

P. H. Robinson Consulting
Urban Planning, Consulting and Project Management

City of Ottawa Committee of Adjustment
101 Centrepointhe Drive, 4th Floor
Ottawa, ON K2G 5K7

October 25th, 2024

Attn: Mr Michel Bellemare
Secretary Treasurer

Re: 6001-6005 Renaud Rd (Consent application)
Part of Lot 7, Concession 3 (Ottawa Front),
Former Township of Gloucester, now in the City of Ottawa.
Landric Renaud Property Inc.

Committee of Adjustment

Received | Reçu le

2024-10-28

City of Ottawa | Ville d'Ottawa

Comité de dérogation

On behalf of the owners of 6001-6005 Renaud, we are submitting the enclosed Consent to Sever application for the above-noted property.

The subject property was subject to a Major Zoning By-Law Amendment application (Zoning By-Law 2024-382) to rezone the property from DR to R4Z[2973] and R2P which was approved by Planning Committee and City Council in August/September 2024.. The property is currently subject to a Site Plan Control application to allow the construction of a Planned Unit Development containing two buildings with 10 stacked townhomes in each (Parts 2 and 3 on the Draft 4R Plan) on a portion of the lands subject to this application. The subject property is located in the Suburban - East transect and is designated as a Neighbourhood.

The property was previously two separate lots until they merged on title under the same legal ownership. The property contains two detached dwellings and two accessory structures as detailed on the enclosed boundary and topographic survey plan. The intent of the application is to sever the property into two lots: one lot (Parts 2 and 3) will contain the stacked townhomes subject to Site Plan Control approval and is zoned R4Z[2973], and the other lot (Part 1) will be the future location of six semi-detached dwellings and is zoned R2P. The future six semi-detached dwellings will require additional severances to be filed at a later date.

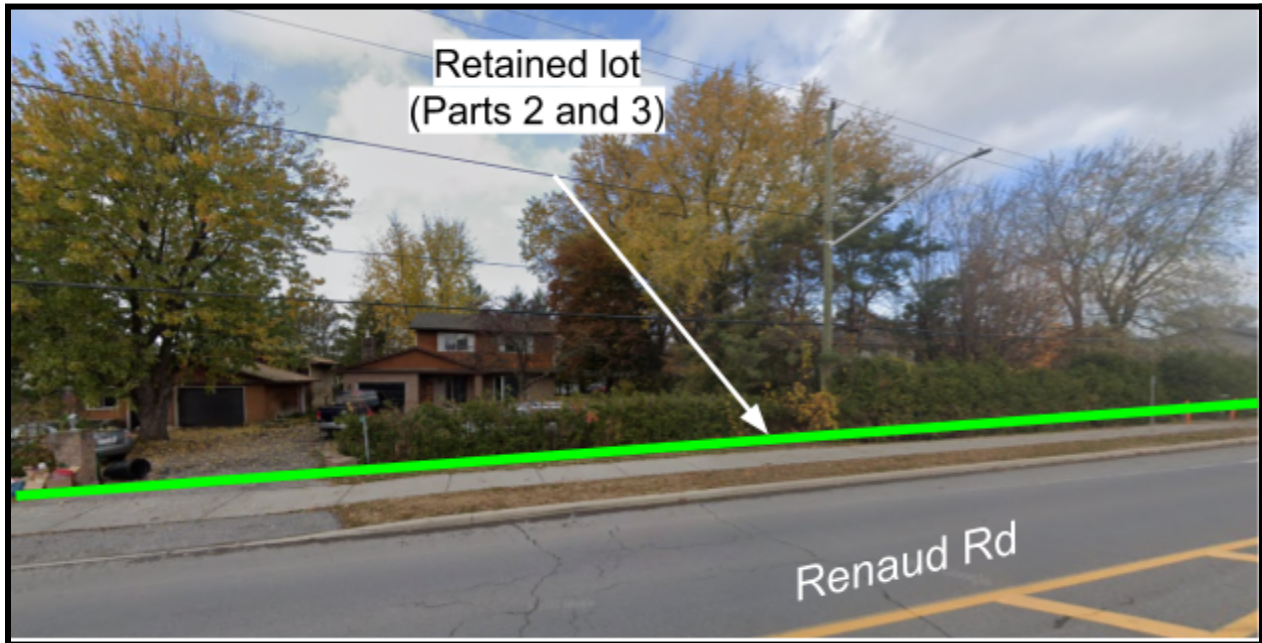
One of the existing houses on the subject property is completely serviced by municipal infrastructure, while the other existing house is serviced by municipal water and private sanitary services. The subject property is serviced by municipal storm sewers. Servicing for all of the proposed residential units will be via Ziegler Drive.

