

June 3, 2025  
*Revised June 17, 2025*

Committee of Adjustment  
101 CentrepoinTE Drive  
Ottawa, ON, K2G 5K7

**Attention: Michel Bellemare, Secretary – Treasurer**

**Reference: 432 and 436 Ravenhill Avenue  
Applications for Consent and Minor Variance  
Our File No.: 121288**

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Novatech has been retained by the owners of the properties municipally known as 432 and 436 Ravenhill Avenue (the "Subject Property") to prepare and file consent and minor variance applications to sever the Subject Property into two separate parcels. The proposed severed parcel will support the development of four townhouse dwellings. The retained parcel will accommodate the existing semi-detached dwelling at 436 Ravenhill Avenue.

Consent and minor variance applications were approved by the Committee of Adjustment in May 2023 (File No.'s: D08-01-23/B-00098 to B-00100, and D08-02-23/A-00077). The approved consent applications proposed to sever the Subject Property into three separate parcels to accommodate one detached dwelling, one semi-detached dwelling, retain the existing semi-detached dwelling at 436 Ravenhill Avenue, and establish access easements. The approved minor variance application requested relief to permit a reduced rear yard soft landscape buffer.

The conditions attached to the Committee's 2023 consent decision were not cleared prior to May 26, 2025, and as a result the Committee's approval of has lapsed. New consent and minor variance applications are required in support of the proposed townhouse dwellings.

This letter describes the existing conditions of the Subject Property, the proposed severance and easements, proposed minor variances, and provides a rationale in support of the applications.

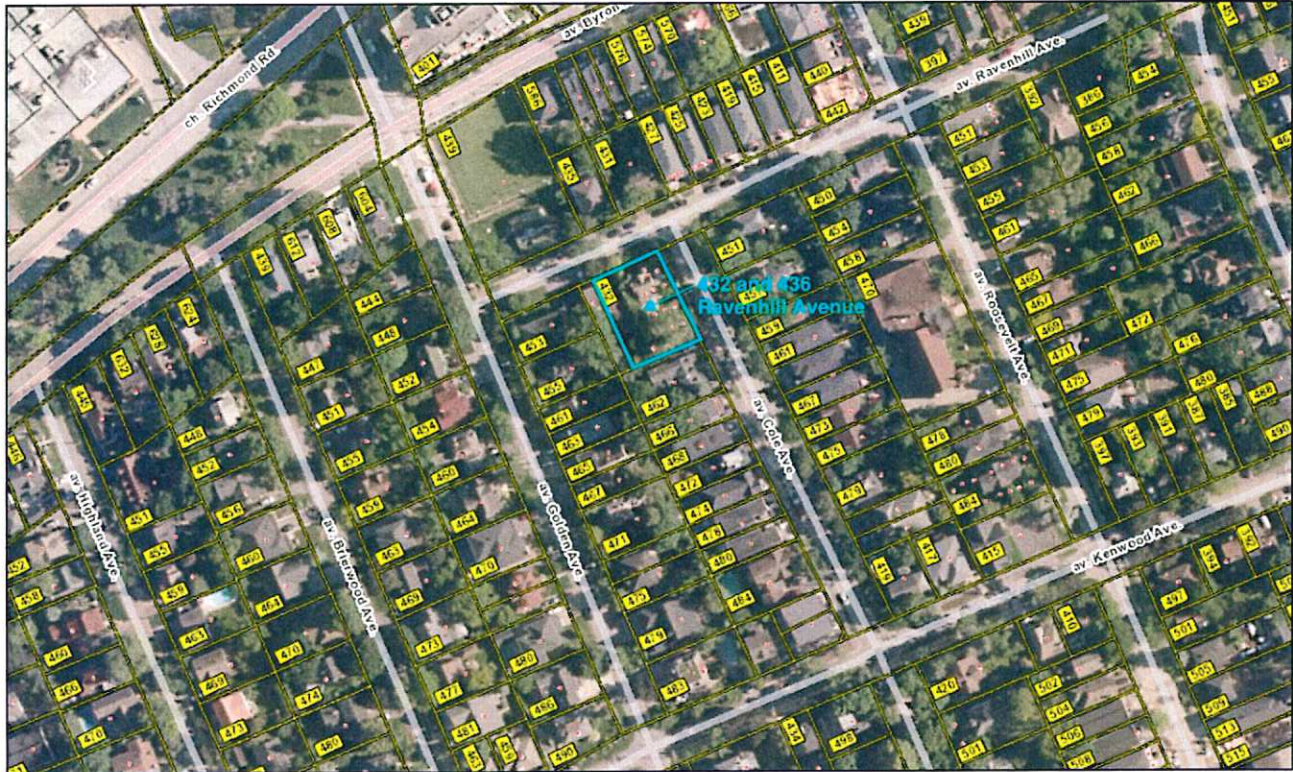
### **Existing Conditions**

432 and 436 Ravenhill Avenue (PIN: 04009-0173) are located in the Kitchissippi Ward (Ward 15) of the City of Ottawa southwest of the intersection of Cole Avenue and Ravenhill Avenue (see Figure 1). The Subject Property has 25.36 metres of frontage along Ravenhill Drive, 35.99 metres of frontage along Cole Avenue, and an area of 922.6 square metres.

432 and 436 Ravenhill Avenue have merged on title. 432 Ravenhill Avenue is legally described as part of lots 10 & 11, Plan 235, Ottawa/Nepean. The property is designated Neighbourhood and Evolving Neighbourhood Overlay in the City of Ottawa's Official Plan. The property is zoned residential fourth density subzone UA, urban exception 2686, and includes a height suffix of 8.5 metres (R4UA [2686] H(8.5)). The property is currently developed with a detached dwelling that faces Ravenhill Avenue. A driveway off Cole Avenue provides access to a detached garage along the southern property line.



