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PLANNING RATIONALE

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101 Centrepoin Drive, Ottawa

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: PROPOSED CONSENT TO SEVER APPLICATION FOR 225 AND 227 MCCLELLAN

Q9 has been retained by Arlington Woods Free Methodist Church in order to undertake a Consent to Sever application in order to sever the single-detached residence located at 227 McClellan Road which occupies the same lot as the existing church, 225 McClellan Road. The residence was constructed in the 1970's for the purpose of housing the church pastor. This residence is now surplus and no longer needed.

Pre-consultation has taken place with the City of Ottawa for the proposed severance. The current site is zoned L1 - Community Leisure Facility Zone and does not permit a residential unit, a condition of the severance application will be to rezone the severed portion containing the existing residence to an appropriate residential zone. It is also acknowledged that the existing Place of Worship use is not permitted in the L1 zone. This was acknowledged as an error during amalgamation and will be corrected by the City of Ottawa.

The subject site is a triangular shaped lot located in the area of Arlington Woods, north of Hunt Club, south of Trend-Arlington Community Centre. There are green spaces and residential uses surrounding the subject site.

The existing residence abuts and is in line with the existing residential context along McClellan Road. The severance of the residence is appropriate and consistent with the Provincial Policy Statement, conforms to the City of Ottawa Official Plan, and complies with the proposed residential zoning that will be obtained as a condition of the severance.

The following details the Planning Rationale in support of the proposed severance.

Site and Context

The subject site is located on the north side of McClellan Road in the Arlington Woods neighbourhood, north of Hunt Club and west of Greenbank Road. The site is triangular in shape and currently contains a Place of Worship and a single-detached dwelling.



Figure 1: Subject lot at 225 / 227 McClellan Road

The lot has 112.02 m of frontage and a lot area of 8077.09 m². The site backs onto the open space zone and municipal lands that are part of the Trend-Arlington Community Centre lands. There is parking in the rear of the site for the church while the residence at #227 has its own driveway and parking area.

From the street, #227 McClellan already fits and presents as part of the existing streetscape.



Figure 2: Existing dwelling at 227 McClellan Road to be severed



Figure 3: Entrance to existing church, proposed severance line identified.



Figure 4: Alternate view of streetscape showing both the existing dwelling and existing church. Severance line identified.



Figure 5: View looking east on McClellan Road at the west entrance to the existing church.

The surrounding area is primarily residential, park space, as well as some commercial activity along Greenbank Road. Along the non-residential section of Greenbank in close proximity to the subject site, there are restaurants, grocery store, schools, churches, medical offices, and an Ottawa Police Service building. Please see the following map for context.



Figure 6: Map of existing context around subject site.

There is no development or proposed redevelopment to the subject site. The proposal is solely to sever the existing residential lot on the south-east corner of the current site.

[illegible]

Figure 7: Extract of Draft Reference Plan, marked up.

	Retained Lands	Severed Lands
Part No.	1-2	3
Address	225 McClellan	227 McClellan
Lot Width	114.62 m	16.57 m
Lot Depth	Irregular	30.67 m
Area	7548 m2	554 m2
Use	Church - Institutional	Residential

Policy and Zoning Review

Provincial Policy Statement, 2024

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes in the province of Ontario by 2031. These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the policies of the PPS.

Section 2.0 provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

Section 2.1 - Planning for People and Homes

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;
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

[Comment: The proposed severance application supports the existing church by removing the surplus residence on the subject site that is no longer in use by the church. This will create a freehold unit. Both the support for the church, and the new lot and residence, will serve both aspects of the community by regulating a condition that is no longer required.

Section 2.2 Housing

Planning authorities must ensure a diverse range of housing options and densities to meet current and future needs by:

- a) Setting affordability targets to address all housing needs
- b) Allowing and supporting all necessary housing types, including those for changing demographics and job-related needs, and encouraging residential intensification.

- c) Promoting efficient land use through higher housing densities that make good use of infrastructure and encourage active transportation.
- d) Prioritizing transit-oriented development which includes intensification near transit.

[Comment: While the total number of dwelling units remains the same, the dwelling unit is currently owned and used by the church. Through the severance process, the residential unit becomes a freehold lot and residence that will add to the availability of housing in the Arlington community.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Policy Statement (PPS), 2024.

The City of Ottawa Official Plan

Designation: Neighbourhood, Outer Urban Transect.

