

Rortar Land Development Consultants

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January 28, 2023

Secretary Treasurer,
Committee of Adjustment
City of Ottawa
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Ottawa, Ontario
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Committee of Adjustment
Received | Reçu le

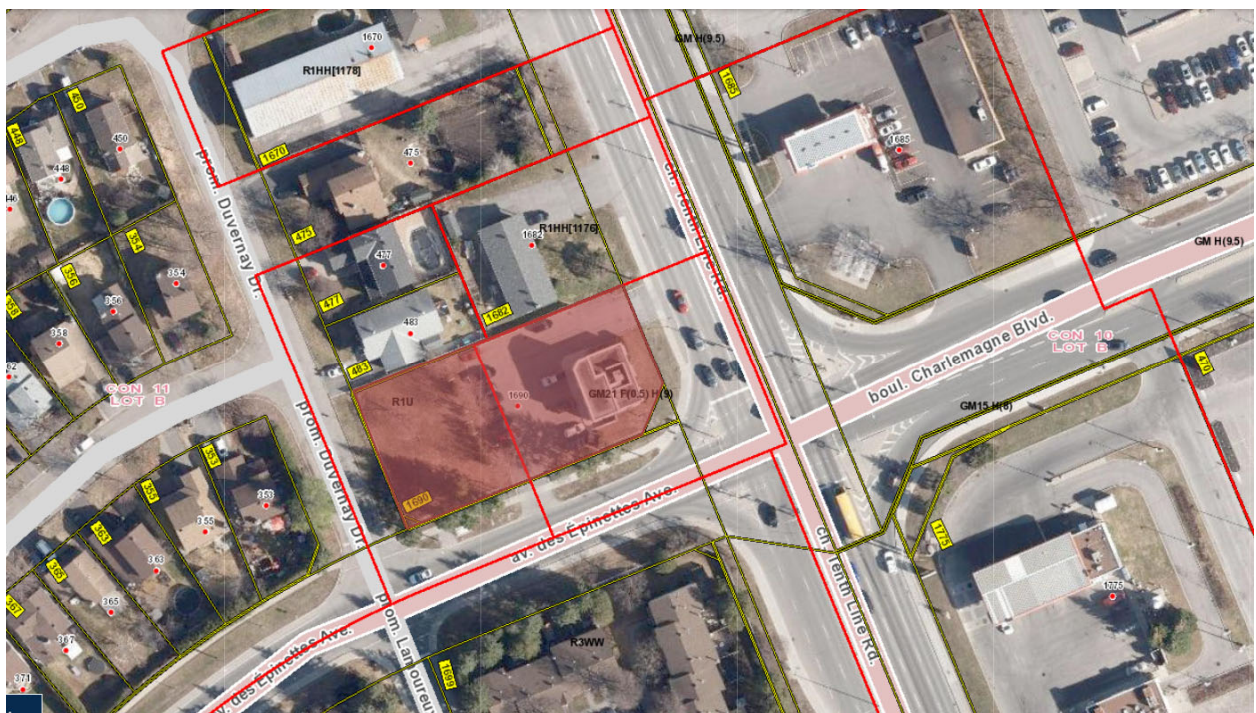
Revised | Modifié le : 2023-03-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application for Consent and Minor Variance – 1690 Tenth Line Road.

Rortar Land Development Consultants have been retained by the owner of the lands at 1690 Tenth Line Road to facilitate the application for consent to create two additional residential lots. As per the proposed Site Plan submitted with these applications, the Owners are applying to create two new residential lots which are proposed to front onto Duvernay Drive.

The subject lands are located in the Fallingbrook neighborhood of Orleans and are bounded by Tenth Line Road to the east, Des Epinettes Avenue to the south and Duvernay Drive to the west. The existing lot is currently home to the Fallingbrook Dental clinic.