**Figure 1. Subject Property**



436 Ravenhill Avenue is legally described as part of lots 10 & 11, Plan 235, Ottawa/Nepean. The property is designated Neighbourhood and Evolving Neighbourhood Overlay in the City of Ottawa's Official Plan. The property is zoned residential third density subzone R, urban exception 2687, and includes a height suffix of 8.5 metres (R3R [2687] H(8.5)). The property is currently developed to accommodate a semi-detached dwelling. The second half of the semi-detached dwelling is located on the property to the west at 438 Ravenhill Avenue.

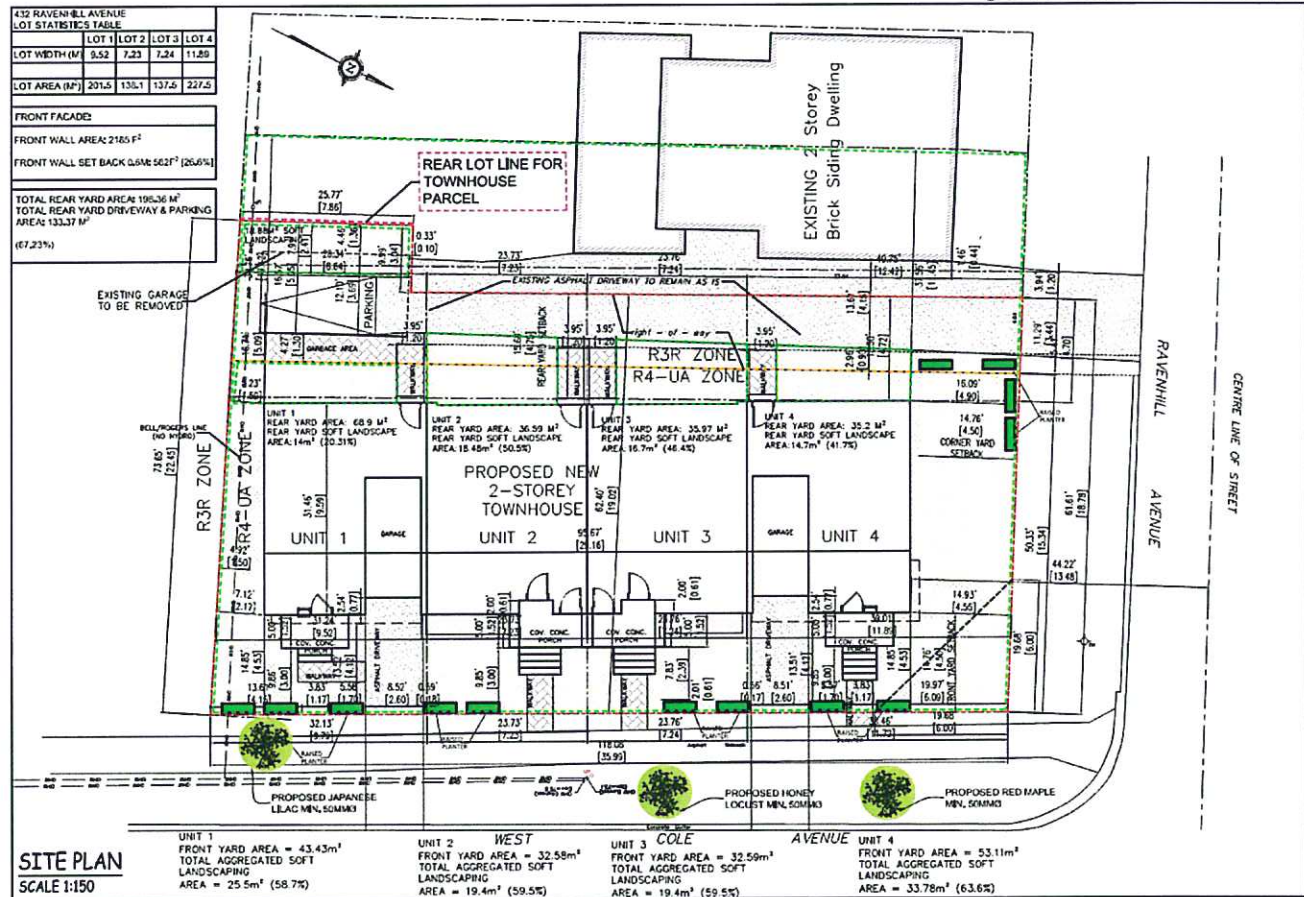
A driveway on the Subject Property east of the semi-detached dwellings at 436 and 438 Ravenhill Avenue provides access to the rear yards of both units. A right-of-way over the existing driveway is registered on title of the Subject Property (instrument number NS105349).

### **Proposed Development**

It is proposed to sever the Subject Property into two parcels to facilitate the development of four townhouse dwelling, and to retain the existing semi-detached dwelling at 436 Ravenhill Avenue (see Figure 2).



