time of building permit application, it was brought to our attention by the Planning Forester (Hayley Murray) that the specific retention details for the trees on the severed parcels should be addressed now, since our application includes minor variances for the driveway widths.

Following discussions with Hayley Murray and Dendron Forestry, we were able to determine which trees on the site would be the most desirable, and the highest priority for retention in the front and rear yards of the proposed homes fronting on Ridgedale. Following Dendron Forestry's recommendations, we have revised the positioning of each proposed house on the lots, particularly focusing on the driveway locations in order to ensure maximum tree retention for each new lot.

The revised Site Plan detailing the updated house and driveway locations is enclosed with this application, along with the update TIR and TRR Reports. While it is accepted that this proposal will result in the loss of trees within the as-of-right buildable area of the proposed lots, much effort has gone into retaining as many distinctive trees as possible in the front and rear yards of the proposed new homes.

Pre-consultations

Pre-consultations were held with Katie Morphet in the Development Review Department, and Hayley Murray, Planning Forester.

The owner has discussed the proposed development with their surrounding neighbours, and a letter explaining our application and plans was provided to the Emerald Woods Residents Association for their review and comments.

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.

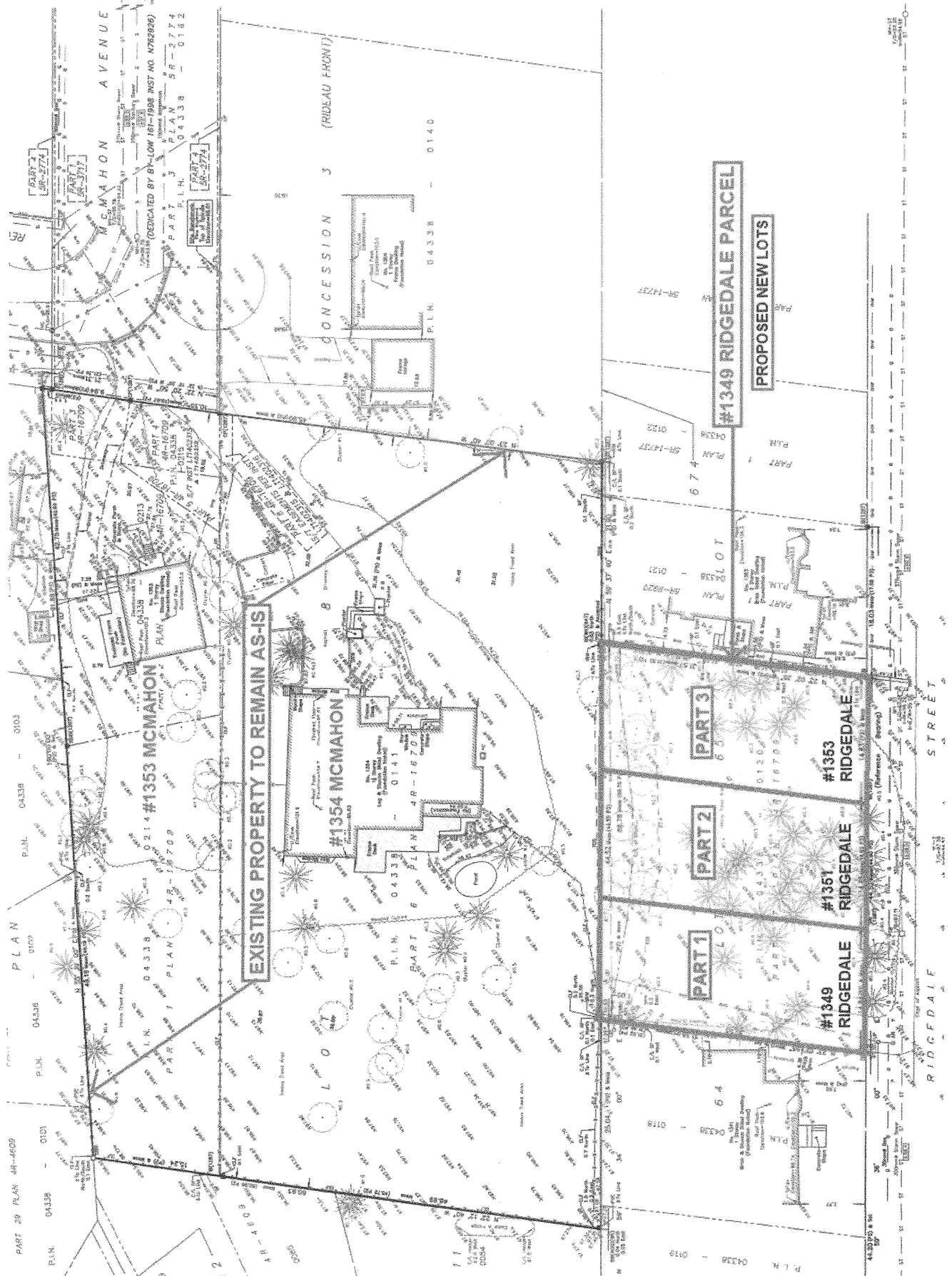
We believe that the Consents and Minor Variances sought represent good land use planning and are appropriate for the subject property.

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.

Property Map Illustration



1353 & 1354 McMahon Ave. and 1349 Ridgedale St. - Application for Consents to Sever and Minor Variance



