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176 Oakridge Blvd Cover Letter

April 15, 2024

Committee of Adjustment  
101 Centrepointe Drive,  
Fourth Floor Ottawa, ON  
K2G 5K7

**RE: Application for Consent to Sever  
176 Oakridge Blvd, Ottawa**

Committee of Adjustment  
Received | Reçu le

**Revised | Modifié le : 2024-04-24**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Dear,

Shibinn Rishi has been retained by the owner of 176 Oakridge Blvd, as agent to submit a Consent and Minor Variance applications to the Committee of Adjustment. The intent of the application is to sever the existing lot into two (2) separate lots and seek relief from the minimum required lot area and lot width for Part 1 parcel and lot area for the Part 2 & 3 parcels.

No new development is proposed as part of this application. The existing house on Part 2 parcel is to remain. The line of severance falls close to the existing driveway as shown in the draft reference plan. A severance is required for division in accordance with the City of Ottawa Official Plan 2021-386 and section 51(24) of the Planning Act.

In addition to this cover letter, the following materials have been enclosed in support of this application:

- / Completed consent and minor variance application forms;
- / Parcel Abstract;
- / Draft Reference Plan (R-Plan);
- / Tree Information Report;
- / Sketch showing new developable area and CRZ as per Tree Information Report;
- / Cheque in the amount of \$4,998.00, made payable to the City of Ottawa.

Shibinn Rishi has been retained to prepare this Planning Rationale in support of Consent to Sever and Minor Variance applications for the site known municipally as 176 Oakridge Blvd (the "subject site") in the Meadowlands Neighbourhood of the City of Ottawa.

The Intent of this Planning Rationale is to assess the proposed Consent and Minor Variance against the applicable policy and regulatory framework and to demonstrate how the proposed severance and minor variances are appropriate for the subject site and compatible with surrounding land uses and existing infrastructure.

## 1.1 Purpose of Application

The purpose of this application is to sever the existing lot into two separate parcels of land. A minor variance is required to permit a reduced minimum lot area of 301.9 square meters (Part 1) and 526.9 square meters (Part 2 & 3) whereas the required minimum lot area is 600 square meters per lot. A minor variance is also required to permit a reduced minimum lot width of 14.38 meters (Part 1) whereas the required minimum lot width is 19.5 meters per lot. As per the pre-consultation with the City Planner, they do not foresee issues with the proposed variances.

