



October 17, 2024

Mr. Michel Bellemare
Secretary Treasurer
Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-10-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Applications for Consent and Minor Variance
143 Oakridge Boulevard
PT LT 32, CON 1 RIDEAU FRONT, PARCEL 201, AS IN CR348044 EXCEPT CR366867 ;
NEPEAN
City of Ottawa
Owner: SACCA, MICHELE; BUCCIARELLI, GIOVANNI

Dear Committee Members:

HP Urban and The Stirling Group have been retained by the Property Owner to assist with a primary consent and minor variance application for the property located at 143 Oakridge Boulevard, described as PT LT 32, CON 1 RIDEAU FRONT, PARCEL 201 , AS IN CR348044 EXCEPT CR366867 ; NEPEAN. The property is rectangular in shape and resides within the College Community, Ward 8. The property owner is proposing to sever the existing lot into two lots fronting on to Oakridge Boulevard. The existing house on the property today is proposed to be demolished and two new single detached dwellings are proposed.

The subject property resides within the Neighbourhood land use designation in the Official Plan, Schedule B3 Outer Urban Transect. The subject property is zoned Residential First Density, subzone FF (R1FF) in the City of Ottawa Zoning By-Law.

To proceed with the development as proposed, a consent application and a minor variance application for lot width on each of the new lots is required. If approved, the development would consist of two single detached dwellings.

SITE LOCATION

The subject property is a large rectangular lot located on Oakridge Boulevard between Sullivan Avenue and Brook Lane. It is located just south of Meadowlands Drive and directly behind St. Gregory Catholic School. The lot is approximately 1,289 m² and currently contains a single detached dwelling.

As seen in Figure 1, the other surrounding land uses predominantly consist of residential and Institutional (St. Gregory Catholic School).



Figure 1 – Aerial View of Subject Property

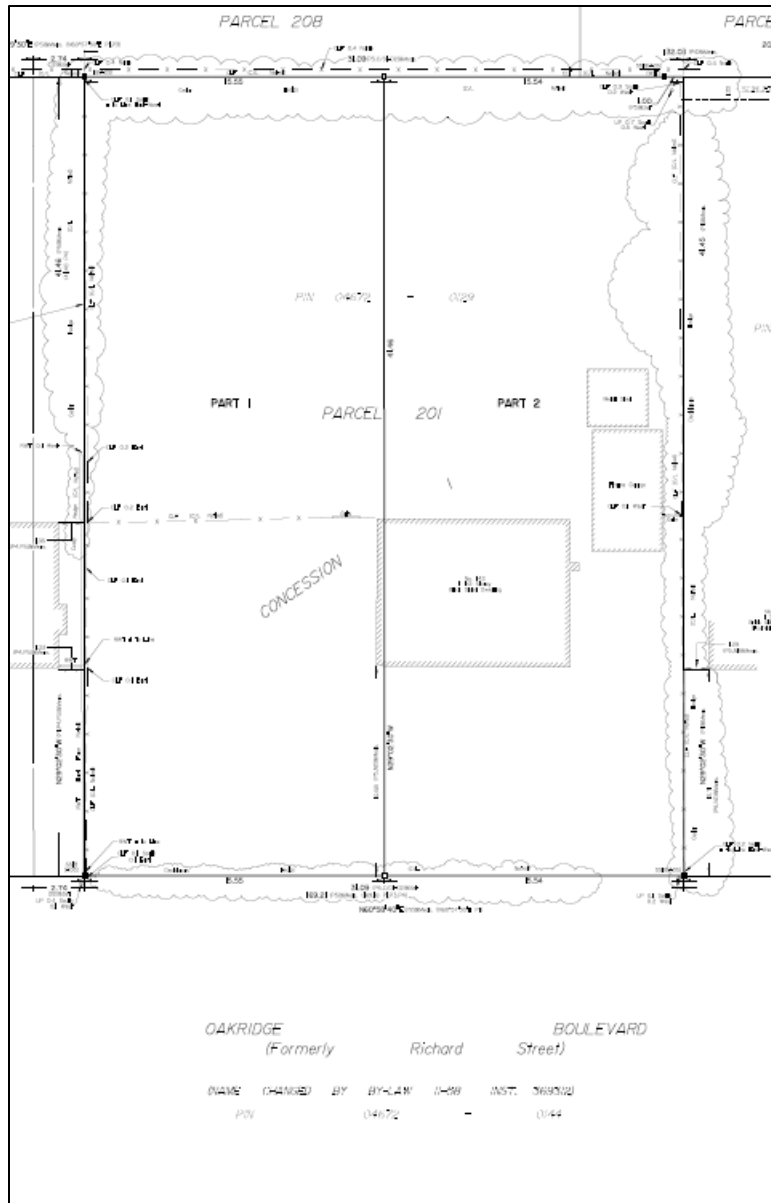


Figure 2 – Proposed Draft R-Plan

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

Section 1.0 speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy, and resilient communities.