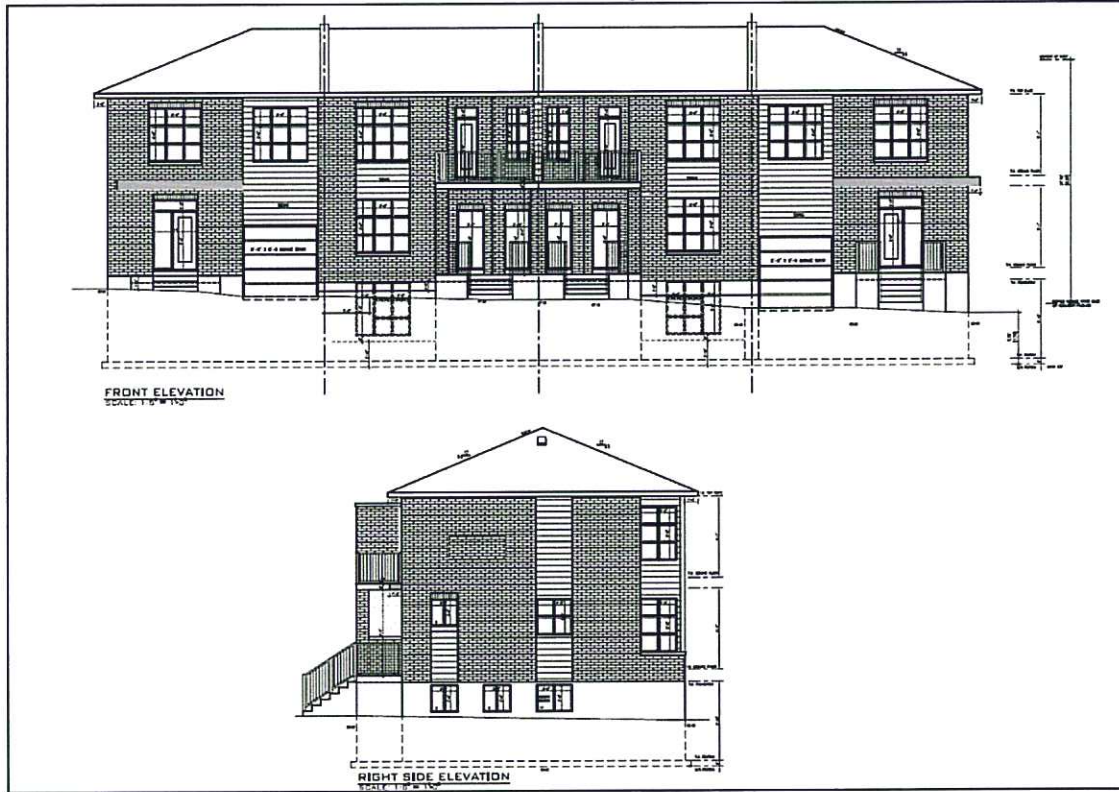
Figure 2. Site Plan Excerpt



A detached garage near the southern property will be demolished and replaced with one surface parking space. No parking space will be provided for the semi-detached dwelling at 436 Ravenhill Avenue. The driveway off Ravenhill Avenue will continue to provide access to the rear yard at 438 Ravenhill Avenue. Three new street trees are proposed along Cole Avenue.

The four townhouse dwellings are proposed to front onto Cole Avenue. Six additional dwelling units are proposed within the four townhouse dwellings. Two driveways off Cole Avenue will provide access to two attached garages. All areas of the front and corner side yards, excluding porches, walkways, and driveways, will be soft landscaping. The existing driveway off Ravenhill Avenue is divided between the severed and retained parcels. Easements are requested as required to provide access to the rear yard surface parking space on the severed parcel, to access the rear yard at 436 Ravenhill Avenue, and to provide ingress and egress to 438 Ravenhill Avenue.

**Figure 3. Front and Right Side Elevations**



**Figure 4. Rear and Left Side Elevations**





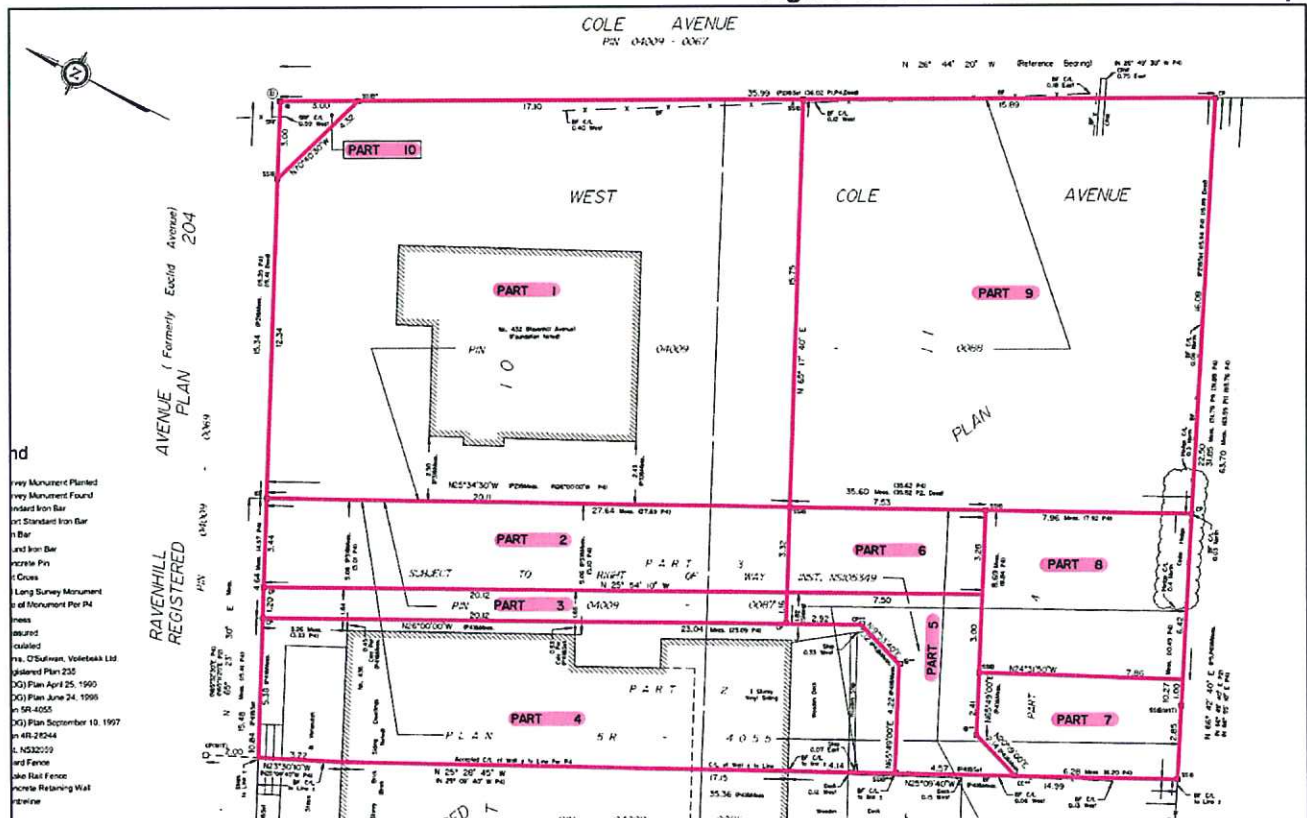
### Consent Application 1:

This application will sever parts 1, 2, 6, 8, 9, and 10 on Reference Plan 4R-35588 (see Figure 5) to create a new residential parcel (identified by the red dashed line on the Site Plan) for the development of four townhouse dwellings. The severed parcel will have 35.99 metres of frontage along Cole Avenue, 15.34 metres of frontage along Ravenhill Avenue, and an area of 704.9 square metres (see Figure 6). An easement is proposed over parts 2 and 6 in favour of parts 3, 4, 5, and 7, and 438 Ravenhill Avenue, to provide access to the rear yard of 436 Ravenhill Avenue and ingress and egress to 438 Ravenhill Avenue. The proposed severance does not fully conform with the provisions of the Zoning By-law. A minor variance application has been filed in support of consent application 1.

### Consent Application 2:

This application will establish an easement over the portion of the existing driveway off Ravenhill Avenue on the retained parcel. The retained parcel includes parts 3, 4, 5, and 7 on Reference Plan 4R-35588 (see Figure 5). The retained parcel will have 6.58 metres of frontage along Ravenhill Avenue and an area of 217.7 square metres (see Figure 7). An easement is proposed over parts 3 and 5 in favour of parts 1, 2, 6, 8, 9 and 10, and 438 Ravenhill Avenue, to provide access to a rear yard parking space, and ingress and egress to 438 Ravenhill Avenue. The proposed retained parcel conforms with the provisions of the Zoning By-law. No variances are required for the retained parcel.

**Figure 5. Reference Plan 4R-35588 Markup**







## Consent Rationale

### Planning Act

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

*"An owner, chargee or purchaser of land, or such owner's, chargee's or purchaser'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. 2021, c. 25, Sched. 24, s. 4 (1)."*

The proposed severance and easements do not necessitate the construction of new public infrastructure, including roads and services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states (*emphasis added*):

*"A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32."*

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

*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;*

432 and 436 Ravenhill Avenue are within the urban area of the City of Ottawa. The proposed severance and easements have regard for the following matters of provincial interest:

- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the orderly development of safe and healthy communities;
- the adequate provision of a full range of housing, including affordable housing; and
- the appropriate location of growth and development.

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

The Subject Property is located within a fully developed neighbourhood where hard and soft services are available. The proposed severance and easements are not premature and are in the public's interest.



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

432 and 436 Ravenhill Avenue are designated Neighbourhood on Schedule B2 of the City of Ottawa's Official Plan. Section 6.3 of the Official Plan sets out policies for lands designated Neighbourhood. Section 6.3 states:

*"Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation."*

The requested severance and easements will facilitate replacing an existing detached dwelling at 432 Ravenhill Avenue with four townhouse dwelling in a well-established low-rise residential neighbourhood. The proposed severance is a moderate form of intensification by replacing one detached dwelling with four residential dwellings. The requested easements will provide access to a rear yard parking space on the severed parcel, access to the rear yard at 436 Ravenhill Avenue, and ingress and egress to 438 Ravenhill Avenue. The consent applications represent context-sensitive development and gradual well-planned transformation.

Policy 4 of Section 6.3.1 states:

*"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;"*

Table 2 in the Official Plan identifies a residential intensification target of 49,000 ground-oriented / large-household dwellings. The proposed severance will facilitate the development of four townhouse dwellings on the severed parcel. The proposed townhouse dwellings are a form of low-rise residential development, and are considered ground-oriented / large-household dwellings. The proposed townhouse dwellings will contribute to meeting the City's residential intensification target in the Official Plan.

The Subject Property is within the Inner Urban Transect as shown on Schedule A of the Official Plan. Table 3b in the Official Plan identifies a Target Residential Density Range for Intensification of 60 to 80 dwellings per net hectare in the Inner Urban Transect. It is proposed to retain the existing semi-detached dwelling at 436 Ravenhill Avenue, and develop four townhouse dwellings on the property. The area of the Subject Property is 922.6 square metres. The proposed development has a residential density of 54.2 dwelling units per net hectare.

There are two residential blocks between the Subject Properties and the Richmond Road to the North. The block immediately north of the Subject Property is developed with a lawn bowling club and low-rise residential properties. The block further north is developed with two mid-rise apartment buildings and a restaurant. Existing residential development transitions in height from the Richmond Road to the Subject Property. The distance from the Subject Property to Dominion Station and Richmond Road, and the existing transition from mid-rise residential development to low-rise residential development makes the Subject Property suitable for low-rise residential development with a lower density than the range identified in Table 3b of the Official Plan.