The lots will be zoning compliant in terms of lot width and lot area. For the retained lot (Parts 2 and 3) the front lot line is Renaud Road.

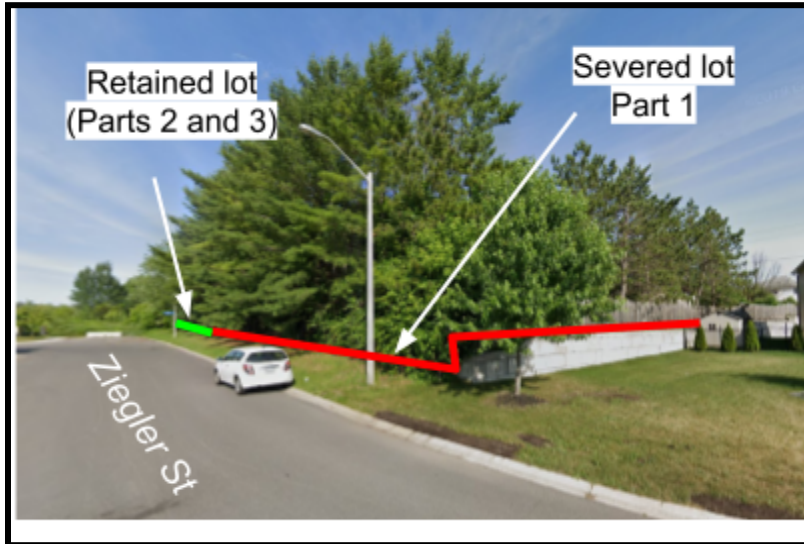
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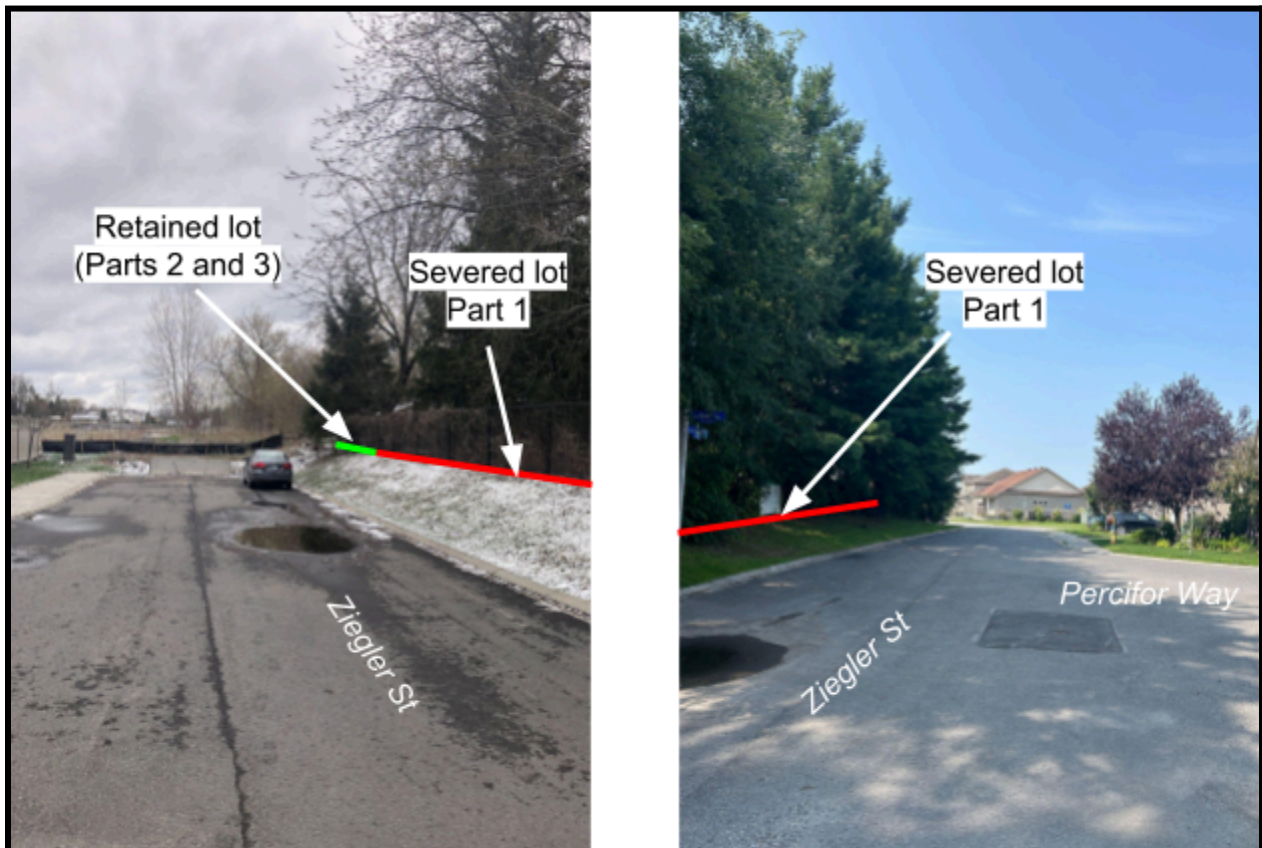
Site images looking west (left) and east (right) along Renaud at the subject property.