The City of Ottawa's Official Plan was amended on November 4, 2022, and was approved by the Ministry of Municipal Affairs and Housing. The new Official Plan outlines goals, objectives and comprehensive policies to guide growth and development within the City of Ottawa until the year 2046.

Section 2 provides strategic directions for the new Official Plan to help Ottawa become the most liveable mid-sized City in North America over the next century. The Plan is guided by five broad policy directions which call for increased growth through intensification, more sustainable transportation, context-based community design, more environmental and health considerations and integrated economic development into planning policies.

[Comment: The proposed severance to remove the existing dwelling from the existing church lands and creating it as a single freehold residential lot adds available housing to the market, supports the existing church by allowing it to dispose of a use it no longer requires. The two outcomes of the severance support the community and the uses themselves in an improved way.

Section 3 of the Official Plan provides a growth management framework that is vital for guiding future growth patterns in the City. Its premise is to allocate sufficient land to allow for varying types and intensities of growth. It divides the City into urban and rural, with more concentrated growth allocated to the former. *Section 3* also identifies a target of 5% large-dwelling units (being 3 bedrooms) for mid-rise buildings.

[Comment: By severing the existing residence away from the church lands, it adds freehold residential lot to the existing community and supports growth management

in a contextually appropriate manner as the existing dwelling is suitably located at the street, in line with the other existing residences east on McClellan Road.

Section 5 provides more detailed policies for each of the six transect policy areas within the city. Each transect, which ranges from most urban to least urban, has a different type of land use and built form and the Plan provides policies catered to each transect. The subject site is part of the Outer Urban Transect Policy Area. Within this policy area, the site is designated as Neighbourhood.

Outer Urban Transect Policies

Section 5.3 explores the Outer Urban Transect in more detail. Section 5.3.4 specifically contains policies for Neighbourhoods within the Outer Urban Transect. The policies of this section identify support for intensification in a manner to transition away from suburban model and move towards urban built form. The intent is to allow a wide variety of housing types, including missing middle, and context-appropriate built-forms.

Comment: The existing residence is compliant and supportive of the residential direction under the Outer Urban Transect for Neighbourhood development. The built form is 1.5 storeys in split-level configuration. It presents as two storeys at the street and is a similar architectural design to other dwellings along McClellan Road.

Based on our review, it is our professional opinion that the proposed development conforms with the City of Ottawa Official Plan.

City of Ottawa Zoning By-law Review

The subject lot is zoned L1 - Community Leisure Facility Zone. This zone is intended for recreational purposes and does not permit a Place of Worship. Through consultation, City staff have acknowledged that the Church site was incorrectly zoned during amalgamation and will be rezoning the church site to an appropriate zone as part of an omnibus zoning amendment. As the church remains within the retained lands and will be rezoned by the City of Ottawa, a zoning review of the church itself is not required.

The proposed lot to be severed is acknowledged as not being compliant as the use is not permitted in the current zone and it is also acknowledged that the subject site to be severed will need to be rezoned to a Residential zone that ensures it will comply with the applicable performance standards. The following is a review of the provided performance standards for the residential lot.

	Proposed
Lot Width	16.57 m
Lot Area	554 m2

	Proposed
Maximum Height	< 8.5 m
Min. Rear Yard Setback	9.9 m
Min. Interior Yard Setback	0.6 m (east), 1.62 m (west)
Min. Front Yard Setback	8.24 m
Maximum Lot Coverage	35%

Planning Act Review

Review of Section 53

In order to sever the lot, a review of section 53 of the Planning Act is necessary. This section sets out the procedures for the consideration and approval of consents.

Review of Section 53(1)

Upon review of the proposed Consent to Sever 227 McClellan Road, the proposal is to create only one additional new lot and no new roads are being created. For this reason, a Plan of Subdivision for these lands is not necessary for the proper and orderly development of the municipality.

Review of Section 53(2)(3)

According to the S. 53 (2), (3), the applicant must provide the council or the Minister with any prescribed information or any additional relevant material necessary to make a decision on the application. When considering the application for consent, S. 53 (12) states that the Approval Authority must regard the criteria specified in S. 51 (24) of the Planning Act. This will be examined in further detail below.

