

December 20, 2024

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

**RE: Application for Consent
74 Martin Street**



**This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.**

Dear Mr. Bellemare,

Fotenn Planning + Design has been retained to act as agent on behalf of the property owners for the submission of the enclosed Consent application for the lands known as 74 Martin Street in the City of Ottawa.

The owner is proposing to create one (1) new lot from the existing parcel, for a total of two (2) lots. The severed and retained lots are compliant with respect to all performance standards including the minimum lot area and minimum lot width under Zoning By-law 2008-250. The application consists of one (1) Primary Consent application. No new construction is proposed as part of this application at this time.

In addition to the Planning Rationale report, the following materials have been included as part of this submission:

- / Completed application form (1 copy)
- / Draft Reference Plan (1 Full-size copy, 1 reduced copy)
- / Tree Information Report (simplified per correspondence with City staff attached)
- / Parcel Abstract Page (PIN) (1 copy)
- / Letter from Solicitor confirming that the owner does not own abutting land, in accordance with Section 6 of the Application form
- / Cheque in the amount of \$3,639.00, made payable to the City of Ottawa.

Sincerely,

Bria Aird, MCIP RPP
Senior Planner

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1.0 Introduction

Fotenn Planning & Design, acting as agents on behalf of Kevlar Holdings Inc. (“the Owner”), is pleased to submit this Planning Rationale in support of the enclosed Consent application for the lands known as 74 Martin Street (“the Subject Property”) in the City of Ottawa.

1.1 Application

The Owner is seeking to sever the existing property into two (2) separate, independent parcels which may be conveyed separately. Two certificates will be required. No development is proposed at this time. The following application is required:

/ **Primary Consent Application**

1.2 Application History

The Subject Property was the subject of a consent application (file number D08-01-21/B-00299) submitted by previous owners of the lands in 2021. The proposed severed parcel was located at the south-west corner of the site, abutting Martin Street Park, and having a 20-metre frontage on Martin Street and an area of 634.60 square metres. The proposed retained parcel had frontages of 31.73 metres on Colonel Murray Street and 30.44 metres on Martin Street, for an area of 965.86 square metres. The consent application was granted by the Committee of Adjustment at a Public Hearing held on October 6, 2021, subject to numerous conditions to be fulfilled within a one-year period. As these conditions were not fulfilled, the consent lapsed on October 15, 2022.

2.0 Site Context and Surrounding Area

2.1 Subject Property

The subject property is located in the Village of Richmond at the intersection of Martin Street and Colonel Murray Street. The property has a 32.4-metre frontage on Colonel Murray Street and a 49.1-metre frontage on Martin Street. The total lot area is approximately 1592.2 square metres. The property is currently vacant (with the exception of two unserviced accessory buildings) following the lawful removal of a heritage structure previously located on the northwest portion of the property. The foundation upon which the previous building was situated remains.



Figure 1: Subject property, viewed from the intersection of Martin Street and Colonel Murray Street (November 2024)

Martin Street is designated as a Collector Road in Schedule C10 of the Official Plan, and as such is intended to provide connection to nearby Arterial Roads – McBean Street in this case. It is intended to carry more traffic volume than Local Roads like Colonel Murray Street, which has a right of way of 20 metres. Schedule C16 identifies right-of-way-protections of 20 and 26 metres for Locals and Collectors respectively. Martin Street has a significantly undersized 16-metre right-of-way with no plans for widening. As such, no expropriation for road widening is expected on the site.

Water is supplied by private well. Wastewater service is provided to the property via public sanitary pipe along Martin Street and Colonel Murray Street. The subject site is within Wellhead Protection Area B with a vulnerability score of 6 on the City of Ottawa Official Plan (2022) Schedule C15. As such, the groundwater aquifer is considered moderately sensitive, and some restrictions may apply.