Policy 5 of Section 6.3.1 states:



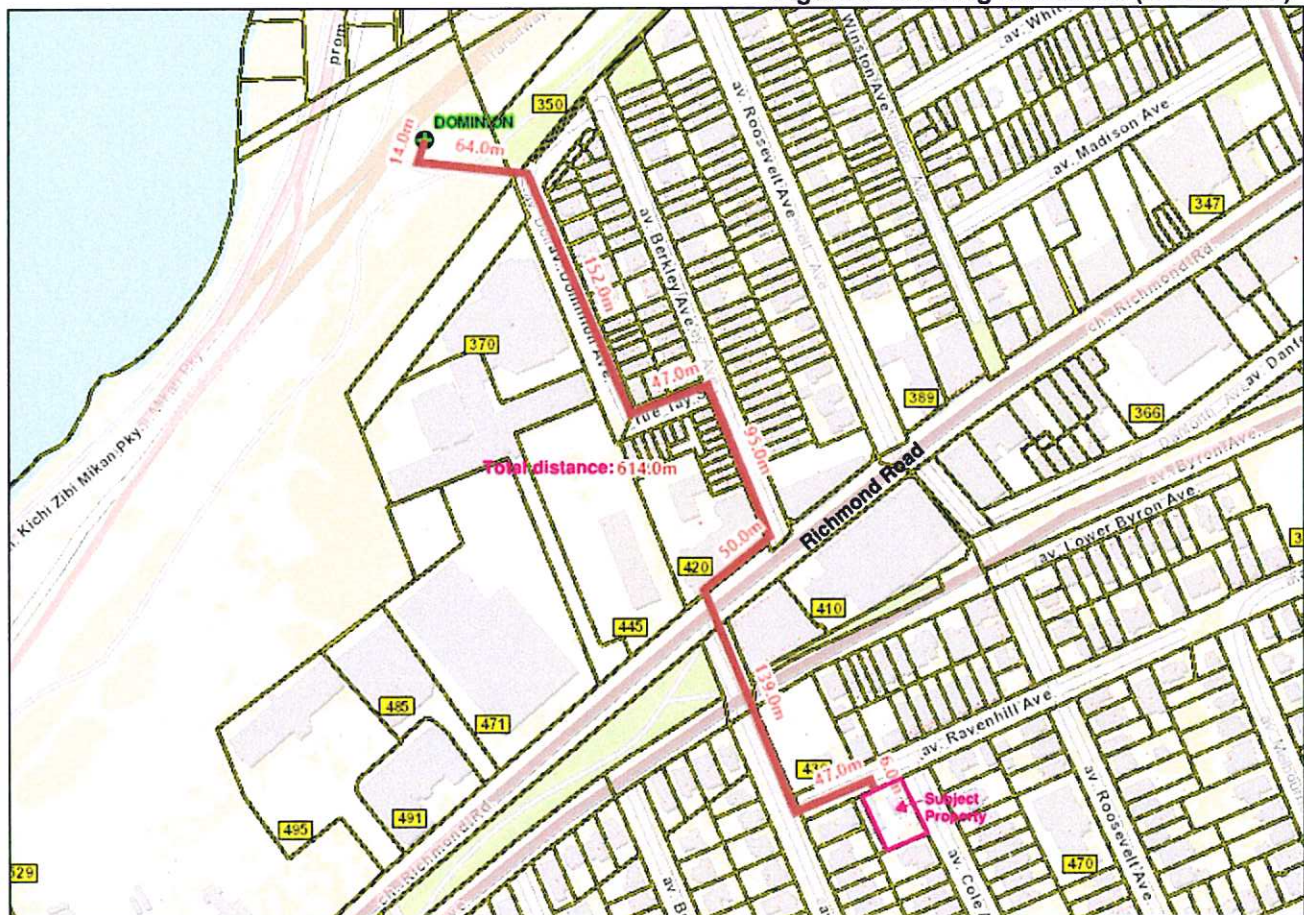
*"The Zoning By-law will distribute permitted densities in the Neighbourhood by:  
b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities;"*

Townhouse dwellings are considered ground-oriented forms of residential development. The proposed severance will facilitate the development of four townhouse dwellings on the severed parcel. The closest rapid-transit station to the Subject Property is Dominion Station. The closest road designated a corridor to the Subject Property is Richmond Road. The Subject Property is approximately 614 metres walking distance from the Dominion Station, and approximately 192 metres walking distance from Richmond Road (see Figure 8).

The requested easements support the proposed townhouses by providing access to a rear yard parking space on the severed parcel. The easements also provide access to the rear yard at 436 Ravenhill Avenue, and ingress and egress to 438 Ravenhill Avenue.

**The proposed severance and easements conform to the policies of the Official Plan.**

**Figure 8. Walking Distances (GeoOttawa)**





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

432 and 436 Ravenhill Avenue are designated Neighbourhood and Evolving Neighbourhood Overlay on Schedule B2 of the City of Ottawa's Official Plan. The policies of the Neighbourhood and Evolving Neighbourhood Overlay designations support the development of new residential uses through intensification. The Subject Property is proposed to be severed into two lots to accommodate the development of four townhouse dwellings, and to retain the existing semi-detached dwelling at 436 Ravenhill Avenue. Easements are proposed to permit access to rear yards and a rear yard parking space. The proposed severed parcel is suitable to be developed for residential purposes.

*(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 proposed severed parcel does not meet the minimum required lot area of the R4UA [2686] H(8.5) and R3R [2687] H(8.5) zones for four townhouse dwellings. Minor variances are requested in support of the proposed severed parcel to permit reduced lot areas. A rationale for the requested variances is provided in the following sections of this letter.

*(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 right-of-way registered on title of the Subject Property. The right-of-way permits the owner of 438 Ravenhill Avenue to use the existing driveway off Ravenhill Avenue for ingress and egress to access the rear yard of their property. Should the proposed severance be finalized, the right-of-way will remain registered on title of the Subject Property and continue to provide ingress and egress to the rear yard at 438 Ravenhill Avenue. Access easements are also requested over the driveway on both the severed and retained parcels in favour of 438 Ravenhill Avenue.

*(h) conservation of natural resources and flood control;*

The Subject Property is not within nor adjacent to a flood plain. There are no identified natural resources on the Subject Property.

