

June 23, 2025

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

**RE: Application for Consent
383 Ravenhill Avenue**

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 municipally known as 383 Ravenhill Avenue in the City of Ottawa.

This application proposes to subdivide the property into two (2) equal parcels, with each parcel accommodating one (1) existing semi-detached dwelling unit.

The proposed lots are compliant with respect to the associated minimum lot area and lot width requirements in the underlying Residential Fourth Density, Subzone UA – R4UA[2686] H(8.5) zoning. Additionally, the existing semi-detached dwellings will similarly continue to be zoning-compliant following the severance.

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

- / Completed application form;
- / Parcel Abstract (Parcel Register);
- / Draft Reference Plan (1 full-sized copy, 1 reduced);
- / Survey (1 full-sized copy, 1 reduced);
- / Tree Information Report (TIR);
- / Letter from the owner confirming that the ownership of abutting lands does not contravene section 50 of the Planning Act; and
- / Cheque in the amount of \$4,196.00 made payable to the City of Ottawa.

Sincerely,



Mark Ouseley, MES
Planner



Jaime Posen, RPP MCIP
Principal

FOTENN

Committee of Adjustment
Received | Reçu le

2025-06-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Ottawa

420 O'Connor Street
Ottawa, ON K2P 1W4
613.730.5709

Kingston

The Woolen Mill
4 Cataraqui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto

174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

1.0 Introduction

1

Fotenn Planning + Design ("Fotenn") has been retained to prepare this Planning Rationale in support of the enclosed Consent application for the property known municipally as 383 Ravenhill Avenue ("the subject site") in the City of Ottawa.

The purpose of this Planning Rationale is to assess the proposed application for Consent to Sever against the applicable policy and regulatory framework and to demonstrate how the severed and retained parcels represent "good planning" that is consistent with the relevant tests under the Planning Act.

1.1 Purpose of Application

This application proposes to create one (1) new lot by subdividing the subject site into two (2) equal parcels. The effect of the proposed consent will be for each parcel to accommodate one (1) existing semi-detached unit. The application represents a technical severance and no physical development is proposed as part of the application.