SCHEDULE				
PART	LOT	PLAN	PIN	AREA (Sq.m.)
1	All of 75	348978	ALL OF 04673-0139	301.9
2				501.6
3				25.3

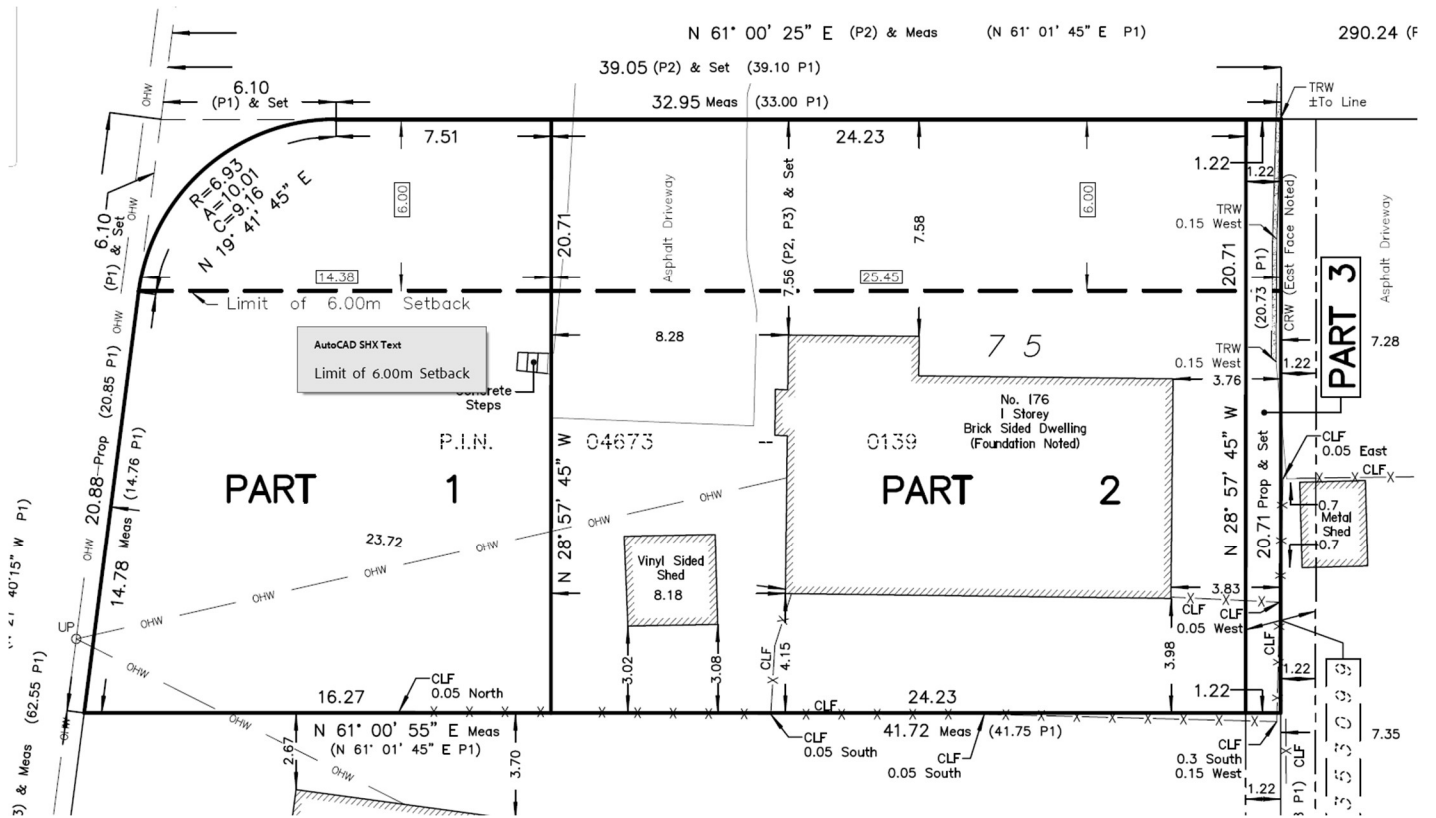


Figure 1: Draft Reference Plan - Showing lot area, lot width and setback for subject parcels.

## 2.1 Subject site

The subject site, municipally known as 176 Oakridge Blvd, consists of a rectangular lot of 828.80 square metres, with 14.78 metres of frontage on Donna St. and 32.95 metres of frontage on Oakridge Blvd. The subject site is currently occupied by a detached house accessed from Oakridge Blvd.



Figure 2: Subject Site and Surrounding Context

## 2.2 Surrounding Context

The subject site is located in the Meadowlands neighbourhood. The neighbourhood is characterized by a range of low-rise housing typologies including detached, semi-detached, townhouse, and low-rise apartment dwellings.

**North:** The subject site abuts Oakridge Boulevard to the North. North of Oakridge Boulevard there is a row of detached dwellings as well as detached dwellings along Donna St.. Further north there is a four-storey retirement building fronting onto Meadowlands Drive.

**East:** The subject site abuts a detached dwelling to the east.

**South:** Immediately south of the subject site there are two detached dwellings fronting onto Donna Street.

**West:** Across the street from the subject site there are several detached dwellings fronting onto Donna Street which back onto Woodroffe Ave.

## 2.3 Transportation

The subject site is located near public transit, active transportation, and urban road networks.

### 2.3.1 Transit

The subject site falls outside of the 600 metre radii of the future Baseline LRT Station (expected to open in 2025), but is nonetheless within walking distance, generally considered to be walking distance.

The stretch of Woodroffe Ave closest to the subject site is considered a Transit Priority Corridor in the new Official Plan with frequent bus service.

Bus service is provided by two (2) bus routes, with stops within a five (5) minute walk of the subject site:

- / Route 111 Carleton <> Baseline bus, with a stop at Meadowlands
- / Route 50 Tunney's Pasture <> Baseline bus, with a stop at Meadowlands.

### 2.3.2 Road Network

The subject site is located on a neighbourhood street. Nearby roads and their classifications include:

- / **Arterial Roads:** Woodroffe Avenue, Baseline Avenue
- / **Major Collector Roads:** Meadowlands Drive
- / **Collector Roads:** Sullivan Avenue, Norice St.
- / **Provincial Highway:** Highway 417

# Proposed Severance

## 3.1 Application Overview

Due to the nature of the existing detached dwelling and the existing driveway, a minor variance application is proposed to sever the subject site for the reduced lot width and area as mentioned above. The line of severance aligns with the driveway of the existing detached building, as shown in Figure 3 below.