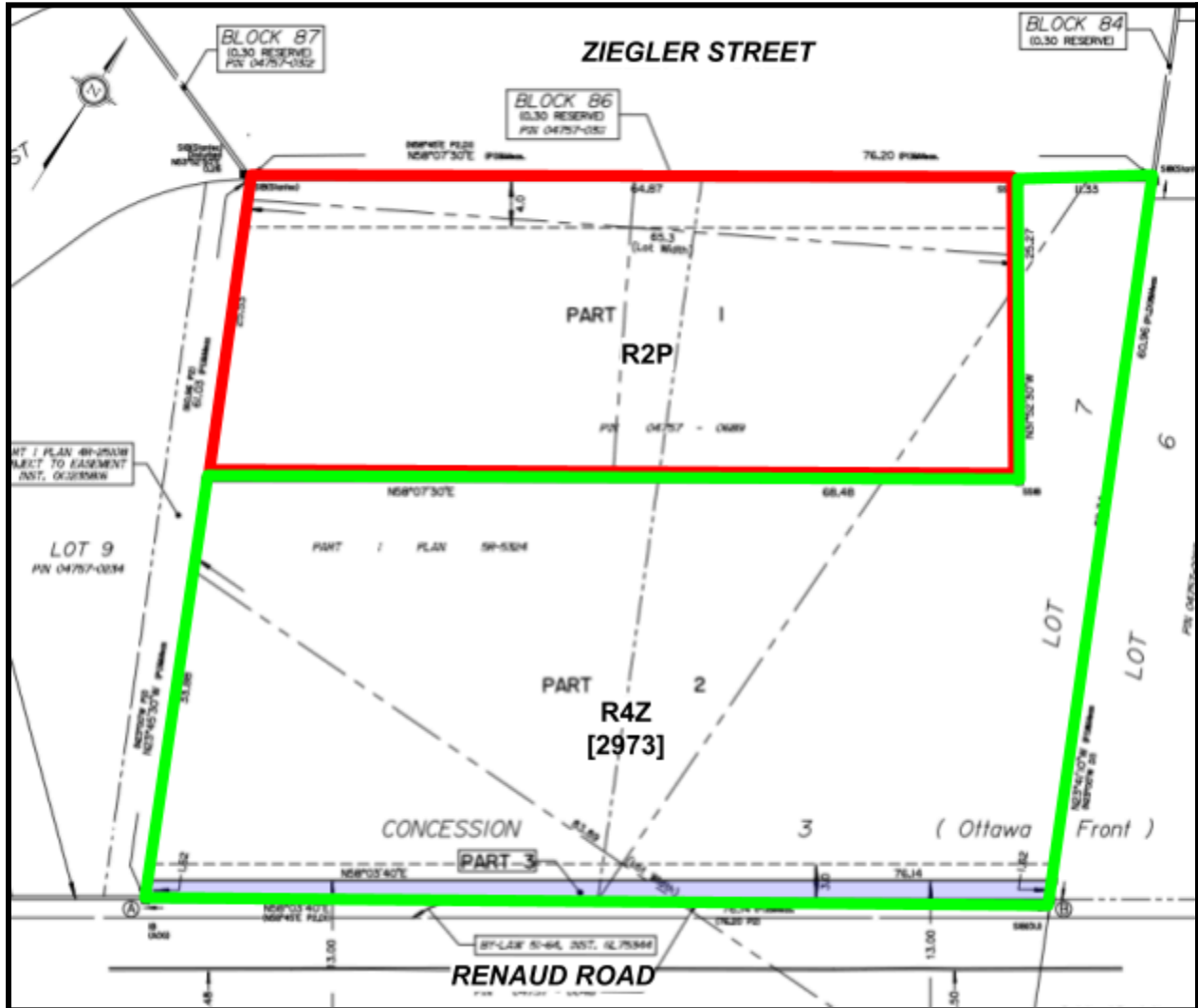
Retained lot from Renaud Rd looking north.