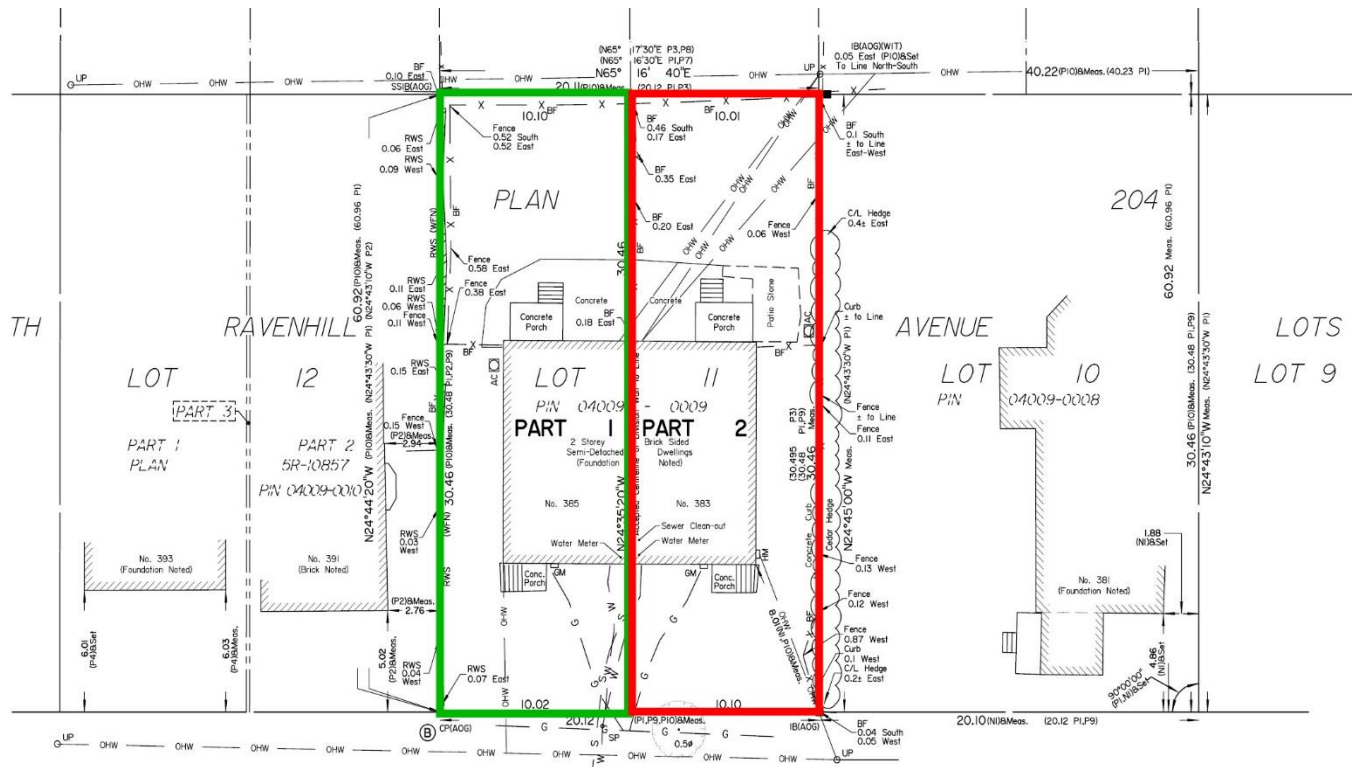


Figure 1: Proposed Retained (green) and Severed (red) parcels

The existing semi-detached dwellings are currently serviced by separate water laterals and a shared sanitary service lateral. New services will be installed to ensure independent services for each proposed lot, which is anticipated to be established as a condition of approval. The submitted Tree Information Report (TIR) confirms that the new services can be installed without harming the distinctive tree in the public right-of-way.

Site Context and Surrounding Area

2.1 Subject Site

The subject site, municipally known as 383 Ravenhill Avenue, is located in Westboro, southwest of the intersection of Byron Avenue and Churchill Avenue. The subject site has a total area of 612.6 square metres, a width of 20.12 metres and a depth of 30.46 metres. The site is currently developed with a two-storey semi-detached dwelling in the centre of the lot, with addresses 383-385 Ravenhill Avenue.

A distinctive tree is located in the public right-of-way at the front of the site. A portion of the tree canopy and underground root system is located on the private property at 383 Ravenhill Avenue.



Figure 2: Aerial Image of Subject Site and Surrounding Area.

2.2 Surrounding Area

The surrounding neighbourhood is characterized by low-rise residential uses featuring predominantly detached dwellings.

North: The subject site abuts detached dwellings at the rear fronting on Lower Byron Avenue. Further north is Byron Avenue. North of Byron Avenue are low-rise commercial buildings.

East: Immediately abutting the subject site to the east is a two-storey detached residential dwelling with an asphalt driveway. East of this dwelling are multiple two-storey townhouse dwellings. Further east abutting Ravenhill Avenue East are additional detached dwellings, a semi-detached dwelling and Churchill Alternative School.

South: Directly south of the subject site are detached residential dwellings fronting on Ravenhill Avenue. Further south are low-rise residential buildings fronting on Roosevelt Avenue and Melbourne Avenue.

West: Immediately west of the subject site is a two-storey residential dwelling with an asphalt driveway. Further west along Ravenhill Avenue are detached and semi-detached low-rise residential dwellings.

3.0

Proposed Severance

The owner is proposing to sever the subject site to create two (2) separately conveyable parcels. The effect of the proposed consent will be for each parcel to accommodate one (1) semi-detached unit. As the semi-detached dwelling is existing, the consent application is technical in nature and no development is proposed through the application.

Subsequent to the provisional severance, the owners will disentangle and replace the water and sanitary servicing laterals to ensure each lot can be serviced independently. The submitted TIR confirms that these works can be performed without damage to the existing distinctive tree at the front of the site.



Figure 3: The proposed lots.