- *The proposed severance adhere to this policy as it will add a new residential lot creating an increase in value to the land and to the community while maintaining compatibility with its surrounding area.*

Section 1.1 speaks about managing and directing land use to achieve efficient and resilient development.

- *The subject site is located within a built-up community with the proposed severance offering an opportunity for an additional residential lot for the purpose of building a detached dwelling. This promotes the sustainability of these communities without affecting settlement area boundaries or the surrounding environment.*

Section 1.6 speaks about infrastructure and public service facilities.

- *The proposed severance will require services through the existing City infrastructure already in place. This makes good use of existing services that have the capacity to support this new lot.*

Section 2.2 speaks to Water, *with no water resources identified on the subject property.*

Section 2.3 speaks to Agriculture, *with no identified agricultural resources or prime agricultural areas identified the subject property.*

Section 2.4 speaks to Minerals and Petroleum, *with no identified resources found on the subject property* while **Section 2.5** speaks to Mineral Aggregate Resources, *with no identified resources found on the subject property.*

Section 3.0 of the PPS speaks to Protecting Public Health and Safety

- *The subject site does not contain any identified natural hazards or known man-made hazards and there have been no documented sources of contamination on the property.*

As shown above, the proposed consent applications align with the Provincial Policy Statement (2020).

CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B3 – Outer Urban – of the Official Plan identifies the land designation for the subject property as Neighbourhood.

The City of Ottawa’s Growth Management Framework is set out in Section 3 of the Official Plan. It focuses on the goal of providing sufficient development opportunities to increase sustainable transportation mode shares and use of existing and planned infrastructure, while reducing greenhouse gas emissions.

The intent of the City’s Growth Management Framework is:

- To provide an appropriate range and mix of housing that considered the geographic distribution of new dwelling types and/or sizes to 2046;
- To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
- To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

The proposed consent and minor variance application at 143 Oakridge Boulevard which would allow for intensification on the subject site meets the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
 - *The subject property is designated Neighbourhood and the proposal seeks to provide for gentle intensification of the site. The subject site is located in close proximity to Meadowlands Drive (Minor Corridor), Woodroffe Avenue (Major Corridor) and Baseline Road (Major Corridor).*
- **Policy 4 in Section 3.2** states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.
 - *The subject property has municipal water and sewer services along Oakridge Boulevard.*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.
 - *The proposed development seeks to develop the subject site with two detached dwellings each with four bedrooms.*

As defined in the Official Plan... *“Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities.”*

Section 6.3.1 of the Plan speaks to the function of Neighbourhoods and Policy 4) notes that “the Zoning By-law and approvals under the Planning Act shall allow a range of residential and nonresidential 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 Table 3b;”

The Official Plan further explains the purpose of Table 3b by noting... “The residential density and proportion of large household dwelling targets as shown on Schedules B1 through B8 are established in Table 3b for Neighbourhoods and Minor Corridors. Within Neighbourhoods, provide for a diversity of housing opportunities such that generally, higher densities will be directed closer to Mainstreets, Minor Corridors, rapid transit stations, Hubs and major neighbourhood amenities with lower densities further away from such features such that the overall density in Neighbourhoods meets or exceeds those in Table 3.”

Table 2

Residential Intensification Targets	
	TOTAL
Ground-oriented / Large-household dwellings	49,000
Apartment / Small-household dwellings	43,000
Total Dwellings	92,000

Table 3b

Neighbourhood and Minor Corridor Residential Density and Large Dwelling Targets		
Applicable Area	Target Residential Density Range for Intensification, Dwellings per Net Hectare ¹	Minimum Proportion of Large-household Dwellings
Outer Urban Transect	40 to 60	Within the Neighborhood designation: Existing lots with a frontage generally 15 metres or wider: - Target of 50 per cent for Low-rise buildings; - Target of 5 per cent for Mid-rise or taller buildings; Minor Corridors: No minimum

Table 2 and Table 3b are shown above. As displayed, the Residential Intensification target for ground oriented / large-household dwellings is 49,000 across the City. The proposed consent application creates an additional lot for the purpose of a large-household dwelling.