2.2 Surrounding Area

Located adjacent to the core of the Village of Richmond, Ward 21 – Rideau-Jock, south of the City of Ottawa's Urban Area, the following land uses surround the subject property:

North: In the northern quadrant of the intersection of Martin Street and Colonel Murray Street is a Canada Post facility in a modest one-storey building. Surrounding lands consist predominantly of residential uses characterized by detached and semi-detached dwellings. Perth Street, located approximately 400 metres northwest of the site along Colonel Murray Street, is an Arterial Road which serves as the mainstreet for the village and is lined with low-rise dwellings and commercial uses.

East: The block in the eastern quadrant of the Martin Street – Colonel Murray Street intersection consists of detached dwellings, as do other parcels fronting on Colonel Murray Street and Strachan Street. Beyond the dwellings fronting on Strachan Street and Cockburn Street lies the Jock River and open lands surrounding it. Across the river lies an extension of Richmond Village consisting of more low-density residential land uses.

South: Martin Street Park, a 160-square-metre parkette containing a small playset, abuts the subject site to the southwest, marking the western edge of the village core boundary. Detached dwellings line Colonel Murray Street south of the subject site, while lots fronting on McBean Street are part of the village core and include some non-residential uses, such as a church, day spa, tattoo parlour, and physiotherapist. Residential uses in this area and further south consist predominantly of detached dwellings, with some low-rise multiple dwellings.

West: Richmond Public School is located on the corner of Martin Street and McBean Street, and includes open space, a baseball diamond, and a playground across from the subject site on the western side of the intersection of Martin Street and Colonel Murray Street. McBean Street, as an Arterial Road along which the village core is centred, is lined with a low-rise mix of detached and multi-unit dwellings, community-oriented commercial uses like a bakery, restaurant, gym, and laundry, as well as a church and masonic lodge. It intersects with Perth Street at its northwest terminus, which consists of a more commercial-heavy mix of uses. More detached dwelling lie to the west of the village core.