3.1 Tree Information Report

A Tree Information Report was prepared by Dendron Forestry Services as part of the Consent application. The report provides a description and assessment of the distinctive tree on the site, as defined by the City of Ottawa Tree Protection By-law (Table 1). Tree 1, a crab apple tree in Good/Fair condition, can be preserved and protected as proposed site work is located a sufficient distance from the tree to minimise damage to the roots.

Table 1: Appendix - Tree Information Table, Tree Information Report (2025)

Tree ¹	Species	Diameter at breast height (cm)	Ownership ^{2,3}	Condition	Action	Distance to Excavation	Recommendations
1	Crab apple (<i>Malus spp</i>)	35 cm	City	Good/Fair	Retain	2.4 m	Retain; avoid driving machinery within the CRZ

4.0

Policy and Regulatory Framework

4.1 Planning Act

The Planning Act is the provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Sections 53(1), 53(12), and 51(24) of the Planning Act allows the severance of land through Consent, subject to established criteria. As the proposed application includes one severed lot and no public infrastructure, a plan of subdivision is not required for the orderly development of the lands. The proposed severance meets the criteria established in Section 51(24) of the Planning Act as follows:

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

The proposed Consent application is consistent with the policies of the Provincial Planning Statement (2024) by providing for the creation of one new lot in a settlement area that will efficiently use the land, existing infrastructure, and public service facilities.

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

The proposed Consent application allows for the separate ownership of a semi-detached dwelling within the urban area where municipal services are available, in accordance with municipal and provincial land use planning policies. The application is therefore not premature and is in the public interest.

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

The proposed Consent conforms with the policies of the City of Ottawa Official Plan, including those of the Neighbourhood designation.

d) The suitability of the land for the purpose for which it is to be subdivided;

The lot is currently developed with a semi-detached dwelling and is suitable to accommodate the existing semi-detached dwelling on two separate lots.

e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linked the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The abutting roads are all publicly maintained and connect to the larger urban road network of the City of Ottawa.

f) The dimensions and shapes of the proposed lots;

The proposed lot sizes and shapes are consistent with the lot fabric in the surrounding area and are compatible with abutting properties.

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;

The proposed lots meet the zoning requirements.

h) Conservation of natural resources and flood control;

The subject site is not located in a sensitive ecological area or in a floodplain. No adverse impacts are anticipated on natural resources and flood control as a result of the proposed Consent application.

i) The adequacy of utilities and municipal services;

The severed and retained lots will be independently serviced by existing municipal services, including watermain and sanitary services. While some services are currently shared or cross the proposed lot line, the requirement for

independent services is anticipated to be established as a condition of provisional consent approval. As the semi-detached dwelling currently exists, no additional demands will be placed on the capacity of municipal services.

j) The adequacy of school sites;

The subject site is located within proximity to existing public 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.

No lands are proposed to be dedicated for public purposes.

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

The proposed Consent makes efficient use of land within the urban area, within proximity to existing infrastructure. The proposed lots are not anticipated to have an impact on energy delivery.

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 the Planning Act.

A Site Plan Control application is not required for the creation of lots or any future development permitted by the zoning.

The proposed Consent has proper regard to the criteria found in Section 51(24) of the Planning Act.

4.2 Provincial Planning Statement (2024)

The Provincial Planning Statement (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters "shall be consistent with" policy statements issued under the Act, which includes the PPS.

The PPS came into effect October 20, 2024, and consolidates the Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) into a more streamlined land-use planning policy for the Province of Ontario. The PPS provides policy direction for housing supply in the province, supporting development and alignment with infrastructure, among other goals.

The following PPS policies are applicable to the subject site, among others:

Planning for People and Homes

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

- / 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;

Housing

2.2.1 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 wellbeing 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.

Settlement Areas and Settlement Area Boundary Expansions

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;
- c) support active transportation;
- d) are transit-supportive, as appropriate [...]

The proposed severance promotes the efficient use of land in accordance with housing and growth management policy direction of the PPS. Overall, the proposed severance is consistent with the policy direction of the PPS.

4.3 City of Ottawa Official Plan (2022, as amended)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for development in the City until 2046, when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

The subject site is designated Neighbourhood within the Inner Urban Transect; as shown on Schedule B2 of the Official Plan (Figure 4).