Table 3b notes that intensification targets within the Outer Urban Transect are 40-60 dwellings per net hectare and further goes on to specify the Minimum Proportion of Large-household Dwellings. The Table notes that within the Neighborhood designation, existing lots with a frontage generally 15 meters or wider have a target of 50 percent for low-rise buildings. The subject property has a lot width of 31.09m and two new large household dwellings are proposed. This proposal therefore meets the intent of Table 2 and Table 3b.

As demonstrated above, the proposed severance and minor variance comply with and are supported by the policies found within the City of Ottawa Official Plan (2022).

CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted above, the subject site is zoned Residential First Density, subzone FF (R1FF).

Section 155 outlines the permitted uses within the R1 Zone as follows:

- bed and breakfast
- **detached dwelling**
- diplomatic mission
- group home
- home-based business
- home-based daycare
- park
- retirement home, converted
- additional dwelling unit
- urban agriculture

The below table outlines how this proposed development meets the R1FF zoning provisions as provided by Table 156A and illustrated on the attached site plan.

A Draft R-Plan has been provided in Figure 2.

- Detached dwelling proposed on Part 1 and 2

R1FF Provisions – Detached Dwelling	Required	Proposed – Part 1	Proposed – Part 2
Minimum Lot Width	19.5m	15.55m	15.54m
Lot Depth	N/A	41.46m	41.45m
Minimum Lot Area	600 m ²	644.7m ²	644.2m ²
Building Height	8.5 m	8.5m	8.5m
Minimum Front Yard	6m	6m	6m
Minimum Rear Yard	30% of lot depth	30% (12.438m)	30% (12.435m)
Minimum Rear Yard Area	25% (161.11m ²)	27% (174.13m ²)	38% (245.09m ²)
Minimum Interior Side Yard	Total is 2.1m with one yard not less than 0.9m	1.25m+1.25m = 2.5m	1.22m+1.23m=2.45m
Minimum Soft Landscaping – Front Yard	40%	59.35%	54.42%

As shown above, the proposed lots comply with the R1FF Zoning provisions set out in the City of Ottawa Zoning By-Law except for the **lot width** provision.

A copy of the proposed site plan has been submitted with the applications and is shown below.