*(i) the adequacy of utilities and municipal services;*

Municipal services are available along Cole Avenue.



*(j) the adequacy of school sites;*

Churchill Alternative School, Nepean High School, and Broadview Public School are schools located in proximity to the Subject Property. The proposed severance and easements are not anticipated to have an impact on the adequacy of school sites.

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

Not applicable.

*(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.

**The requested severance and easements have regard for the criteria outlined in subsection 51(24) of the Planning Act.**

Provincial Planning Statement

Section 3 (5) of the Planning Act states:

*"A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,*

*(a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision;" 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).*

The Provincial Planning Statement 2024 (PPS) provides policy direction on matters of provincial interest related to land use planning and development in the Province of Ontario. The Provincial Planning Statement 2024 came into effect October 20, 2024. All decisions affecting planning matters "shall be consistent with" policy statements issued under the Planning Act. The policies of the Provincial Planning Statement 2024 are detailed below.

The PPS defines "*intensification*" as (*emphasis added*):



*"the development of a property, site or area at a higher density than currently exists through:*

- a) redevelopment, including the reuse of brownfield sites and underutilized shopping malls and plazas;*
- b) the development of vacant and/or underutilized lots within previously developed areas;*
- c) infill development; and*
- d) the expansion or conversion of existing buildings."*

It is proposed to demolish the existing detached dwelling at 432 Ravenhill Avenue and redevelop the property to accommodate four townhouse dwellings. The proposed infill development is considered intensification.

Section 2.2 of the PPS sets out policies for housing. Policy 1 of Section 2.2 states (*emphasis added*):

*"Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:*

- b) permitting and facilitating:*
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
  - 2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;"*

The proposed severance and easements will facilitate the development of four townhouse dwellings for current and future residents. The Subject Property is located within an established residential neighbourhood. The proposed severance will efficiently divide the Subject Property to facilitate the development four townhouse dwellings, and create a retained parcel for the existing semi-detached dwelling at 436 Ravenhill Avenue. The proposed development is considered residential intensification. The proposed residential density is appropriate for the low-rise residential context of the Subject Property.

Infrastructure, including public sanitary and storm sewers, and watermain are available along Cole Avenue. The new townhouse dwellings will be serviced by existing infrastructure along Cole Avenue. There are a variety of public service facilities in proximity to the Subject Property, including the Byron Linear Tramway Park, Churchill Senior Recreation Centre, Dovercourt Recreation Centre, Churchill Alternative School, Nepean High School, and Broadview Public School. The proposed severance and easements will efficiently provide new housing, and efficiently use existing infrastructure and public service facilities.

**The consent applications are consistent with the policies of the PPS.**



The requested severance and easements at 432 and 436 Ravenhill Avenue have regard for the criteria outlined in subsection 51(24) of the Planning Act, and are consistent with the policies of the PPS.

### **Minor Variance Applications**

The following minor variances are requested (see Figure 9):

#### Minor Variance Application 2:

- a) To permit a reduced lot area for unit 2 of 130 square metres; whereas the Zoning By-law requires a minimum lot area of 180 square metres for each portion of a lot on which an individual dwelling unit is located whether or not that parcel is to be severed [Urban Exception 2686, Table 162A Row R4-UA, Section 161(10)];
- b) To permit a reduced lot area for unit 2 of 130 square metres; whereas the Zoning By-law requires a minimum lot area of 180 square metres for each portion of a lot on which an individual dwelling unit is located whether or not that parcel is to be severed [Urban Exception 2687, Table 160A Row R, Section 159(8)];