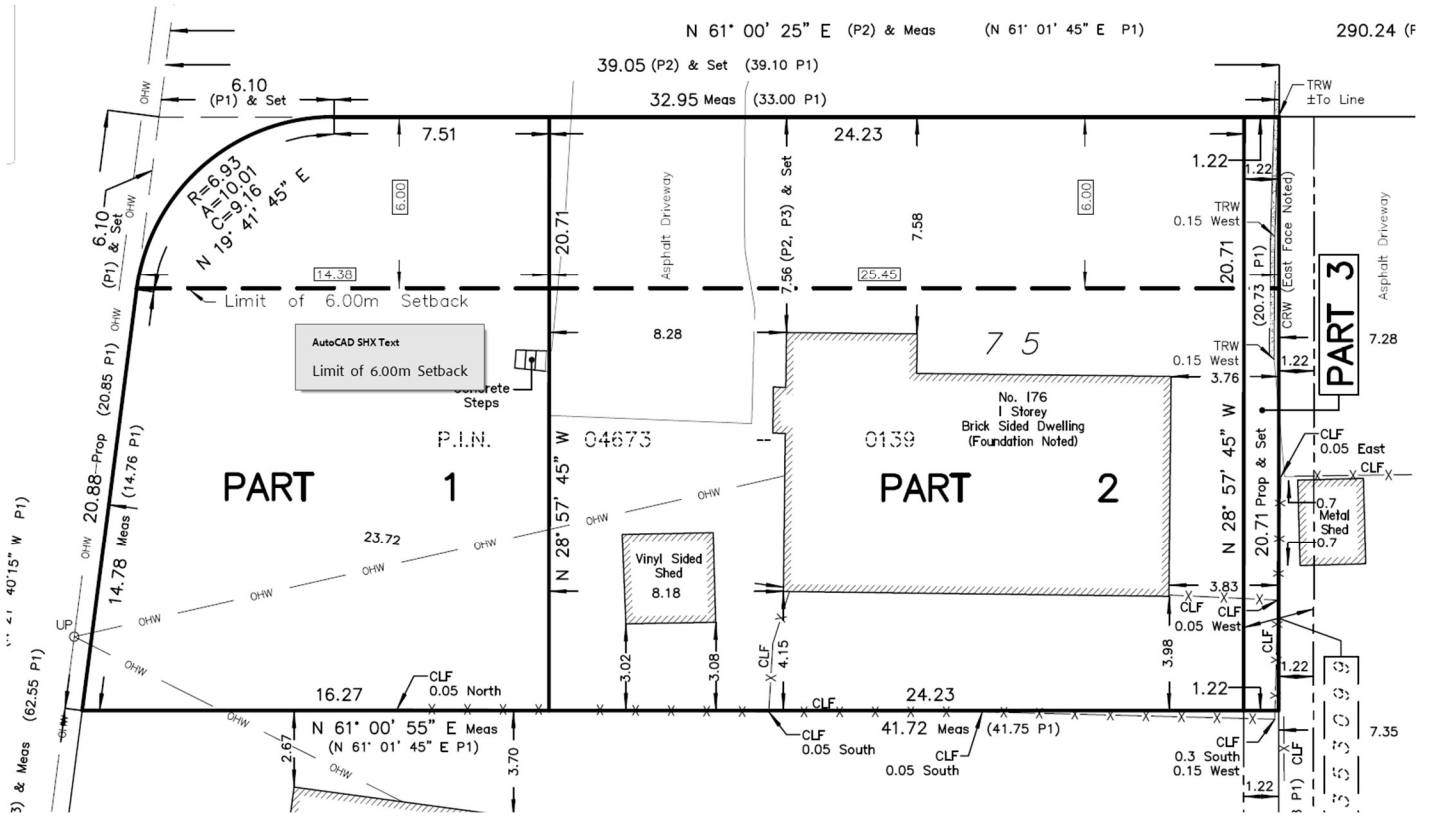


Figure 3: Severance Diagram

### 3.2 Minor Variance

The proposed Consent complies with the vast majority of the zoning provisions and the intent of the R1FF Subzone. However, to facilitate the proposed severance, relief from the Zoning By-law is required to permit a reduced minimum lot area of 301.9 square meters (Part 1) and 526.9 square meters (Part 2 & 3) whereas the required minimum lot area is 600 square meters per lot. A minor variance is also required to permit a reduced minimum lot width of 14.38 meters (Part 1) whereas the required minimum lot width is 19.5 meters per lot.

R1FF Zoning	Requirement	Part 2 & 3 Parcel	Part 1 Parcel	Compliance
<b>Minimum Lot Width (m)</b> s.156, Table 156A	19.5	<b>25.45</b>	<b>14.38</b>	<b>NO (Part 1)</b>
<b>Minimum Lot Area (m<sup>2</sup>)</b> s.156, Table 156A	600	<b>526.90</b>	<b>301.90</b>	<b>NO</b>

### 3.3 Servicing Approach

Each proposed lot will be individually serviced by separate sanitary and watermain lines. The proposed retained lot will be serviced from Donna Street and Oakridge Boulevard and the proposed severed lot will be serviced from Oakridge Boulevard as shown in figure 5 below.