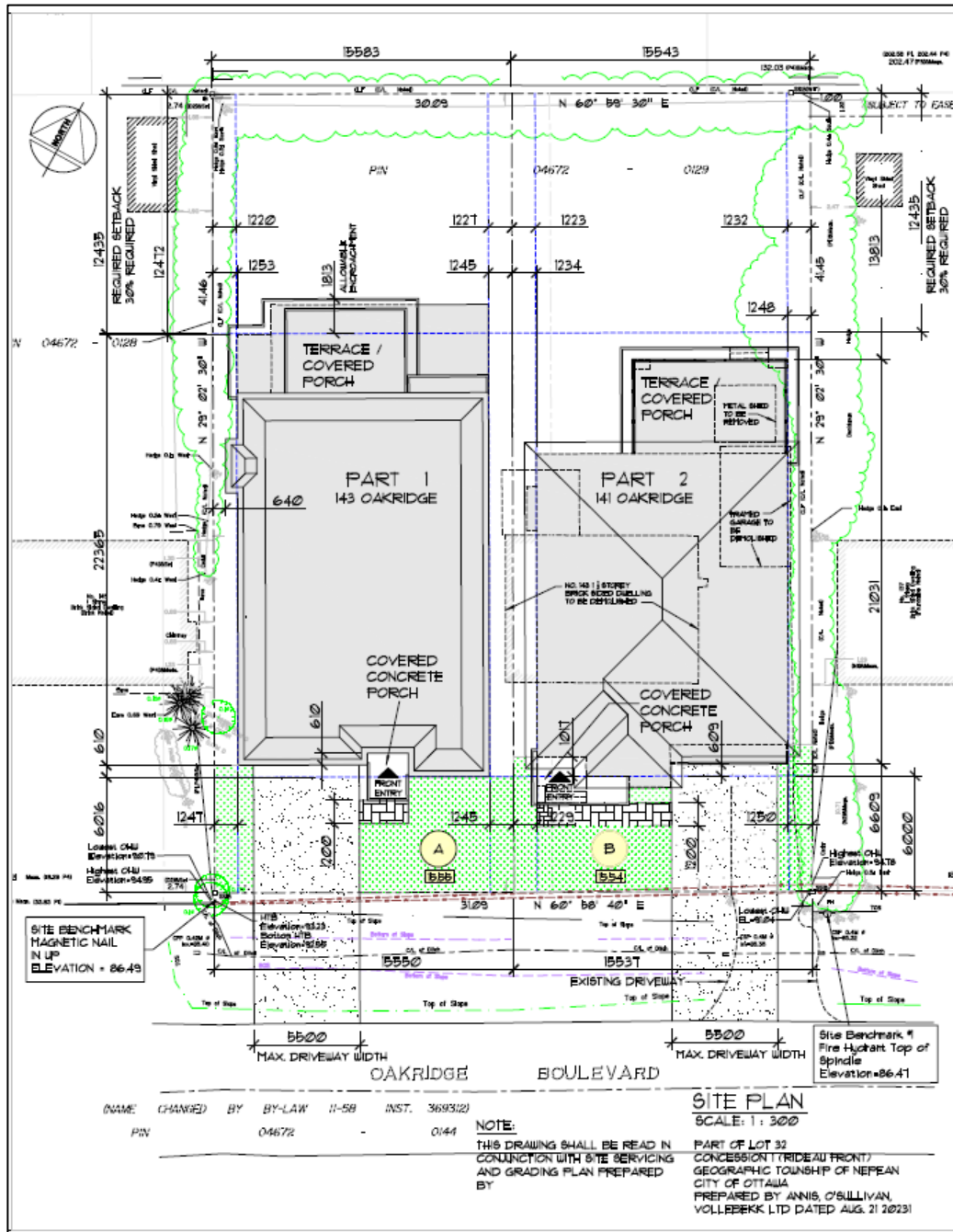


Figure 3 – Proposed Site Plan

COMMUNITY CONTEXT



Figure 5 – View looking at the subject property from Oakridge Boulevard; 143 Oakridge Boulevard.

DISCUSSION

As noted earlier in the Letter, a minor variance is required for lot width on each of the newly proposed lots.

College Ward (Ward 8) has seen intensification over the years given its proximity to services and transit. It is a highly sought-after and desirable neighbourhood. As shown in the images below, a number of lots within this community have been severed to make room for an additional dwelling unit. As such, the proposal discussed for 143 Oakridge Boulevard is in keeping with the lot fabric throughout the Community.



Figure 7 – 138/140 Norice Street and 146/148 Norice Street, two streets South of Oakridge Boulevard.

Figure 7 shows two separate properties that have been severed into two. 138/140 Norice and 146/148 Norice were severed to create two parcels with lot widths of approximately 15m. Norice Street is located two streets South of Oakridge Boulevard, and the properties are also zoned R1FF.

Figure 8, below, shows an aerial view of Oakridge Boulevard. It is easy to see that there are varying lot widths along the street. Direct neighbors of the subject property have varying lot widths between 15 and 18 meters. The addition of two lots that have lot widths of 15.55 meters and 15.54 meters respectively is very much in keeping with the existing streetscape.