For this application submission, the following materials have been provided:

- Survey
- Draft Reference Plan
- Consent Application Form
- Letter to Committee Re. Retained Lands
- Planning Rationale
- Parcel Abstract

Review of Section 51 (24)

The following is a review of Section 51(24) of the Planning Act to assess the suitability of the proposed application to sever the existing single-detached dwelling as a new freehold lot. The current dwelling unit is located on a lot shared with a Place of Worship. No new development is proposed. In the Planning Act, a series of conditions are

presented that state in the case of any subdivision of land, including consent to sever, regard shall be had to:

1. *The effect of the development of the proposed subdivision on matters of provincial interest as referred to in Section 2;*

The proposed consent application will permit the ability to sever an existing dwelling unit from a lot used for Place of Worship purposes in order to separate the two uses that are no longer required to be on the same lot. The consent application serves to add residential units into the market and serves to support the Place of Worship use by allowing it to divest a piece of real estate it no longer requires.

2. *Whether the proposed subdivision is premature or in the public interest;*

The proposed consent to sever is not premature and is in the public interest. It facilitates the creation of a new lot that is already development with a single detached residence. It brings the subject site into greater conformity and will result in the regularization and correction of the site's current zoning, which is incorrect.

3. Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed consent conforms to the City of Ottawa's Official Plan as it supports the residential use of the property. The severance also aligns with the existing lot fabric and fits in well with the residences along McClellan Road to the east.

4. *The suitability of the land for the purposes for which it is to be subdivided;*

The land already contains a dwelling unit. The balance of the lands will continue to contain a Place of Worship. The severance regularizes the existing uses into their own parcel of land which is both suitable and orderly.

5. *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;*

No new roads are proposed as part of this land severance. Thus, the proposed development does not impact transportation infrastructure.

6. *The dimensions and shapes of the proposed lots;*

The proposed lot is intended to follow the existing and long-standing separation of the two uses with the line of the fence that has distinguished the residential use from the Place of Worship operation. On the map below, the approximately outline of the severance boundary proposed is demonstrated amongst the existing lot fabric of the



Figure 8: View of existing lot fabric and the proposed lot fabric shown in orange outline.

residential lots on McClellan Road to the east. The proposed severance fits comfortably within the lot fabric and the dimensions and shapes that already exist.

7. *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;*

As the current lot does not permit the existing uses, the restriction is already present but will be corrected through 1) the City's proposed amendment to rezone the retained lands, and 2) the imposed condition on the severance to rezone the severed lands to support the existing dwelling unit.

8. *Conservation of natural resources and flood control;*

As a necessary condition for any severance application, the proposed consent necessitates a grading and drainage plan to demonstrate how runoff will be managed. The property does not fall within a floodplain.

9. *The adequacy of utilities and municipal services;*

The site has adequate access to utilities and municipal services to serve both parcels and will use the existing utilities already present at the site.

10. *The adequacy of school sites;*

The consent will result in an additional freehold residential unit, which will have a negligible impact, if any, on the surrounding schools. There are a few schools in the area: Sir Robert Borden Middle School and Sir Robert Borden High School, St. John XXIII Catholic School, Manordale Public School.

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

There is a 24 m right of way protection on the collector road of McClellan Road. A road widening may be required.

12. *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed severance would make use of existing services, and resources. This added density results in a more efficient use of the nearby services and allows for a seamless transition to a more urban lot fabric.

13. *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).*

The proposed development does not require Site Plan Approval.

Based on our review, the proposed severance satisfies the criteria for land division under Section 51 (24) of the Planning Act. This confirms the proposal's efficiency and suitability within the regulatory framework.

Conclusion

As noted, the proposed consent application to sever the existing residential dwelling away from the existing Place of Worship site will allow the church to divest a portion of the site that is no longer required, while adding a freehold residential lot to the existing community. The application will regularize an existing two-building, dual use site into a more appropriate and compatible situation with each use situated on its own lot.

As a result of the severance, both lots will result in corrected zoning to support these existing and long-standing uses.

The severance will result in an appropriate lot condition and parcel fabric for detached dwelling.

The proposed severance is consistent with the direction of the Provincial Policy Statement, 2024, conforms to the City of Ottawa Official Plan, and as a condition of the severance will be rezoned in order to comply with the existing and established use.

The consent application to sever the existing residence meets the criteria outlined in *Section 53 (1)* and *Section 51 (24)* of the Planning Act, demonstrating that the proposed development is a suitable and desirable use of land.

It is the opinion of Q9 Planning + Design that the proposed severance constitutes good land use planning and meets the criteria set out in the Planning Act.

Yours truly,

A handwritten signature in black ink, appearing to read 'CM', is written over a light blue circular stamp.

Christine McCuaig, RPP MCIP M.PI
Principal Senior Planner + Project Manager