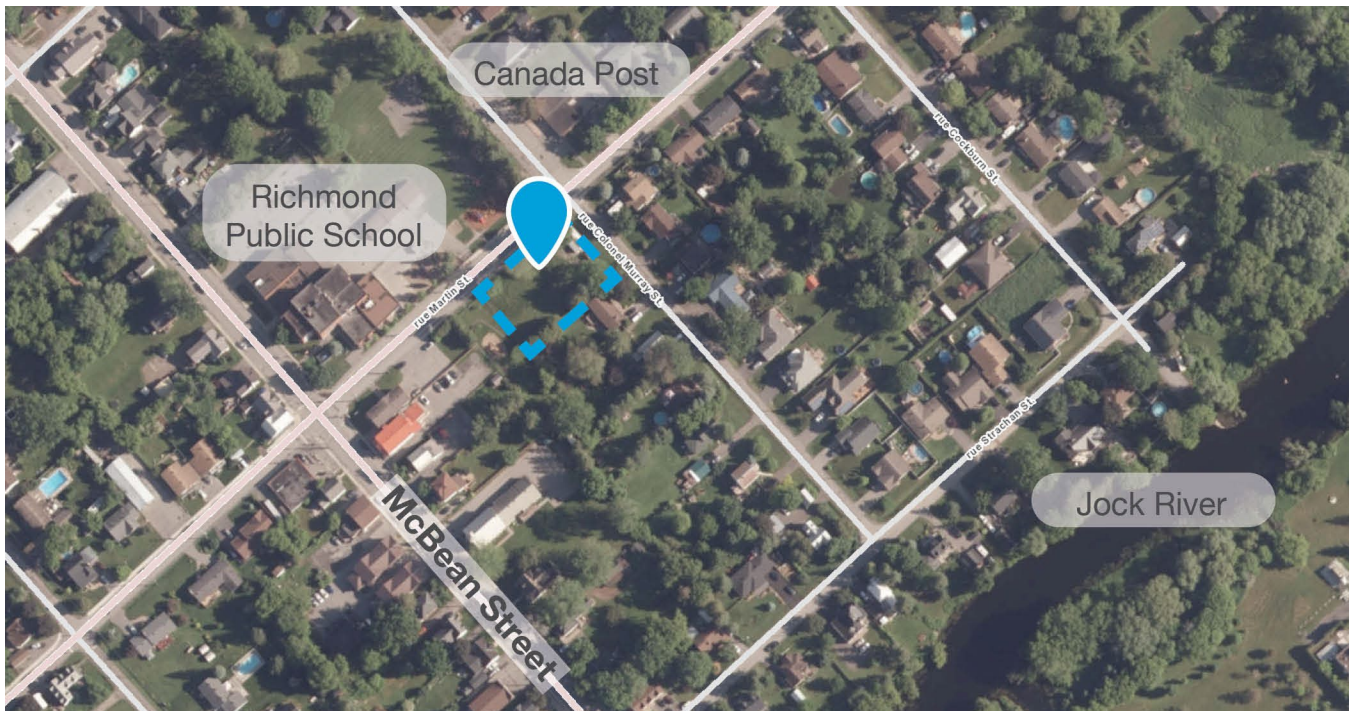


Figure 2: Aerial image of the subject property and the surrounding area

Policy Background

2.3 City of Ottawa Official Plan (2022)

The subject site is located in the Village Designation of the Rural Transect. Addressed in Section 5.5 of the OP, the Rural Transect area consists of lands inside and outside of Villages. In the Rural Area, Villages shall be the focus of growth and development. The City targets that Villages will absorb five (5) percent of household growth over the horizon of the Official Plan (Policy 3.1 (4)). Richmond village, along with three other Villages, are identified as the targets for the majority of village growth, given the presence of existing and planned municipal services. Per Policy 3.4.2, intensification within villages is supported, subject to health and safety limitations for partial services.

Lands within villages are to be developed in a context-sensitive manner, guided by secondary plans to become 15-minute neighbourhoods. Per Policy 5.5.1.1a, built form outside of Village Core areas is to fit both urban and sustainable suburban characteristics. Policies 5.5.1.2a and b state that development should be low-density throughout the Rural transect, with higher densities permitted within serviced villages. Development shall also be adequately surfaced and not create risk to the quality and quantity of groundwater for the surrounding area (Per Policy 5.5.1.2(e)).

The Village Designation is discussed in Section 9.4, where the policies of Section 5.5 are echoed. Policy 9.4.1 calls for the evolution of villages into 15-minute neighbourhoods in accordance with secondary plans and servicing capacity. Policy 9.4.2.1 ensures village character is maintained by limiting the scale and form of residential uses in accordance with servicing policies.

Policies to ensure that infrastructure in the city is safe, affordable, environmentally sound, and forward-looking are discussed in Section 4.7. Policy 4.7.2.6 states that partial services shall be considered where development on partial services already exists and the proposal constitutes minor infill provided that site conditions are suitable for the long-term provision of such services with no negative impacts. Policy 4.7.2.15 states that applications for development proposed on the basis of private individual services shall be required to demonstrate that the groundwater on-site shall be of sufficient quantity and quality, and a well that will not be impacted by potential groundwater contamination sources can be constructed. Development of multiple units on a shared water system is subject to Policy 4.7.2.17, which requires the units to be under a single ownership. As the subject property is proposed to be severed, a new well will be required as part of a future building permit application.

As the subject property is within a Wellhead Protection Area, development is subject to the policies of Section 4.9.5. Activities associated with proposed development within this area must be disclosed as part of development applications, in compliance with Policy 4.9.5.4. Policy 4.9.5.5 limits permitted development to those whose impacts to drinking water can be adequately mitigated.

2.4 Village of Richmond Secondary Plan (2022)

As identified in Figure 2, the subject property is located within the Village Residential 1 designation of the Village of Richmond Secondary Plan. It is also in close proximity to areas designated as Village Core (McBean Street and Perth Street) and Village Institutional, and considered to be on the edge of a neighbourhood as a result.

Policies pertaining to lands designated Village Residential are found under Section 3.3. Uses permitted on lands designated Village Residential 1 include detached dwellings, semi-detached dwellings, duplexes, bed and breakfast, home-based businesses, and retirement homes, per Policy 28. Ground oriented townhomes may be permitted subject to criteria stated under Policy 29, and the maximum height of buildings is limited to 3.5 storeys by Policy 30.