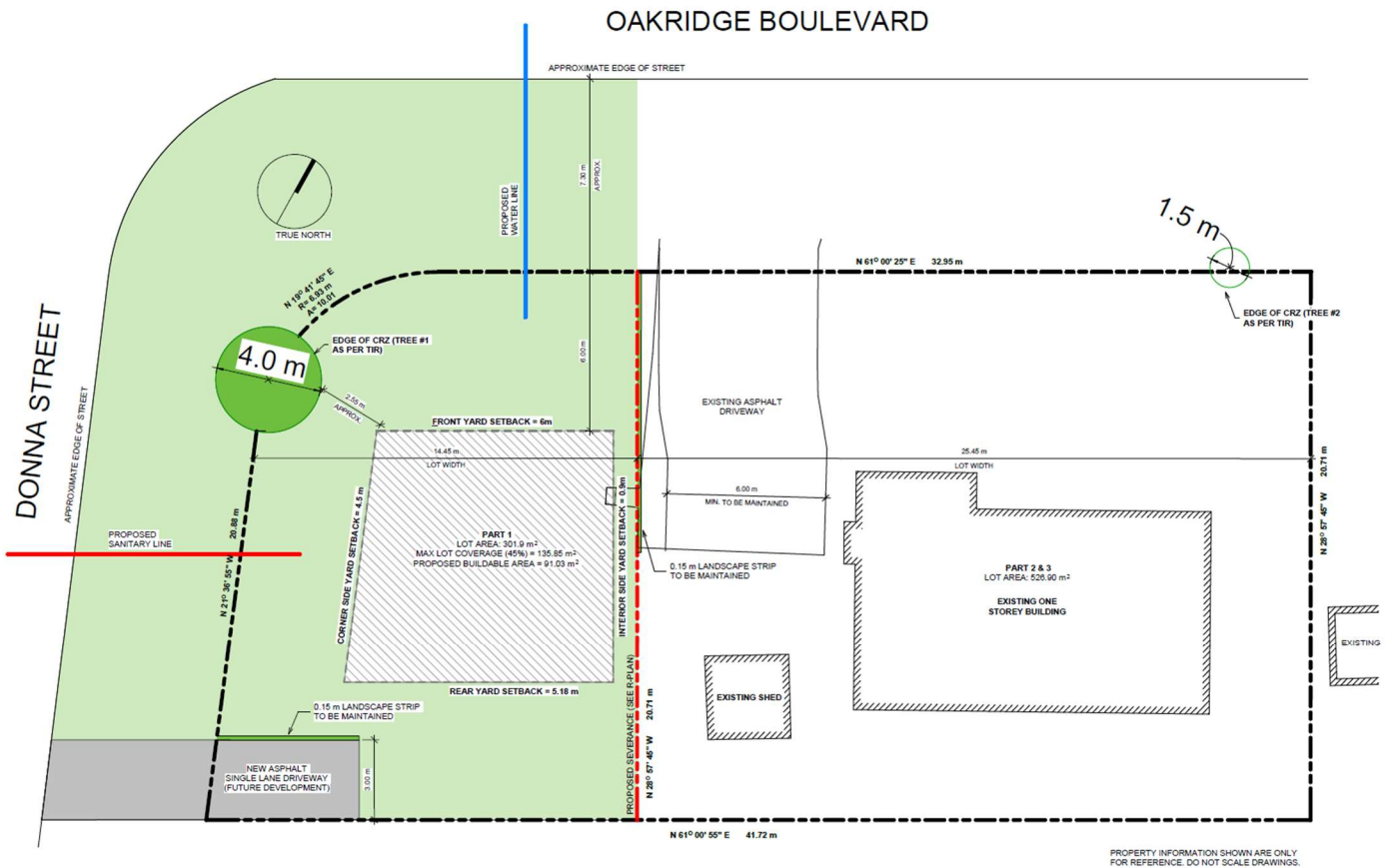


Figure 5: Proposed Servicing Plan

### 3.4 Zoning By-Law - R1FF Provisions

**TABLE 156A – R1 SUBZONE PROVISIONS**

(By-law 2009-164) (OMB Order File N°: PL150797, issued July 25, 2016 - By-law 2015-228) (By-law 2020-288) (By-law 2021-111)(By-law 2022-103)

I Sub- Zone	II Minimum Lot Width (m)	III Minimum Lot Area (m <sup>2</sup> )	IV Maximum Building Height (m)	V Minimum Front Yard Setback (m)	VI Minimum Corner Side Yard Setback (m)	VII Minimum Rear Yard Setback (m)	VIII Minimum Interior Side Yard Setback (m)	IX Maximum Lot Coverage (And Other Provisions)	X End Notes (see Table 156B)
FF <sup>5</sup>	19.5	600	8.5	6 <sup>13</sup>	4.5	varies <sup>7</sup>	total is 2.1 with one yard, no less than 0.9 <sup>4</sup>	45%	4,5,6,13

# Policy and Regulatory Framework

## 4.1 Planning Act

The Planning Act is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Sections 53(1), 53(12), and 51(24) of the Planning Act establish the criteria for the severance of land. As the proposal includes one severed lot and no public infrastructure, a plan of subdivision is not required for the orderly development of the lands. The proposed severance meets the criteria established in Section 51(24) of the Planning Act as follows:

**a) The effect of development of the proposed subdivision on matters of provincial interest**

The proposed Consent application has regard for matters of provincial interest found in Section 2 of the Planning Act and is consistent with the policies of the Provincial Policy Statement (2020) by providing for an additional lot within the urban area that will efficiently use the land, existing infrastructure, and public service facilities.