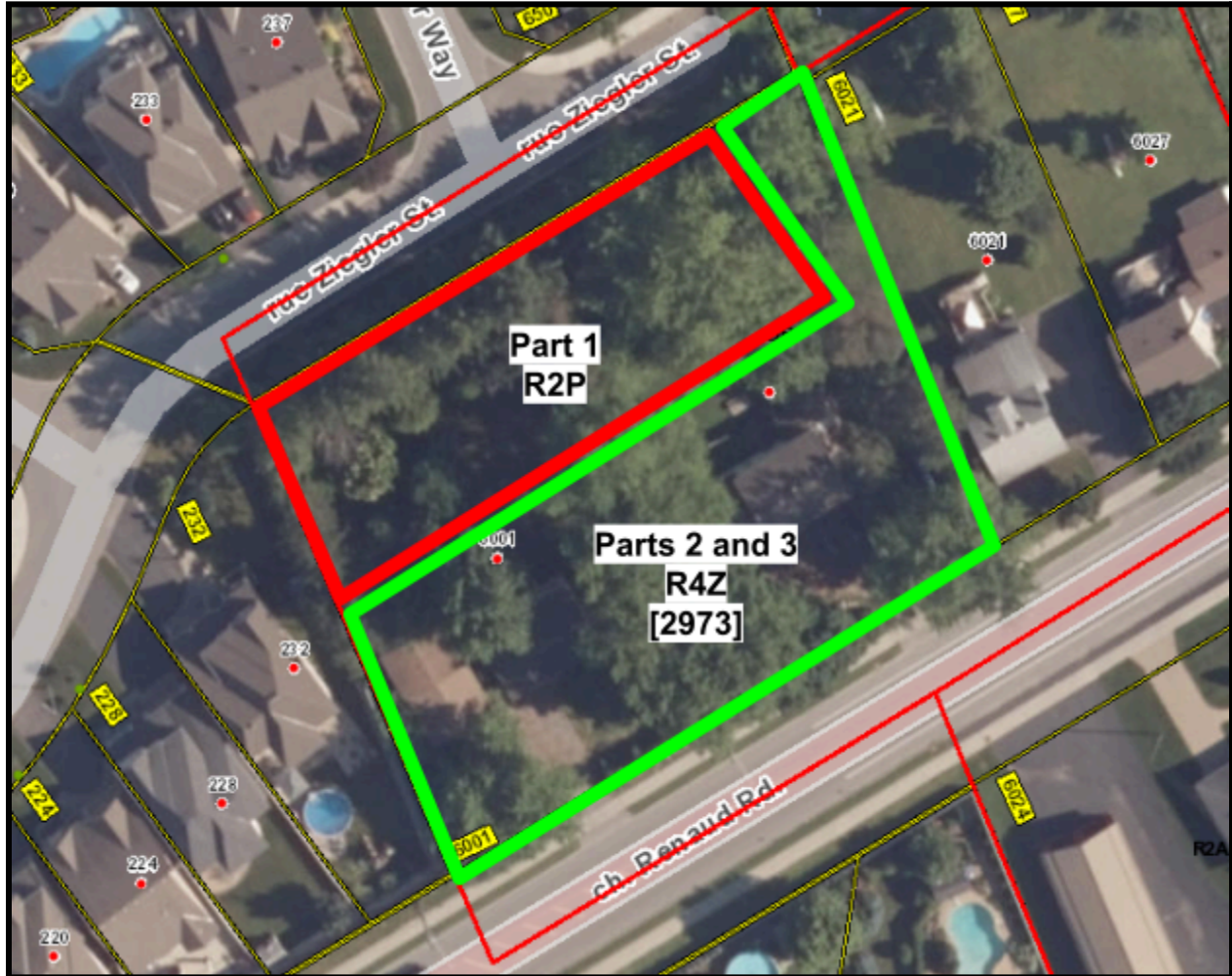
Severed and retained lots from Ziegler looking southeast.