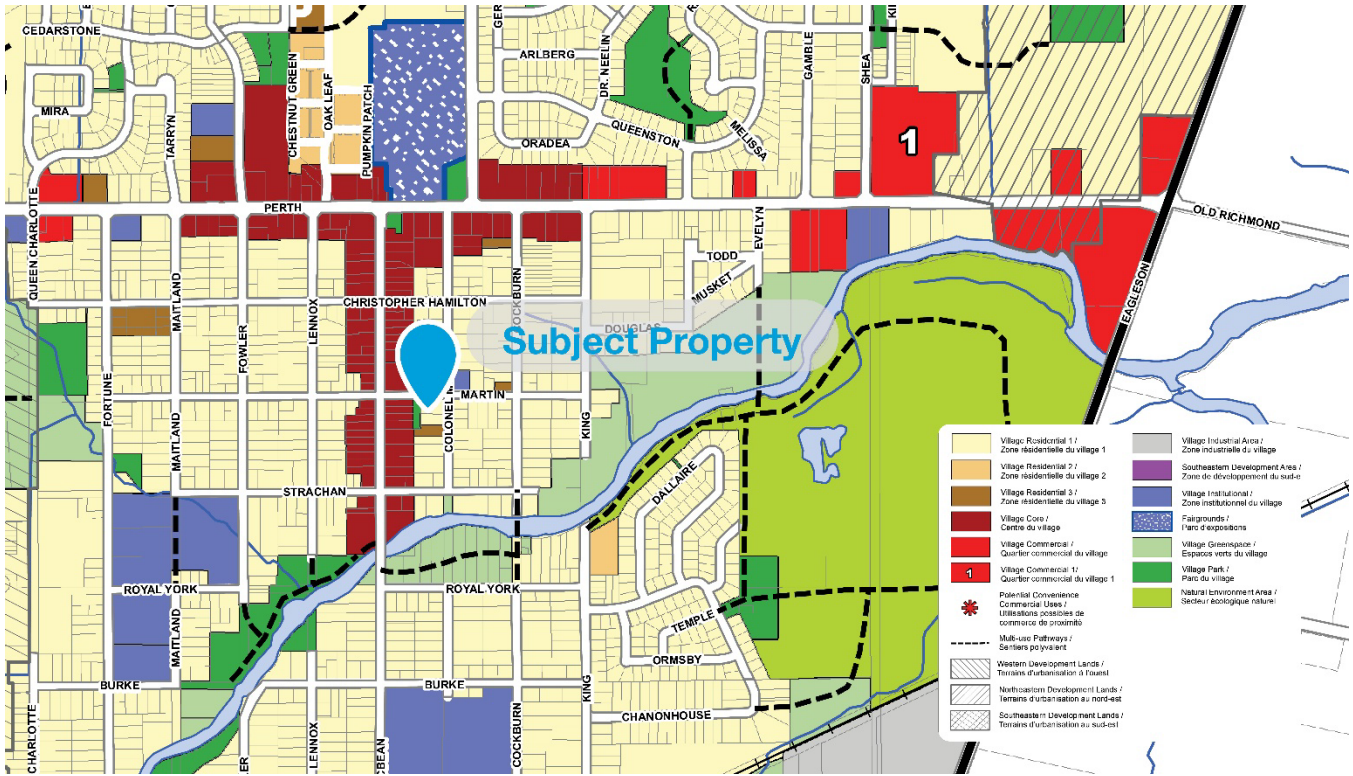


Figure 3: Excerpt of Schedule A - Designation Plan from the Village of Richmond Secondary Plan.

Section 2 addresses Infrastructure and Transportation, with direction from the 2011 Village of Richmond Water and Sanitary Master Servicing Study. Policy 3 of this section states that all new development in Richmond must be connected to the municipal wastewater collection system, and will only be permitted once the system can provide capacity according to the Master Servicing Study. It's stated under Policy 2 that said wastewater collection system will be upgraded over time, and any development application will be required to demonstrate that capacity exists to service the proposed development. As this application does not propose development of new units, servicing capacity is to be confirmed at time of building permit submission for future development.