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

The proposed Consent allows for one additional lot within the urban area where municipal servicing is available. The severed and retained parcels will be used for purposes established in the Official Plan and Zoning By-law, and the Consent contributes to the housing and intensification goals of the City of Ottawa and the Government of Ontario. The application is therefore not premature and is in the public interest.

**c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;**

The proposed Consent conforms with the policies of the City of Ottawa Official Plan (2022) and permits intensification within the Neighbourhood designation within the Outer Urban Transect. The proposed severed and retained lots are consistent with the lot fabric of the surrounding area and are both individually serviced.

**d) The suitability of the land for the purpose for which it is to be subdivided;**

The intent of the proposal is to create one (1) new lot from the existing parcel of land which is consistent with the character and intensification patterns within the area. The proposed severed and retained parcels meet the majority of the provisions of the Zoning By-law (one variance is requested for lot area), are able to be serviced by full municipal services and are void of any natural or man-made constraints.

**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;**

The abutting roads are all publicly maintained and connected to the larger urban road network of the City of Ottawa. The proposed severed lot will front onto Oakridge Boulevard and the proposed retained parcel will front onto Oakridge Boulevard. The severance line was set based on the layout of the existing building. No new construction or structural alterations are proposed.

**f) The dimensions and shapes of the proposed lots;**

The proposed lot sizes and shapes are consistent with the lot fabric for other properties in the surrounding area. The lots are designed to accommodate the existing detached dwelling footprint on the site.

**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;**

No development is proposed as part of this Consent application. Existing Bell easement (Part 3) will neither be disturbed nor will undergo any modifications. No easements are required as part of this Consent application.



**h) Conservation of natural resources and flood control;**

The subject site is not located in a sensitive ecological area or in a floodplain. No adverse impacts are anticipated on natural resources and flood control.

**i) The adequacy of utilities and municipal services;**

The severed and retained lots will be independently serviced by existing Municipal services, including watermain and sanitary services.

**j) The adequacy of school sites;**

The subject site is within proximity to existing public school sites.

**The proposed Consent has proper regard to the criteria found in Section 51(24) of the Planning Act.**

## 4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The relevant policy interests to the subject application are as follows:

### **1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns**

#### 1.1.1 Healthy, liveable, and safe communities are sustained by:

- / promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / accommodating an appropriate affordable and market-based range and mix of residential types and other uses to meet long-term needs;
- / promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; and
- / ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

#### 1.1.3.1 Settlement areas shall be the focus of growth and development;

#### 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- / efficiently use land and resources; and
- / are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

## **1.4 Housing**

- 1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- / permitting and facilitating:

- all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
- all types of residential intensification, including additional residential units;

- / directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

## **1.6 Infrastructure and Public Service Facilities**

- 1.6.6.1 Planning for sewage and water services shall:
  - a. accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
    - 1. municipal sewage services and municipal water services; and
    - 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
  - d. integrate servicing and land use considerations at all stages of the planning process.
- 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

**The severance of the lands to create one (1) new parcel on full municipal services promotes the efficient use of the land in accordance with housing and growth management policy direction. The subject site is well suited for intensification**

being located close to transit and neighbourhood amenities, Overall, the proposed severance is consistent with the policies of the 2020 Provincial Policy Statement.

### 4.3 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for development in the City until 2046, when it is expected that the City’s population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

The subject site is located within the Outer Urban Transect and is designated as Neighbourhood and has an Evolving Neighbourhood Overlay applied, as shown on Schedule B3 – Outer Urban Transect, figure 6 below.