#### Minor Variance Application 3:

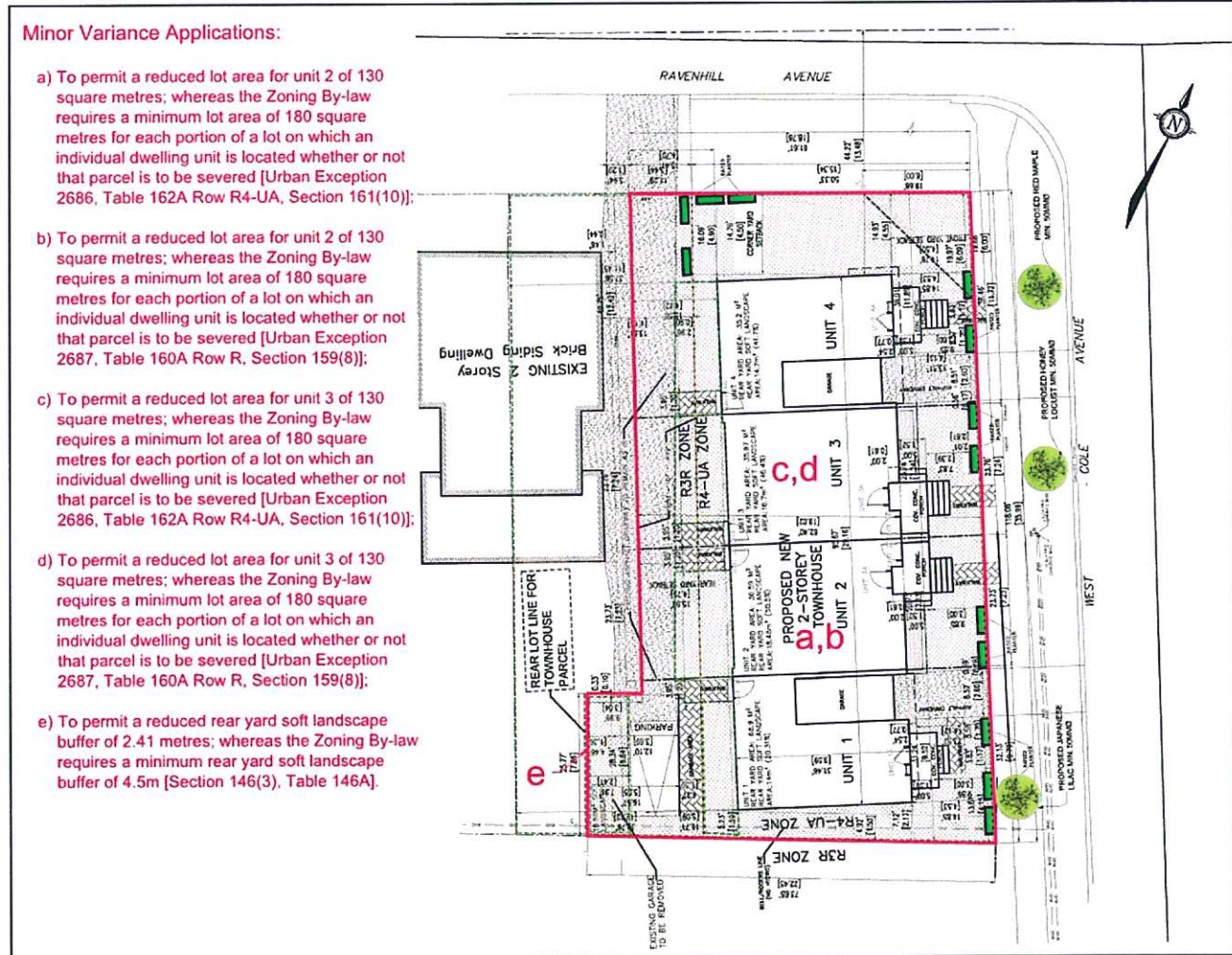
- c) To permit a reduced lot area for unit 3 of 130 square metres; whereas the Zoning By-law requires a minimum lot area of 180 square metres for each portion of a lot on which an individual dwelling unit is located whether or not that parcel is to be severed [Urban Exception 2686, Table 162A Row R4-UA, Section 161(10)];
- d) To permit a reduced lot area for unit 3 of 130 square metres; whereas the Zoning By-law requires a minimum lot area of 180 square metres for each portion of a lot on which an individual dwelling unit is located whether or not that parcel is to be severed [Urban Exception 2687, Table 160A Row R, Section 159(8)]; and

#### Minor Variance Application 1:

- e) To permit a reduced rear yard soft landscaped buffer of 2.41m; whereas the Zoning By-law requires a minimum rear yard soft landscaped buffer of 4.5m [Section 146(3), Table 146A]; (Previously approved on May 26, 2023)



Figure 9. Minor Variance Sketch Excerpt



## Minor Variance Rationale

The requested variances meet the four tests for minor variance as set out under Section 45(1) of the Planning Act.

**The first test for minor variance is that the general intent and purpose of the Official Plan is maintained.**

432 and 436 Ravenhill Avenue are designated Neighbourhood and Evolving Neighbourhood Overlay on Schedule B2 the Official Plan. Section 6.3 sets out policies for lands designated Neighbourhood. Section 6.3 states: "*Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation.*"

Section 5.6.1 of the Official Plan sets out policies for the Evolving Neighbourhood Overlay. Section 5.6.1 states:



*"The Evolving Neighbourhood Overlay is applied to areas of the Neighbourhood Designation in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land. The intent is to identify areas that may gradually evolve through intensification to a more urban than suburban built form."*

Variances a), b), c), and d) request permission for a reduced lot area. Variances are required to permit a reduced lot area for townhouse units 2 and 3. Four variances are required as the portions of the severed parcel accommodating units 2 and 3 are dual-zoned. The requested variances support the development of four townhouse dwellings on the severed parcel. Variance e) requests permission for a reduced rear yard soft landscaped buffer on the severed parcel. A surface parking space is proposed in the rear yard of the severed parcel, accessed from the existing driveway off Ravenhill Avenue. The surface parking space replaces a detached garage that is to be demolished. A reduced soft landscape buffer is proposed to accommodate the rear yard parking space.

The requested variances facilitate infill development and intensification of the Subject Property that enhances and compliments the low-rise residential character of existing dwellings along Cole Avenue and Ravenhill Avenue. The proposed development provides for the gradual, well-planned transformation of the Subject Property. The requested variances maintain the intent of the Neighbourhood and Evolving Neighbourhood Overlay designations in the Official Plan.

**The requested variances maintain the general intent and purpose of the City of Ottawa's Official Plan.**

**The second test for minor variance is that the general intent and purpose of the Zoning By-law is maintained.**

The east side of the 432 and 436 Ravenhill Avenue is zoned residential fourth density subzone UA, urban exception 2686, and includes a height suffix of 8.5 metres (R4UA [2686] H(8.5)) by the City of Ottawa Zoning By-law 2008-250. The purpose of the R4 Zone is to (*emphasis added*):

- "(1) allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;*
- (4) regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced;"*

The west side of the Subject Property is zoned residential third density subzone R, urban exception 2687, and includes a height suffix of 8.5 metres (R3R [2687] H(8.5)) by the City of Ottawa Zoning By-law 2008-250. The purpose of the R3 Zone is to (*emphasis added*):

- "(1) allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan;*
- (4) regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced;"*



A semi-detached dwelling and a townhouse dwelling are permitted uses listed in Provision 1 of Sections 159 and 161 of the Zoning By-law. The existing semi-detached dwelling at 436 Ravenhill Avenue and the proposed townhouse dwellings are permitted uses on the Subject Property.

Provision 8 of Section 159, and Provision 10 of Section 161 of the Zoning By-law apply minimum lot area requirements for a townhouse dwelling *"to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed."* Variances a), b), c), and d) request a reduced lot area for townhouse units 2 and 3.

