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January 22, 2025

Committee of Adjustment
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Committee of Adjustment
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2025-01-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Michel Bellemare, Secretary-Treasurer

**Reference: 6208 Renaud Road
Application for Consent
Our File No.: 122075**

Novatech has been retained by Marissa Brisebois and Mathieu Brisebois ("the owners") to file an application for consent in relation to the property municipally known as 6208 Renaud Road, located within Ward 19 – Orleans South - Navan, Ottawa (hereinafter referred to as "the Subject Property"). The purpose of the application is to sever the Subject Property to create a new lot for residential use.

Property Description and Context

The Subject Property is located on the south side of Renaud Road, between Mullin Private to the west and Glenlivet Avenue to the east, within the Chapel Hill South community of Ottawa. The property is legally described as: PT LT 5 CON 4 GLOUCESTER AS IN GL85931; GLOUCESTER.



Figure 1: Location Map of Subject Property (GeoOttawa)

The property has a total area of approximately 1,434 square meters, with a frontage of approximately 33.07 meters and depth of approximately 43.89 metres. Currently, the property is developed with a one-storey single detached dwelling with a detached garage and other accessory structures. There is an existing driveway access from Renaud Road to the west of the dwelling. The property is serviced by existing municipal water, sanitary and storm infrastructure within Renaud Road.

The surrounding area is characterized primarily by low-rise residential uses, including single-detached, semi-detached, townhouse and low-rise apartment dwellings with a mixed lot fabric. The proposed severance would create a new lot for residential development which is compatible with the existing neighbourhood character in terms of use and configuration.

A Severance Sketch has been prepared to illustrate the conceptual future development of the severed and retained parcels. For the purpose of this application, the sketch provides a potential building footprint for a future semi-detached dwelling sited on the severed parcel within the permitted development envelope. In order to accommodate future development on the severed parcel, it is proposed to relocate the driveway access for the existing single-detached dwelling to the retained parcel, as well as remove the existing detached garage, accessory structures and a small addition along the west building wall. The existing single-detached dwelling will otherwise remain as it exists on the retained parcel.

A Tree Information Report has also been prepared to identify existing trees which are anticipated to be protected and removed as part of the future development of the severed parcel. The report further illustrates potential new tree planting locations should compensation be required. Specific recommendations for protection, removal and replacement would be provided at the time of a future building permit application once detailed design drawings for the semi-detached dwelling are complete.

Details of Consent

The application proposes to divide the Subject Property into two parcels, as follows:

- Severed Parcel (shown as Parts 1 and 2 on the Draft Reference Plan): represents a new parcel of approximately 602 square meters, with approximately 15.20 meters of frontage on Renaud Road, and is intended to be developed with a semi-detached dwelling.
- Retained Lot (shown as Part 3 on the Draft Reference Plan): represents a new parcel of approximately 707 square meters, with approximately 17.87 meters of frontage on Renaud Road, and is developed with an existing single-detached dwelling to remain.

Part 4 on the Draft Reference Plan represents a road widening to be conveyed to the City of Ottawa.

Policy Justification

Provincial Planning Statement

The Provincial Planning Statement, 2024 (PPS) is issued under Section 3 of the Planning Act and came into effect on October 20, 2024. All decisions that affect planning matters are required to be consistent with the PPS which provides policy direction on matters of provincial interest related to land use planning and development, including building homes, sustaining strong and competitive

communities, providing infrastructure and facilities, managing resources and protecting public health and safety.

The application for consent is supportive of the following key policies:

- Policy 2.2.1 – Housing: The PPS encourages municipalities to provide a range of housing options and densities to meet the needs of current and future residents. The proposed severance will facilitate the development of a semi-detached dwelling, a low-density housing form that contributes to increasing the housing supply within the established residential area. The PPS further directs municipalities to facilitate all types of residential intensification. The severance application promotes more efficient use of land through appropriate intensification.
- Policy 2.3.1 – Settlement Areas: The PPS prioritizes development within settlement areas, which are the focus of growth and infrastructure investment. The proposed severance aligns with this policy by concentrating growth within an existing built-up area, ensuring efficient use of existing infrastructure, including roads, utilities, and services. This promotes sustainable and compact development.
- Policy 3.6.1 – Sewage, Water and Stormwater: The PPS provides that municipal services are the preferred form of servicing for settlement areas to support the protection of the environment and minimize potential risks to human health and safety. The proposed severance is in keeping with this policy by optimizing use of existing servicing infrastructure available within the public right-of-way.

The proposed severance application is consistent with the policies of the PPS which support residential intensification, the efficient use of land and infrastructure, and the provisions of a variety of housing options. The severance will contribute to meeting the housing needs of the community while ensuring compatibility with the existing residential fabric and character of the neighborhood.

City of Ottawa Official Plan

The subject property is within the Suburban Transect and is designated as 'Neighbourhood' on Schedule B8 of the Official Plan. As per Section 3.2.4, the Official Plan is generally supportive of intensification in all designations where in conformity with the applicable transect and overlay policies. The Neighbourhood designation is described in Section 6.3.1 and is intended to allow a range of residential built forms, generally including low-rise housing options sufficient to meet or exceed intensification targets. Section 5.4.1 further specifies that within the Suburban Transect, the Neighbourhood designation is to support predominantly low-rise development, including ground-oriented and multi-unit housing forms. The proposed severed lot has been designed to accommodate such use, in the form of a semi-detached dwelling.

In addition, the subject property is within the *East Urban Community Phase 1 Community Design Plan (CDP)*, which designates the area as 'Existing Residential'. Section 4.1 of the CDP states that “no major changes are anticipated to the existing residential dwellings along Renaud, Navan and Pagé roads, although over time, existing individual uses may amalgamate and redevelop”. The proposed severance maintains the residential nature of the property and is in harmony with the existing residential fabric of the neighborhood.