4.3.1 Transect and Neighbourhood Designation

The Inner Urban Transect includes pre-Second World War neighbourhoods that immediately surround the Downtown Core. While the Inner Urban Transect's built form and site design include both urban and suburban characteristics, its intended pattern is urban (policy 5.2.1.1).

The subject site is designated "Neighbourhood" in the Official Plan. Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities.

Per Section 5.2.4.1, neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:

- a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;
- c) Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density low-rise residential development;

The proposed Consent application conforms to the Inner Urban Transect and Neighbourhood policies which support low-rise, ground-oriented residential dwellings.

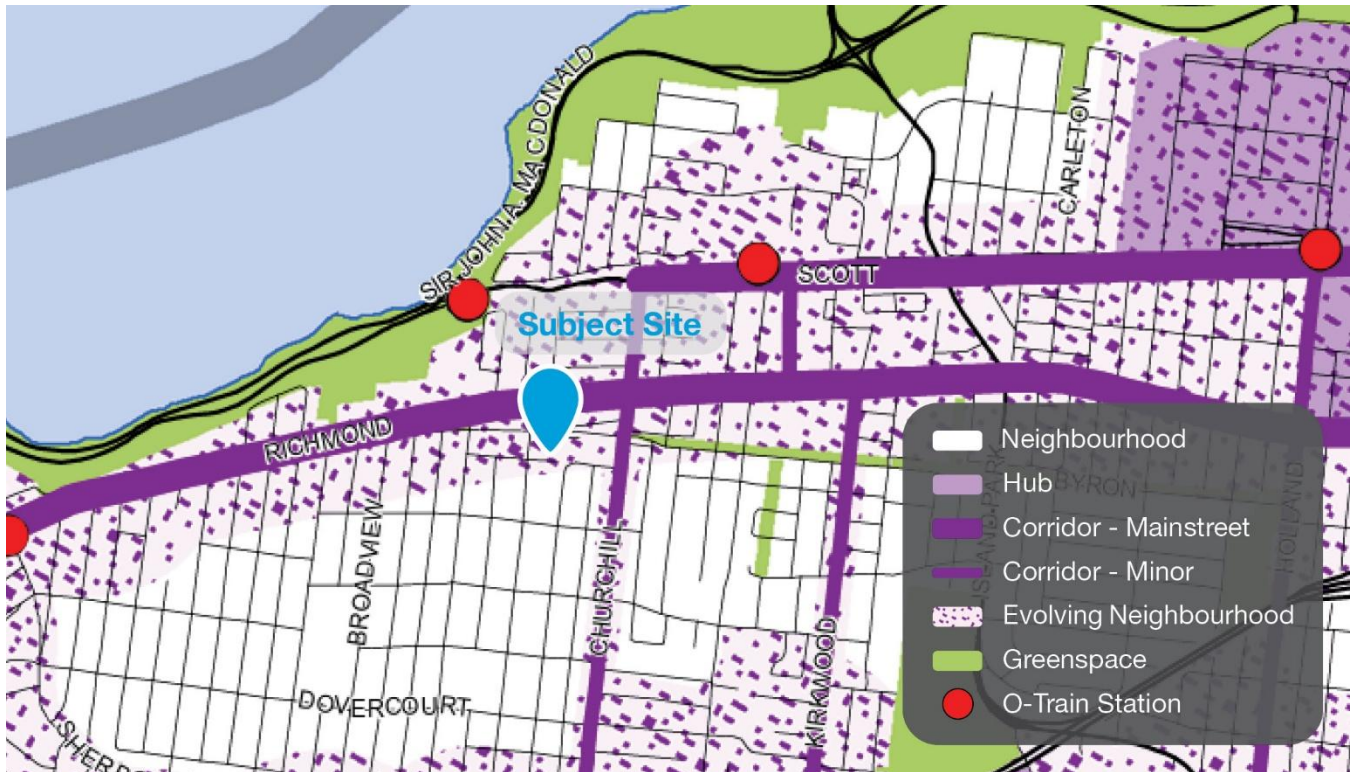


Figure 4: Schedule B2 - Inner Urban Transect, City of Ottawa Official Plan.