2.5 City of Ottawa Zoning Bylaw 2008-250

The subject site is located in the Village Residential First Density Zone, Subzone C – V1C. The purpose of this Zone is to permit detached dwellings in areas designated as Villages in the Official Plan, and historically zoned for such low density use. A limited range of compatible uses, including a bed and breakfast, group home, home-based business or daycare, retirement home, urban agriculture, and parks are also permitted. Through this zone, development is to be regulated in a manner that adopts existing land use patterns to maintain and enhance the low-density, low-profile form of the neighbourhood. The provisions of the V1C Zone for lots other than those entirely on private services are as follows:

Mechanism	Provision	Provided	Compliance
Minimum lot area	600 square metres	775.3 square metres & 816.9 square metres	Y
Minimum lot width	20 metres	24.1 metres & 25.1 metres	Y

Minimum front yard setback	6 metres	6 metres	Y
Minimum interior side yard setback	1 metre	1 metre	Y
Minimum corner side yard setback	4.5 metres	4.5 metres	Y
Minimum rear yard setback	9 metres	9 metres	Y
Maximum lot coverage	40%	40%	Y
Maximum height	11 metres	11 metres	Y

3.0 Overview of Applications

The owners of the subject property are proposing to create one (1) new lot from the existing lot for a total of two (2) lots. Both lots would have front lot lines abutting Martin Street. The parts as shown on the Draft Reference Plan are as follows:

Property	Parts on Sketch	Status	Total Lot Area	Total Lot Width
PIN 04433-0141	Interior lot	Retained	775.3 square metres	24.6 metres
PIN 04433-0141	Corner lot	Severed	816.9 square metres	25.6 metres

The following application is required and has been submitted accompanying this Planning Rationale:

/ **Application – Consent to Sever**

No further development is proposed and no other applications are submitted at this time. The enclosed sketch illustrates the setbacks that would be required by the zoning, as well as potential locations for driveway access, to illustrate that the two new parcels can be developed without removal of any existing trees.



Figure 4: Draft Reference Plan of the subject property, including potential driveway locations showing no conflict with existing trees.

4.0 Consent Application

It is our professional planning opinion that the application meets the criteria for lot division as described in Section 53(1), 53 (12), and 51 of the Planning Act. As the proposal does not propose to create an internal road network, extend public services, or other elements that are common to a subdivision, the following criteria are generally those which apply to applications for consent:

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

The proposed Consent application is consistent with, and has regard to, the prescribed matters of provincial interest outlined in Section 2 of the Planning Act and the policies of the Provincial Planning Statement 2024 (PPS). In particular, the Planning Act calls for the adequate provision of employment opportunities and recognizes the importance of appropriate location of growth and development to meet the full range of current and future needs. The proposed application conforms to these objectives and intentions through the following policies:

2.1.4. To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

2.1.6 Planning authorities should support the achievement of *complete communities* by:

- a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal* access, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;

2.3.1.2 Land use patterns within *settlement areas* should be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) optimize existing and planned *infrastructure* and *public service facilities*;

2.3.1.3 Planning authorities shall support general *intensification* and *redevelopment* to support the achievement of *complete communities*, including by planning for a range and mix of *housing options* and prioritizing planning and investment in the necessary *infrastructure* and *public service facilities*.

2.5.1 Healthy, integrated and viable *rural areas* should be supported by:

- c) accommodating an appropriate range and mix of housing in rural *settlement areas*;

2.5.2 In *rural areas*, rural *settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.

The proposed consent application represents an opportunity for the intensification and development of vacant lands in a rural settlement area, contributing to residential growth and efficient use of land and therefore aligned with matters of provincial interest.

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

The conveyed lands will be available for the uses permitted in the current zoning, capitalizing on the public services available in the public right-of-way.

The Consent application is not premature and is in the public interest because it is allowing for the creation of one (1) new parcel of land from an existing serviced lot, allowing it to be developed for uses set by the Zoning By-law and Secondary plan.