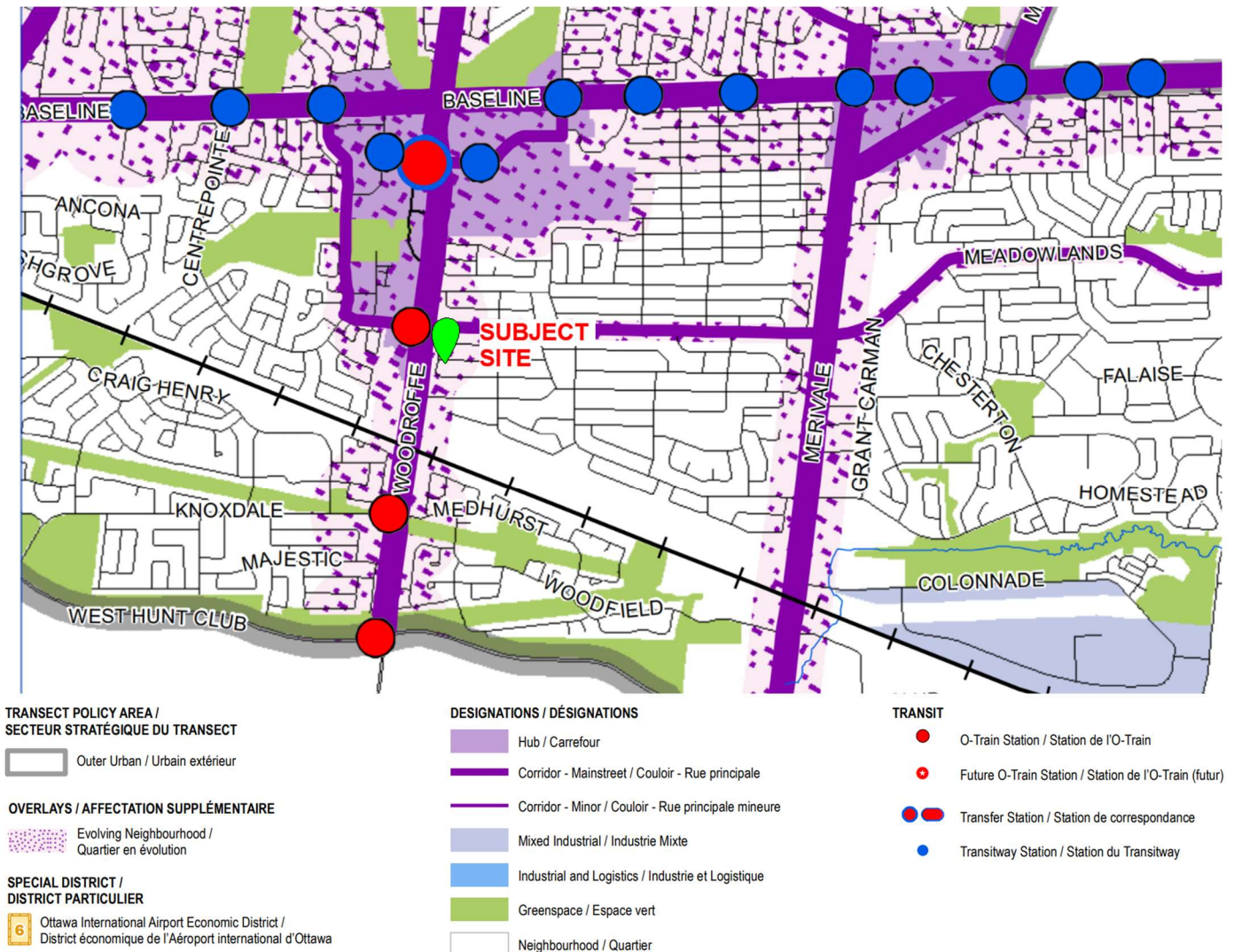


Figure 6: Schedule B3 - Outer Urban Transect

### 4.3.1 Outer Urban Transect

**Table 8: Suburban Built Form and Land-use Characteristics:**

Classic (Post-war to 1980)	Conventional (1980 to present)	15-Minute (Beyond 2020)
Soft landscaping are prominent, buildings are secondary	Buildings and infrastructure, including highly programmed parks dominate the built landscape	Nature, buildings and infrastructure are harmonized with a continued emphasis on park amenity as part of an integrated urban fabric
Detached houses are dominant residential typology	Detached houses are the majority typology with a significant amount of semi-detached, townhouses and some low-rise apartments added to the housing mix	Smaller proportion of detached housing. Replaced with higher-density ground-oriented housing, with some mid- and high-rise buildings within transit hubs
Separated residential and non-residential land uses and moderate street connectivity	Isolated commercial centres, civic and institutional uses and residential uses with low to moderate street connectivity	Highly integrated commercial, civic and institutional uses with residential areas creating highly connected 15-minute neighbourhoods
Auto-oriented land-use patterns and site designs with little consideration for active transportation users	Auto-oriented land-use pattern with some integration of local transit, cycling and pedestrian infrastructure	Land-use patterns that focus on transit and connectivity, and a built environment that prioritizes the safety and convenience of active transportation

**Policy 5.3.1.1** states that the Outer Urban Transects established pattern of built form and site design is suburban as described in Table 8, above and is predominantly reflective of the classic suburban model, and in some areas the conventional suburban model. Over the medium- to long-term, this area will evolve toward an urban (15-minute) model as outlined in Table 8. This Plan allows for this evolution to happen gradually.