Based on the foregoing, the proposed severance application conforms to the policies of the City of Ottawa Official Plan (2022) which support residential intensification. The severance allows for low-density residential use that fits within the context of the surrounding area.

City of Ottawa Zoning By-law

The property is zoned Residential Fourth Density, Subzone ZZ, Exception 2984 (R4ZZ[2984]) in the *City of Ottawa Zoning By-Law No. 2008-250, as amended*. This zone is intended to allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings. Severance of the Subject Property to accommodate a future semi-detached dwelling on the severed parcel, while retaining the existing single-detached dwelling on the retained parcel, each represent permitted uses.

In accordance with the Zoning By-law, both the retained and severed parcels satisfy the minimum lot width and lot area requirements for their respective existing and proposed uses, as follows:

Severed Parcel (future semi-detached dwelling):

- Lot Width: The severed parcel will have a width of approximately 15.02 meters, meeting the minimum combined requirement of 14 meters for a semi-detached dwelling (7 meters per unit).
- Lot Area: The severed parcel will have a total area of approximately 602 square meters, exceeding the minimum combined requirement of 380 square meters for a semi-detached dwelling (190 square meters per unit).

Retained Parcel (existing single-detached dwelling):

- Lot Width: The retained parcel will have a width of approximately 17.65 meters, meeting the minimum requirement of 9 meters for a single-detached dwelling.
- Lot Area: The retained parcel will have a total area of approximately 707 square meters, exceeding the minimum requirement of 240 square meters for a single-detached dwelling.

As such, the proposed severance is in full compliance with the Zoning By-law. The severed and retained parcels are suitably sized to accommodate development in accordance with all zoning standards which ensures compatibility with existing land use patterns.

Planning Act

The following demonstrates how the proposed consent application addresses the applicable criteria of the *Planning Act*.

Subsection 53(1) of the *Planning Act* states:

53. (1) An owner or chargee of land, or such owner's or chargee's agent duly authorized 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. 1994, c. 23, s. 32; 2020, c. 34, Sched. 20, s. 2 (2).

A plan of subdivision is unnecessary as the proposal represents a straightforward severance of land that conforms to established land use policies and zoning requirements. The creation of one severed parcel and one retained parcel will not disrupt the orderly development of the area nor necessitate additional municipal services or infrastructure.

Subsection 53(12) of the *Planning Act* notes that provisional consent is to have regard for matters under Subsection 51(24) of the Act. Below notes how the proposed consent addresses the criteria of Subsection 51(24):

51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

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

The proposed severance aligns with matters of provincial interest, including building homes and sustaining strong and competitive communities and efficiently using infrastructure and public facilities. The proposed lots are in a designated residential area and will support residential intensification in accordance with provincial policy goals. Further, the development respects provincial interests relating to the wise use and management of resources and the protection of public health and safety.

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

The proposed consent is neither premature nor contrary to the public interest. It conforms to the relevant provincial and municipal policies, including the City of Ottawa Official Plan, which supports residential intensification in established areas. The severance contributes to the supply of housing in an appropriate location, within an area designated for residential use, and does not pose risks to public health or safety.

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

The proposed severance conforms to the City of Ottawa Official Plan (2022), particularly with respect to the 'Neighbourhood' designation on Schedule B8. The application aligns with the city's goals for promoting residential intensification within established neighborhoods, providing additional housing options while maintaining compatibility with the surrounding land uses.

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

The proposed severed and retained parcels are suitably configured for their intended residential uses and are within an existing built-up area. Both lots will meet the minimum lot area and width requirements for low-density residential development as permitted under the existing zoning, ensuring that the properties are adequately sized to accommodate development while maintaining the character of the surrounding area.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Not applicable.

(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;

Not applicable.

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

The dimensions and shape of the proposed lots are suitable for the intended residential development and are appropriate in the context of the surrounding lot fabric.

(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;

Both parcels will be developed for residential purposes as permitted by the existing zoning, and no further land-use restrictions are required.

(h) conservation of natural resources and flood control;

The proposed severance will not have any significant impact on natural resources or flood control.

(i) the adequacy of utilities and municipal services;

The severed and retained parcels will be serviced by existing municipal water, sanitary and storm services available with Renaud Road. The existing services are adequate to support the proposed residential development.

(j) the adequacy of school sites;

The severed and retained parcels are in proximity to existing local schools serving this area.

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

The severed and retained parcels provide for lands to be conveyed to the City for the purpose of a road widening.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Not applicable.

(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).

Not applicable.

Conclusion

This application for consent to create a new lot for residential development at 6208 Renaud Road is consistent with the *Provincial Planning Statement*, conforms to the *City of Ottawa Official Plan*, respects guidelines of the *East Urban Community Phase 1 Community Design Plan* and complies with the *City of Ottawa Zoning By-Law No. 2008-250*, as amended. Furthermore, it is our opinion that the proposed severance satisfies the requirements of the *Planning Act* and represents good land use planning.

In support of this application, please find the following enclosed:

- Cover Letter
- Application Form
- Severance Sketch
- Draft Reference Plan
- Tree Information Report
- Letter from Solicitor
- Parcel Abstract Page (PIN)
- Cheque in the amount of \$3,926

Pursuant to Section 53(42.1) of the Planning Act, this application requests certificates to the applicant for both the severed and retained lots resulting from the proposed consent.

Please contact the undersigned should you require any additional information.

NOVATECH



Kayla Blakely, MCIP, RPP
Project Manager