Site images looking east (left) and west (right) on Ziegler St at the subject property.



Draft 4R Plan showing the severed and retained lots, and the proposed 1.62m road widening on Renaud Rd.



GeoOttawa aerial image Plan showing the severed and retained lots

Section 53 (1) of the Planning Act indicates that ‘ an owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorised in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).

The reasons why this division of land can proceed as a consent application and do not need to be done via a Plan of Subdivision is provided below in the responses to the applicable sections of Section 51 (24) of the Planning Act.

Section 51 (24) of the Planning Act states that in considering the draft of a subdivision, the following factors will be considered:

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(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2:

(a) the protection of ecological systems, including natural areas, features and functions; (d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest; (e) the supply, efficient use and conservation of energy and water; (f) the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems. (h) the orderly development of safe and healthy communities. (i) the adequate provision and distribution of educational, health, social, cultural and recreational facilities; (p) the appropriate location of growth and development. (r) the promotion of built form that, (i) is well-designed, (ii) encourages a sense of place, and (iii) provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

The proposal adequately addresses matters of provincial interest. The proposed development does not negatively impact ecological systems, features, or functions. There are no existing architectural, cultural, historical, archaeological, or scientific items of significance to conserve. The completed civil engineering plans indicate compliance with the City's standards for efficient water supply. The associated Site Plan Control process and all its associated documents ensure that the proposed development would have adequate and sufficient communication, transportation, sewage, water, and waste management systems. This severance represents orderly development of safe and healthy communities because it will allow for context sensitive development being low-density development on Ziegler St while simultaneously permitting mid-density development on Renaud. The Chapel Hill South neighbourhood contains various parks and greenspaces, an elementary school, a middle school, and medical facilities. Chapel Hill South is a growing community with new subdivisions, infrastructure, and businesses being built. It is one of the prime locations for residential growth in the southeast end of the City. The proposed development represents a built form that is well-designed as approved by the City, encourages a sense of place by providing unique at-grade accesses to each unit, and contains a 107 m² (1150 ft²) amenity area on site. Future residents will also take advantage of the parks and greenspace within walking distance of the subject property.