**Policy 5.3.4.1** states that Neighbourhoods located in the Outer Urban area shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3. The Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms as described in Table 6 as applicable and that:

- a) Allows and supports a wide variety of housing types with a focus on lower density missing-middle housing which generally reflects the existing built form context of the neighbourhood, which may include new housing types that are currently not contemplated in this Plan;
- b) The application, as appropriate, of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;
- c) Generally provides for up to 3 storeys height permission, and where appropriate 4 storeys height permission to allow for ground oriented higher-density Low-rise residential development;
- d) Provides an emphasis on regulating the maximum built form envelope that frames the public right of way; and
- e) In appropriate locations, to support the production of missing middle housing, prohibit lower-density typologies.

#### **4.3.2 Neighbourhood Designation**

Neighborhoods are contiguous areas that constitute the heart of communities. They are planned for ongoing gradual, integrated, sustainable, and internally compatible development. Neighbourhood policies will allow for the development of a full range and choice of housing, with complementary small-scale non-residential land uses to support the creation of 15-minute neighbourhoods.

**Policy 6.3.1.2** states that Permitted building heights in Neighborhoods shall be Low-rise. However the Zoning By-law under subzone R1FF allows the maximum building height to be 8.5 metres.

**Policy 6.3.1.4** states that 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 3b;
- b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Policy 6.3.2.1.

**Policy 6.3.1.5** states that the Zoning By-law will distribute permitted densities in the Neighbourhood by:

- a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation form, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;
- b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
- c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

**Policy 6.3.2.1** states that The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15-minute neighbourhoods.

**Section 11.5 of the Official Plan provides direction to the Committee of Adjustment process.**

**Policy 11.5.4** states that in support of Policy 5.2.4, 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.

**Policy 11.5.5** states that when considering an application, the Committee of Adjustment shall have due regard for the professional advice provided, including legal, planning, engineering, etc., and the Committee shall provide an explanation as to what effect the written and oral submissions it received had on the decision, if any.

**The proposed severance conforms with the policies of the City of Ottawa Official Plan, including the Neighbourhood designation and the policies in Section 11.5 which provide direction to the Committee of Adjustment process.**

#### 4.4 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject site is zoned Residential First Density, Subzone FF - R1FF in the City of Ottawa Comprehensive Zoning By-law 2008-250.



Figure 7: Zoning Map of the Subject Site

The table below evaluates the proposed lots against the performance standards in the R1FF subzone.

R1FF Zoning	Requirement	Part 2 & 3 Parcel	Part 1 Parcel	Compliance
<b>Minimum Lot Width (m)</b> s.156, Table 156A	19.5	25.45	14.38	<b>NO (Part 1)</b>
<b>Minimum Lot Area (m<sup>2</sup>)</b> s.156, Table 156A	600	526.90	301.90	<b>NO</b>

The proposed consent conforms to the vast majority of performance standards of the R1FF Zoning provisions for a detached dwelling. However, a variance is sought for reduced lot area and lot width as shown in the table above.

# Minor Variance Applications: The Four Tests

It is our professional opinion that the proposed development constitutes good planning and meets the four (4) tests outlined in the Planning Act as discussed below.

## 5.1 Does the proposal maintain the general intent and purpose of the Official Plan?

The proposed minor variance application conforms with the general intent and purpose of the Official Plan.

The subject site is designated Neighbourhood within an Evolving Neighbourhood Overlay in the City of Ottawa Official Plan. The minor variance application is consistent with the policies related to the transect, designation, and overlay; as well as growth management framework, and urban design. The proposed consent and minor variance contribute to the vision of the Outer Urban Transect. The proposed lot sizes are consistent with the anticipated evolution towards a denser urban fabric within the Outer Urban Transect.

**The proposed minor variance application maintains the general intent and purpose of the Official Plan. The proposed minor variance will permit the creation of one (1) new lot that is consistent with a dense urban parcel fabric within the Neighbourhood designation in the Outer Urban Transect.**

## 5.2 Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject site is zoned First Density Residential, Subzone FF – R1FF in the City of Ottawa Comprehensive Zoning By-law 2008-250. The intent of the R1FF zone is to allow a wide mix of residential building forms to provide additional housing choices and regulate development in a manner that is compatible with existing land use patterns so that the mixed building form and residential character of a neighbourhood is maintained or enhanced.