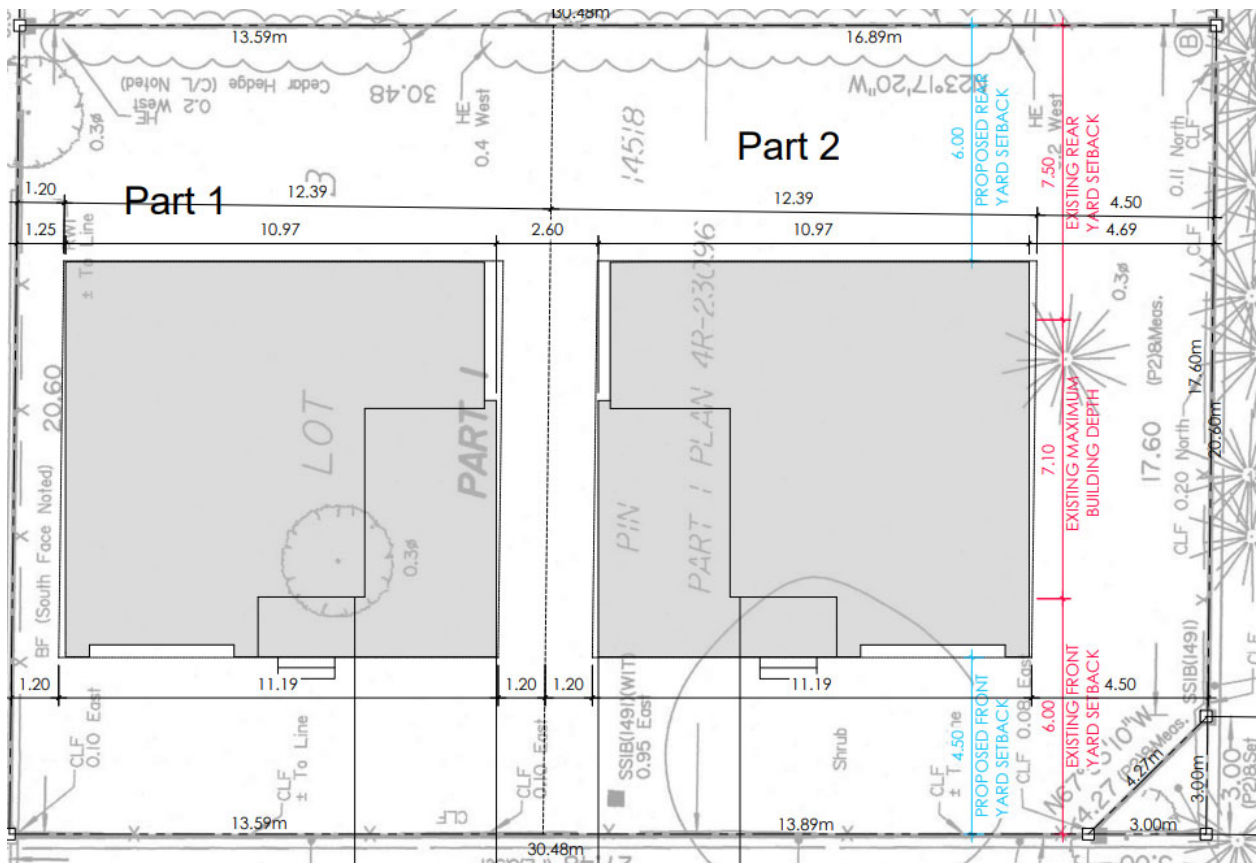


The portion of the subject lands where the Fallingbrook Dental clinic presides is currently zoned General Mixed Use – GM 21. The proposed new residential lots fronting onto Duvernay Drive are currently zoned Residential First Density Zone – R1U. The R1U zoning designation was put in place during the development of the dental clinic to ensure future land development would be compatible to that which exists along Duvernay Drive. To ensure that proper development on the R1U zoned portion of the lands occurred in an orderly manner a 30 cm reserve was put in place as part of the dental clinic’s approval. As such, any conditions of approval for the proposed consent applications would include the lifting of this 30 cm reserve.

Synopsis of the applications:

Part 1

The intent for Part 1 on the submitted site plan in support of the consent application is to create one new 279.95 m² residential lot from the subject lands. The proposed new lot would have a frontage along Duvernay Drive of 13.59 m with a depth of 20.60 m. A minor variance application has been submitted in support of the new single family dwelling proposed to accommodate deficiencies in required Front Yard Setback (reduced from 6 m to 4.5 m) and Rear Yard Setback (reduced from 7.5 m to 6 m).