(b) whether the proposed subdivision is premature or in the public interest.

The subdivision of this lot is not premature and is in the public's interest. The lot is significantly larger than the lots to the east, west, and north of the subject site. The site was once two properties and we are proposing to subdivide it once again into two lots.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any.

The subject property is located in the Suburban - East transect and is designated as a Neighbourhood as per the Official Plan (2022). The following section features applicable excerpts from the Official Plan.

3.2 Support Intensification

The Official Plan outlines support for intensification. Intensification is permitted as a variety of built forms and height categories including low-rise developments. It is also stated that residential intensification will focus on the 15-minute model and this intensification is permitted in all designations.

This proposal allows for 20 stacked dwellings and semi detached units on an infill site located in close proximity to new low- and mid- density developments. The site is located approximately 500m from Navan Rd which is a major connection between Navan and the Blackburn Hamlet Bypass. Additionally, approximately 1.2km from the subject property is the Chapel Hill South Park and Ride which is serviced by OC Transpo lines 32, 34, and 228. These lines are regular and express routes that travel between Renaud, Navan / Sarsfield, and Blair station.

4.6.5 Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes

2) The development should generally be located to frame the adjacent street, park or greenspace, and should provide an appropriate setback within the street context, with clearly visible main entrances from public sidewalks. Visual impacts associated with above grade utilities should be mitigated.

Entrances to the stacked units are located at grade on Renaud Rd and at grade on the private way. The future semi-detached dwellings will front on Ziegler and will contain entrances at grade. The proposal features a zoning compliant front yard setback on Renaud of 5.39 m which allows for soft landscaping and an interlock pathway connecting unit entrances to the street. Garages, parking, waste and snow storage are all located internally on the lot to be retained (Parts 2 and 3) and will not be visible from the street.

4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all

6) Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.

The proposed development responds to neighbourhood context by featuring ground-oriented infill housing options in a predominantly residential neighbourhood. The site contains sufficient area for soft landscaping, vehicular parking, bike parking, waste storage, and amenity area.

6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan

2) Permitted building heights in Neighbourhoods shall be Low-rise, except: a) Where existing zoning or secondary plans allow for greater building heights; or b) In areas already characterised by taller buildings.

The proposed building heights are within the height limits permitted through a 'low rise' development.

4) 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 Table 3b; b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);

The proposed units represent a density between single family homes and apartment unit densities. The density proposed and the alignment of the majority of the units to face internally will minimise any nuisance impacts with nearby residential uses. All vehicular traffic movements are directed through the Ziegler St access location. The proposed building forms and the site design are compatible with nearby predominantly residential areas. The primary site access points are appropriately integrated into the street network and pedestrian connections for this development with surrounding streets has been designed to provide for safe access. The development is proposing residential uses at a slightly higher density than nearby built housing to the north, northwest and south but it will increase the residential density and will initiate any impetus for small scale non-residential uses that would be part of a 15 minute neighbourhood.

6.3.3 Ensure that neighbourhoods form the cornerstone of liveability in Ottawa

9) Where lots within residential neighbourhoods have through-lot access fronting onto two public rights of way, the Zoning By-law and approvals under the Planning

Act shall allow development that establishes separate residential use buildings so as, on separate lots to allow for independent services, to front on both public rights of way while leaving a portion of the internal lot without buildings or structures. The intent of this policy is to frame the public right of way with buildings and structures and to prohibit development that turns its back to a public right of way.

The development is located on a through lot that fronts on to two public rights of way. The intent of this development is to develop the street frontages with portions of the internal areas of the lot devoted to landscaping and parking and infrastructure elements. As a result, this development does not turn its back on the public right of way and the setbacks being proposed allow for strong interaction between the residential development and the adjacent rights of way. In addition, there will be some direct pedestrian connections from the nearby public rights of way to the interior sections of the development.

(d) the suitability of the land for the purposes for which it is to be subdivided.