A zoning compliance table has been provided in section 3.4 of this rationale and summarizes the provisions of the R1FF subzone. The proposed minor variance seeks to permit a reduced lot width and lot area for the Part 1 parcel and a reduced lot area for Part 2 & 3 (combined) parcel as the severed and retained lots cannot meet the minimum lot area and minimum lot width required as per R1FF subzone as shown in section 4.4. A pre-consultation was held with the City Planner to review the proposed variances and they did not foresee any issues. It is also noteworthy that the proposed lots represent a similar layout of Lot 73 - Part 1 and 2 that is located on the South side fronting on Westwood Dr, shown in figure 8 below. Therefore it intends to maintain the general layout of the neighbourhood areas.

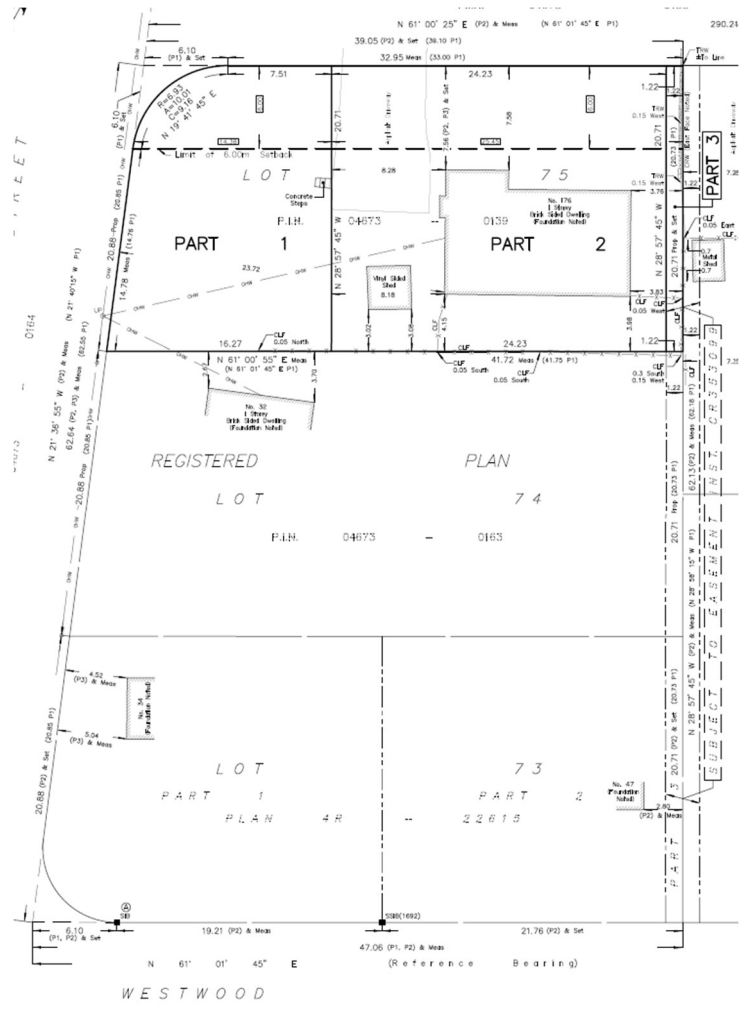


Figure 8: Similarity between proposed Lot 75 (South of Oakridge Blvd.) and Lot 73 (North of Westwood Drive)

**Therefore, the proposed minor variance meets the general intent and purpose of the zoning by-law.**

**5.3 Is the proposal Minor in Nature?**

The proposed variance relates solely to the area and width of the proposed retained lot, which is consistent with the Zoning By-law and the surrounding neighbourhood. No development is proposed as part of the proposed minor variance. Therefore, the proposed minor variance is not anticipated to generate any undue impacts on the neighbouring lands or the broader community.

**The proposed variance is minor in nature.**

**5.4 Is the proposal desirable for the appropriate development and use of the land?**

The proposed variance allows for the severance of an existing detached dwelling, effectively creating an additional lot that is serviced by municipal infrastructure, proximate to transit and community services, in conformance with the policies



of the City of Ottawa Official Plan, meets the general intent and purpose of the zoning by-law and is minor in nature. The minor variance will not be perceptible, and it does not create an irregular or unacceptable lot pattern in the area.

**Therefore, the proposed variance is desirable for the appropriate use of the land.**

## Conclusion

The proposal to create two (2) lots from an existing parcel satisfies the Planning Act criteria for a Consent and conforms with the policies of the Provincial Policy Statement and the City of Ottawa Official Plan.

Further, it is our opinion that the proposed Consent and Minor Variance constitutes good planning as:

- / The proposal conforms with the Provincial Policy Statement (2020);
- / The proposal conforms to the policies and objectives of the Neighbourhood designation of the Official Plan (2022);
- / The proposal meets the intent of the City of Ottawa Comprehensive Zoning By-law (2008-250); and
- / The proposed minor variance meets the four tests as set out in the Planning Act.

Sincerely,



Shibinn Manivannan  
Applicant