The reduced lot area supports residential infill development that is compatible with the surrounding low-rise residential character of Cole Avenue and Ravenhill Avenue. The proposed townhouse dwellings will contribute to mixed building form residential character of the area.

Variance e) requests a reduced rear yard soft landscaped buffer on the proposed severed parcel. This variance is required to continue to provide a parking space in the rear yard of the severed parcel, accessed from the existing driveway off Ravenhill Avenue. Variance e) also supports the continued use of the driveway to provide access to the rear yards at 436 and 438 Ravenhill Avenue. A variance to permit a reduced soft landscaped buffer on the Subject Property was previously approved on May 26, 2023.

The requested variances help to regulate development so that the existing low-rise residential character of the community is maintained.

**The requested variances maintain the general intent and purpose of the Zoning By-law.**

**The third test for minor variance is that the minor variance is considered desirable for the use of land.**

Variances a), b), c), and d) are required to support development of the severed parcel to accommodate four townhouse dwellings. The Subject Property is designated Neighbourhood and Evolving Neighbourhood Overlay by the Official Plan. These designations permit the existing semi-detached dwelling at 436 Ravenhill Avenue, and the proposed townhouse dwellings severed parcels. The requested variances support the proposed low-rise residential infill development and residential intensification of the Subject Property.

Variance e) will permit a reduced rear yard soft landscaped buffer on the proposed severed parcel. There is a right-of-way registered on title of 432 and 436 Ravenhill Avenue that permits the owner of 438 Ravenhill Avenue to use the existing driveway for ingress and egress. This right-of-way will continue to be registered on title over the driveway following perfection of the severance. The existing driveway is required to be maintained to continue to provide access to the rear yard at 438 Ravenhill Avenue. The requested variance supports the continued use of the driveway to provide access to an existing rear yard parking space on the severed parcel. A variance to permit a reduced soft landscaped buffer on the Subject Property was previously approved on May 26, 2023.

**The requested variances are considered desirable for the use of the land.**

**The fourth test for minor variance is that the minor variance is considered minor in nature.**

Variances a), b), c), and d) will permit a reduced lot area for townhouse units 2 and 3. The zoning by-law requires a lot area of 180 square metres per townhouse dwelling. The requested variances to



permit a reduced lot area for units 2 and 3 have been rounded down to 130 square metres in an abundance of caution. Townhouse units 1, 2, 3, and 4 have approximate lot areas of 201.5, 138.1, 137.5, and 227.5 square metres respectively. The portions of the severed parcel accommodating units 1 and 4 exceed the minimum required lot area by 21.5 square metres and 47.5 square metres respectively.

A total lot area of 720 square metres is required to accommodate the four townhouse dwellings. The proposed severed parcel is 704.9 square metres. A reduced lot area of 704.9 square metres will not be perceptible by an individual along either Cole Avenue or Ravenhill Avenue. No impacts are anticipated on adjacent properties by approval of the required variances.

Variance e) requests a reduced rear yard soft landscaped buffer. No changes are proposed to the location of the driveway or to the amenity area in the rear yard between the driveway and the semi-detached dwelling at 436 Ravenhill Avenue. Approval of variance e) supports the continued use to the existing driveway to access the rear yards at 436 and 438 Ravenhill Avenue. A variance to permit a reduced soft landscaped buffer on the Subject Property was previously approved on May 26, 2023.

The existing driveway is required to be maintained to provide access to rear yard parking at 438 Ravenhill Avenue, the rear yard at 436 Ravenhill Avenue. Variance e) supports the continued use of the driveway to provide access to an existing rear yard parking space on the severed parcel. No impacts on adjacent properties are anticipated by retention and continued use of the driveway to access an existing rear yard parking space.

**The requested variances are considered minor in nature.**

## **Conclusions**

The consent applications at 432 and 436 Ravenhill Avenue do not require a plan of subdivision for the orderly development of the land and have regard for the criteria set out in subsection 51(24) of the Planning Act. The consent applications are consistent with the policies of the Provincial Planning Statement.

The proposed minor variances maintain the general intent and purpose of the City of Ottawa's Official Plan and Zoning By-law. The requested variances are considered desirable for the use of the land and are minor in nature. The consent applications and proposed minor variances represent good land use planning.

In support of the applications for consent and minor variance, please find enclosed:

- One (1) copy of this Cover Letter;
- Tree Information Report and Site Plan Map, prepared by Manotick Tree Movers Inc., dated May 21, 2025 (one copy);
- Complete Consent Application Form 1 (one copy);
- Complete Consent Application Form 2 (one copy);
- Complete Minor Variance Application Form 1 (one copy);
- Complete Minor Variance Application Form 2 (one copy);
- Complete Minor Variance Application Form 3 (one copy);
- Consent Sketch 1 (one 11x17 copy);
- Consent Sketch 2 (one 11x17 copy);

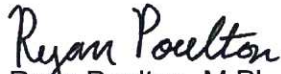


- Minor Variance Sketch (one 11x17 copy);
- Site Plan, Revision 1, prepared by Miroca Design, dated August 27, 2024 (one 11x17 copy);
- Elevations A1.2 and A2.2, prepared by Miroca Design (one 11x17 copy);
- Reference Plan 4R-35588 and Surveyor's Certificate, prepared by Annis O'Sullivan Vollebekk Ltd., dated July 28, 2023, and July 31, 2023 respectively (one 11x17 copy);
- Survey Plan, prepared by Annis O'Sullivan Vollebekk Ltd., dated April 26, 2021 (one 11x17 copy);
- Parcel Abstract for the Subject Property, PIN: 04009-0173 (one copy).

Should you have any questions regarding these applications please do not hesitate to contact the undersigned.

Yours truly,

**NOVATECH**



Ryan Poulton, M.P.L., MCIP, RPP  
Project Manager