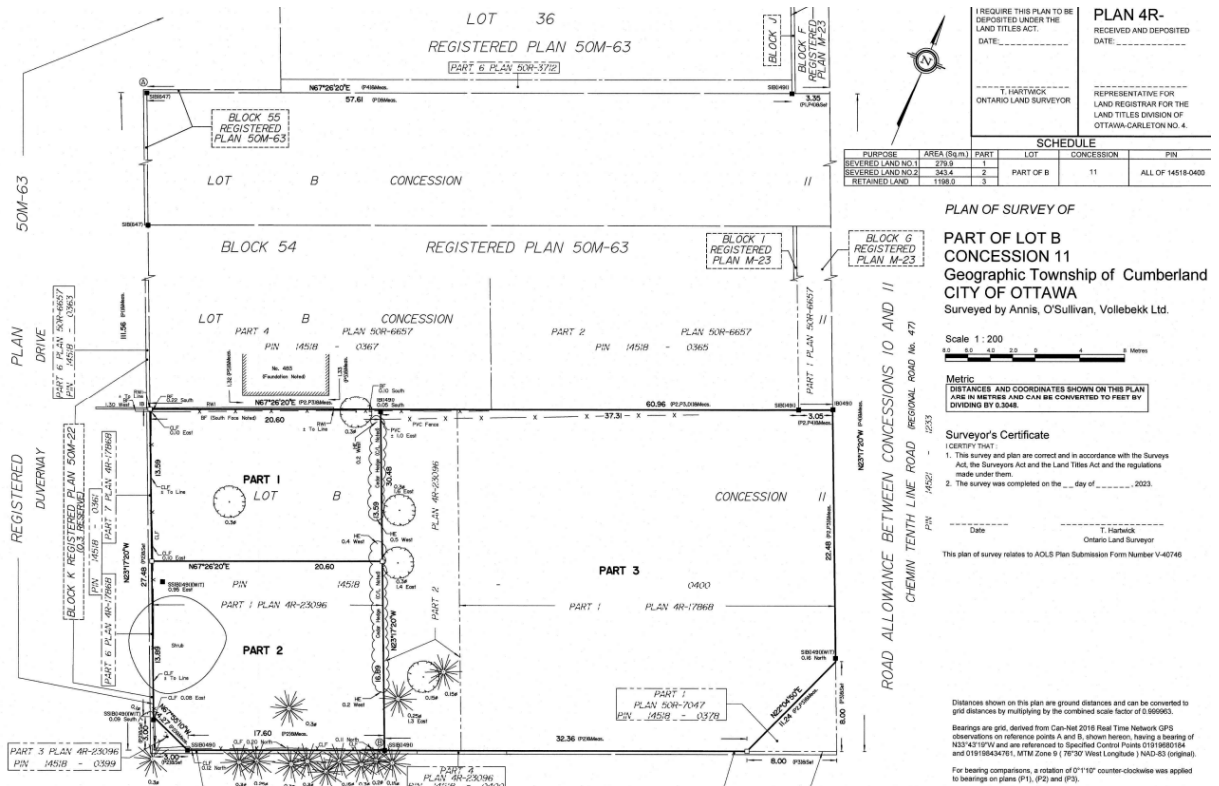


Part 2

The intent for Part 2 on the submitted site plan in support of the consent application is to create one new 343.4 m² residential lot from the subject lands. The proposed new lot would have a frontage along Duvernay Drive of 13.89 m with a depth of 20.60 m. A minor variance application has been submitted in support of the new single family dwelling proposed to accommodate deficiencies in required Front Yard Setback (reduced from 6 m to 4.5 m) and Rear Yard Setback (reduced from 7.5 m to 6 m).

Part 3 – Retained lands

The creation of the new proposed residential lots on the draft reference plan will provide for a retained portion of lands on which an existing dentist office exists. The proposed retained lands will have a frontage along Tenth Line Road of 22.48 m and depth of 37.31 m. The lot area of the remnant parcel will be 1198 sq.m.



The residential portion of the subject lands are zoned Residential First Density Zone – R1U. The purpose of the R1U Zone is to restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan. As well,

the R1U Zone regulates development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighborhood is maintained or enhanced. The performance standards for the R1U Zone call for a minimum Lot Width of 10.5 m and Minimum Lot Area of 270 sq.m. The proposed retained portion (existing dental clinic) can meet the minimum zoning performance standards of the General Mixed Use Zone – GM21 provisions that already exist for that portion of the lot. It is our opinion that the applications are in conformity with the existing Official Plan Policies. All other building standards can be achieved.

Therefore, it is our opinion that the application meets the requirements outlined in the existing policy framework of the Official Plan, and is in conformity with the Zoning By-law except for the Front Yard and Rear yard setback requirements for the proposed severed portions (Parts 1 and 2). Thus, the proposed applications for Minor Variance in support of the consent applications meet the 4 tests for Minor Variances as prescribed in the Planning Act.

If you have any questions or comments regarding this submission, please feel free to contact me directly at (613) 323-2146 or by email rortar9@gmail.com. We thank you for your consideration.

Sincerely,

Rod Price,
Rortar Land Development Consultants.