4.3.2 Evolving Neighbourhood Overlay

The subject site is also subject to the “Evolving Neighbourhood” overlay. This overlay is applied to areas near 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 Overlay is intended to provide opportunities that allow the City to reach the goals of its growth management framework for intensification through the Zoning By-law, by providing:

- / Guidance for a gradual change in character based on proximity to Hubs and Corridors;
- / Allowance for new building forms and typologies, such as missing middle housing;
- / Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals; and
- / Direction to govern the evaluation of development.

The Evolving Neighbourhood Overlay is applied to the subject site and indicates the area is subject to gradual change in both built form and density.

4.3.3 Urban Forest Canopy

Section 4.8.2 of the Official Plan includes policies that seek to preserve and enhance the urban forest canopy. Policy 3 states that development shall maintain the urban forest canopy and its ecosystem services, including by preserving space for mature, healthy trees on private and public property. Policy 3(d) states that, when considering impacts on individual trees, planning and development decisions, including Committee of Adjustment decisions, shall give priority to the retention and protection of large, healthy trees.

4.3.4 Implementation

Section 11.5 of the Official Plan provides direction to the Committee of Adjustment process.

Section 11.5.4, states that in support of Subsection 5.2.4, Policy 1 b) and c) and Subsection 5.3.4, Policy 1 b) and c), the Committee of Adjustment shall consider for applications for Consent with lot patterns and dimensions that result in intensification in support of ground-oriented medium-density residential that is consistent with the planned context.

The proposed Consent and seeks to create lots that are consistent with the existing lot fabric and planned context of the surrounding neighbourhood.

Overall, the proposed Consent conforms with the policies of the City of Ottawa Official Plan.

4.4 City of Ottawa Zoning By-law (2008-250)

The subject site is zoned Residential Fourth Density, Subzone UA, Exception 2686, Maximum Height 8.5 metres – R4UA[2686] H(8.5) in the City of Ottawa Zoning By-law (2008-250). A map of the zoning of the site and surrounding area is shown in Figure 5 below.



Figure 5: Zoning Map of the subject site and surrounding area.

The Mature Neighbourhoods Overlay applies to the subject site. In accordance with Section 140(4) of the Zoning By-law, no Streetscape Character Analysis is required for an application in which no development is proposed.

The purpose of the R4 zone is to:

- / 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 [former] Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home;
- / 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; and
- / Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

Permitted residential uses include low-rise apartment dwelling, detached dwelling, duplex dwelling and semi-detached dwelling, among others.

Exception 2686 prohibits apartment dwellings with more than 6 dwelling units and adds the following site-specific provisions:

- / Minimum interior side yard setback: 1.5 m
- / Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m
- / Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m²
- / Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling.

Table 2: R4UA Zone Provisions

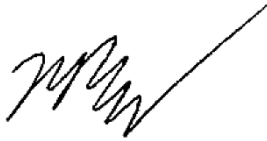
Zoning Mechanism - R4UA[2686] H(8.5)	Requirement	Severed	Retained	Compliance
Minimum Lot Width (m) s.161, Table 162A	6	10.10	10.02	Yes
Minimum Lot Area (m²) s.161, Table 162A	180	306.2	306.4	Yes
Maximum Building Height (m) s.161, Table 162A	10	Complies	Complies	Yes
Minimum Front Yard Setback (m) s.161, Table 162A	4.5	7.27	7.34	Yes
Minimum Rear Yard Setback (m) s.144, Table 144A(iii)	30% of 30.42 lot depth = 9.1	12.21	12.13	Yes
Minimum Interior Side Yard Setback (m) Exception 2686	1.5	3.38	3.34	Yes

The proposed lots, as well as the existing semi-detached dwellings following severance, satisfy the requirements of the Zoning by-law.

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 two lots from the subject site represents good planning and is in the public interest.

Sincerely

A handwritten signature in black ink, appearing to read 'Mark Ouseley', with a long diagonal stroke extending from the end.

Mark Ouseley, MES
Planner

A handwritten signature in black ink, appearing to read 'Jaime Posen', written in a cursive style.

Jaime Posen, RPP MCIP
Principal