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

The Village of Richmond Secondary Plan designates the parcel and adjacent areas for a range of ground-oriented, low density residential uses and home-based businesses, which aligns with the V1C Zone provisions. The size and shape of the proposed lots will be generally consistent with adjacent lands.

Lots created by the proposed consent will be suitable for the development of detached dwellings, as permitted by Secondary Plan Policy 28. The proposed consent conforms to the historical block pattern of subdivision per Secondary Plan Policy 31.

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

The application proposes to create two total lots from one (1) existing parcel of land which exceeds the minimum required lot area for the V1C zone. Due to the proposed parcels being similar in shape and size, being generally level nature, and the adjacency to the existing service corridor, the severed parcel is well suited for future development, while also contributing to the City's goals for development and intensification within the urban area.

Overall, the two (2) resulting lots are in keeping with the Secondary Plan vision and the land is suitable for one (1) new lot for future development in accordance with the V1C zoning.

e) The dimensions and shapes of the proposed lots.

Due to the subject property's rectangular shape, the proposed severance line is perpendicular to Martin Street and the interior lot line. The proposed severance would create two parcels relatively close in size with a sufficient lot width and area to support development permitted in the V1C zone. The proposed corner lot is slightly wider to accommodate a similar building envelope despite the larger side yard setback required along Colonel Murray Street.

The proposed lots are of a regular shape and are capable of being developed for V1C permitted uses.

f) 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.

Table 1: Zoning compliance table for retained and severed lots

Zoning Mechanism	Provision	Retained Lot (Interior)		Severed Lot (Corner)	
		Provided	Compliance	Provided	Compliance
Minimum Lot Area	600 m ²	775.3 m ²	✓	816.9 m ²	✓
Minimum Lot Width	20 m	24.1 m	✓	25.1 m	✓

The subject property is not subject to restrictions impacting the proposed severance. Neither of the proposed lots impose any restrictions on adjacent lands and both will be fully compliant with the applicable performance standards in the Zoning By-law.

h) Conservation of natural resources and flood control.

The subject lands do not hold significant ecological value, have been developed previously, and are surrounded by similar land uses and lot fabric. The subject property is located outside of the nearby flood plain overlay, and therefore not subject to Section 58 of the Zoning By-law.

The proposed severance does not compromise the ecological integrity of the area or surrounding properties and is not adjacent to any significant natural heritage features. The proposed lots will be able to accommodate dwellings with driveways without impacting trees existing on, or adjacent to, the property.

i) The adequacy of utilities and municipal services.

The property is located outside of the urban boundary, within in the Village of Richmond. Partial services, being sanitary infrastructure, are available on the property. Per the Secondary Plan, water servicing in the Village is to be provided by private and communal wells.

The proposed severance would result in only one (1) new lot, that is sized in accordance with the V1C zoning. The V1C zoning is the most common zone used to implement the Village Residential 1 designation of the Richmond Secondary Plan and contains specific provisions for lots which are partially serviced. Therefore, creation of a lot, which can support a maximum of one dwelling unit and one secondary dwelling unit, is anticipated to have minimal impact on servicing.

Any future development will be required to demonstrate adequate serviceability, in compliance with Section 56 with the Zoning By-law, as part of a complete Building Permit application.

j) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes.

As the only dwelling typology permitted by the V1C Zone is a detached dwelling, the maximum density of the subject lands following severance into two (2) lots is approximately 12.5 dwellings per hectare.

As such, 5% of the gross land area for the newly created severed lot, or approximately 40.8 square metres will be required to be conveyed as parkland or as an equivalent payment of cash-in-lieu per Parkland Dedication By-law 2022-280.

In our professional opinion, a full Plan of Subdivision is not required and the consent application is appropriate for the site. The resulting lots will all front on a municipal right-of-way, are capable of accommodating development, and positively contribute to the goals of the PPS and Official Plan.

5.0 Conclusion

It is our professional opinion that the proposed consent application meets the criteria for lot division under the *Planning Act*. The proposed creation of one (1) additional lot for future development in an area slated for intensification represents good planning and is in the public interest.

Sincerely,

Bria Aird, RPP, MCIP
Senior Planner

Kenneth Blouin, MPI
Planner