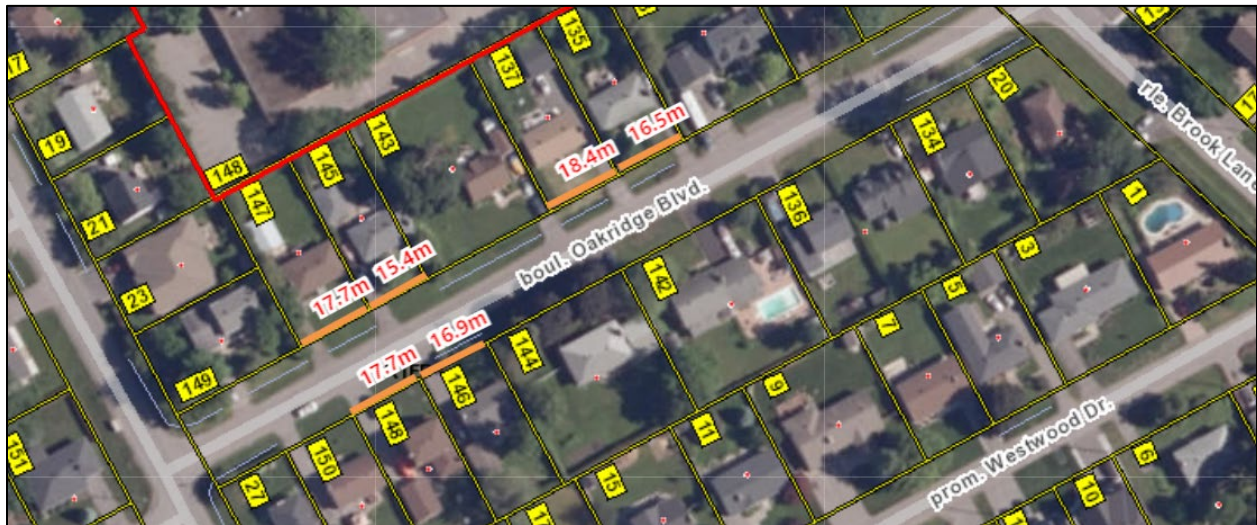


Figure 8 – aerial view of Oakridge Boulevard

It should be further highlighted that despite needing a variance for lot width, all other provisions of the zoning by-law related to the R1FF zone can be met under this proposal. The proposal ensures that the soft landscaping requirements are exceeded for the front yard. This further reiterates that the proposal is appropriate for the given lot and is not ‘suffering’ due to the requested decrease in lot width.

Planning Act Section 51 – Part 25 Compliance

Provision	Applicability	Application Compliance
<p>(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.</p>	<p>Yes</p>	<p>The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs taking advantage of existing infrastructure. The proposed consent conforms to the overall objectives and intent of the PPS and supports one of its main tenets, specifically Section 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>
<p>(b) Whether the proposed subdivision is premature or in the public interest;</p>	<p>Yes</p>	<p>The subject lands are zoned for the development. The consent is therefore in the public interest as it allows for the development of single detached dwellings.</p>

(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The parcels conform to the appropriate OP policies.
(d) The suitability of the land for the purposes for which it is to be subdivided;	Yes	The consent application is meant to facilitate the creation of 2 new lots that will allow the construction of two new dwellings.
(e) If any affordable housing is being proposed the suitability of the proposed units for affordable housing;	No	
(f) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;	No	
(g) The dimensions and shapes of the proposed lots;	Yes	The severed parcels are of a size and dimension that is an appropriate in the context of the streetscape as demonstrated in this Planning Letter.
(h) 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 the adjoining land;	No	
(i) Conservation of natural resources and flood control;	No	
(j) The adequacy of utilities and municipal services;	Yes	Full Municipal Services exist on Oakridge Boulevard and can

	service the development in accordance with City of Ottawa servicing standards
(k) The adequacy of school sites;	No
(l) The area of land, if any, within the proposed subdivision that, exclusive of highways is to be conveyed or dedicated for public purposes;	No
(m) The extend to which the plan’s design optimized the available supply, means of supplying, efficient use and conservation of energy; and	No
(n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30;2001, c. 32, s. 31(2); 2006, c.23, s. 22 (3,4); 2016, c. 25, Sched. 4, s. 8 (2).	No

FOUR TESTS

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.
 - The requested variance is minor in nature and will have no impact on adjacent properties.
2. The variance is desirable for the appropriate development or use of the property.
 - The requested variance is appropriate so that sensitive infill development can be constructed meeting the City of Ottawa’s housing goals and contributing to a density that supports the 15-minute neighbourhood.
3. The general intent and purpose of the Zoning By-law is maintained.
 - The proposed detached dwellings are a permitted use in the R1FF zone. The intent of the zoning bylaw provision is to create a relatively uniform and pleasing streetscape. The requested variance is in keeping with the existing streetscape and therefore the proposed variance is not out of keeping with the neighbourhood.
4. The general intent and purpose of the Official Plan is maintained.
 - The site is designated Neighbourhood and as such the construction of housing in a low-rise form is consistent with the strategic direction of the Official Plan.



SUMMARY

The applicant is seeking a consent application and a minor variance for the property known as 143 Oakridge Boulevard for the purpose of developing two detached dwellings.

The proposed severances are consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with most of the Zoning By-Law requirements of the Residential First Density, subzone FF (R1FF) zone for the intended uses of the new lots.

Please contact us if you require any additional information.

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group