The land is suitable for the residential development proposed. The lot to be retained will contain stacked dwellings. The stacked dwellings will be located on Renaud with units fronting on the Renaud side but also the interior private way. The lot to be severed will be the location for future semi-detached dwellings that will front on Ziegler. The density transition from higher density residential on Renaud to lower density residential on Ziegler was applied in response to City and community comments and creates a context-sensitive development suitable for the subject property.

(f) the dimensions and shapes of the proposed lots;

The proposed lots are zoning compliant in terms of lot width and lot area. The lot to be severed is slightly irregularly shaped due to the angled side lot lines. The lot to be retained is also irregularly shaped due to the angled side lot lines but also due to the proposed access off of Ziegler which limits the frontage on Ziegler for the retained parcel. This forms a very unique lot shape but it still accommodates the proposed development.

(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;

There is a 30 cm reserve located on the south side of Ziegler within the City Right-Of-Way of Ziegler. This reserve is noted as Block 86 (PIN 04757-0311) on the survey plan. This block will prevent the construction of the proposed buildings on the retained lot (Parts 2 and 3) until such a time that the block has been removed. The block will only be removed once the property owner has made the necessary financial arrangements with the subdivision developer of the lands to the north. The financial

arrangements necessary for this 30 cm reserve to be removed are underway between the applicants (Landric Renaud Property Inc.) for this application and the builders of the residential subdivision to the north.

(h) conservation of natural resources and flood control;

A Grading and Drainage plan has been completed for the lot to be retained (Parts 2 and 3) as part of the Site Plan Control and Zoning By-Law Amendment process. The Grading and Drainage plan is used to demonstrate that adequate drainage has been designed for the retained lands. A grading and drainage plan will be completed for the severed lot (Part 1) as a condition of severance.

(i) the adequacy of utilities and municipal services.

A Site Servicing Plan was completed for the lot to be retained (Parts 2 and 3) as part of the Site Plan Control and Zoning By-Law Amendment process. The plan is used to demonstrate that all proposed buildings can access sufficient municipal services. A Site Servicing Plan will be completed for the severed lot (Part 1) as a condition of severance.

(j) the adequacy of school sites.

There are various schools in the vicinity of the subject property: Orleans Montessori Pre-school & Childcare (900 m); Notre-Dames-Des-Champ Catholic elementary (1.1 km); Le Prélude Public Elementary School (1.2 km); Mer Bleue College Catholique (1.6 km)

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

Ziegler St contains sufficient land in the public right-of-way to align with the policies in Table 1 of Schedule C16. Renaud Rd requires a road widening of 1.62m to ensure a 26m protected ROW which has been identified through the Site Plan Control process. This road widening is shown on the Draft 4R Plan being filed with this application.

(m) 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 designated 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).

The subject property is subject to Site Plan Control approval for the development of a Planned Unit Development containing 20 stacked townhouses. This application will allow for the severance of the land needed for this development from the remaining

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portion of the overall lot. The remaining portion will be severed and developed sometime in the future.

The severed lot (Part 1) does not require additional infrastructure or road construction to allow for development in the future. The establishment of a private way to service the stacked townhomes is not a trigger to a plan of subdivision. For these reasons, we feel that a Consent application is the appropriate route for the subject property and that a Plan of Subdivision is an efficient and practical way to divide these lands.

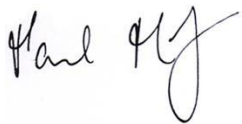
At this time, we are submitting the following in support of the application:

- Completed application form
- Property owner's authorization
- Parcel Abstract Page (PIN)
- Application fees for urban consent (\$3,639)
- Additional Retained Lands Certificate fee (\$250)
- A Draft 4R Plan of the overall property showing the severed and retained lands
- Lawyer's letter requesting a retained land certificate and confirming there are no ownership issues that would contravene section 50 of the Planning Act
- Grading and Drainage Plan *for illustration purposes only*
- Site Servicing Plan *for illustration purposes only*
- Survey (boundary and topographic survey)

When the notification signs are ready for this application could you please email the undersigned and I will arrange for them to be picked up and installed on the property.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at probinson@probinsonconsulting.com

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