



June 5, 2023

Mr. Michel Bellemare
Secretary Treasurer
Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2023-06-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare:

RE: Minor Variance application – 258 and 260 St Denis Street – Ward 12 – Rideau Vanier – Panel 1

Please find enclosed two Minor Variance Applications for the properties known as 258 and 260 St Denis Street.

Attached with this letter are copies of the following documents:

- Two Committee of Adjustment Applications requesting a minor variance on lot area for each lot (258 and 260 St Denis Street)
- Site Plan and Elevations
- Topographic Survey
- Tree Report

The owners wish to apply for a minor variance for lot area on each lot. This would allow for the creation two Low-Rise Apartments (3 Storeys) containing 8 units in each building.

The subject property is designated Neighbourhood in the City of Ottawa Official Plan and zoned R4UA in the City of Ottawa Zoning Bylaw 2020-290.

The property known as 258 St Denis Street is identified by the following legal description:

- PT LTS 531 & 532, PL 246, AS IN V26703 ; VANIER/GLOUCESTER

The property known as 260 St Denis Street is identified by the following legal description:

- PT LT 529 & LT 530 & PT LT 531, PL 246, AS IN V28002; VANIER/GLOUCESTER

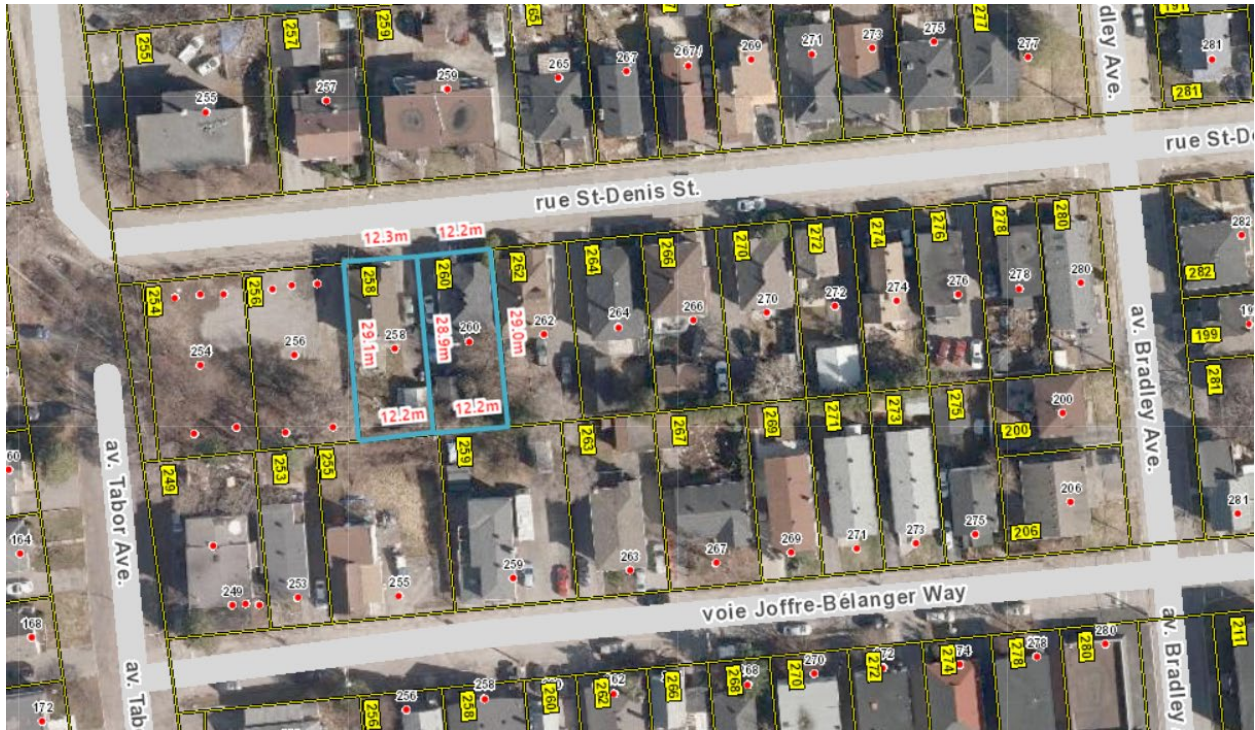


Figure 1 – Aerial photo of 258 and 260 St Denis Street



Figure 2 – Street view of 260 and 258 St Denis Street

Application Summary – Minor Variance

The Minor Variance Sought

The Owners wish to construct two Low-rise Apartment buildings (3 storeys each) containing 8 units in each building.

Low rise apartments are permitted in the R4UA zone however a variance to the lot area provision is required.

Lot Area Variance

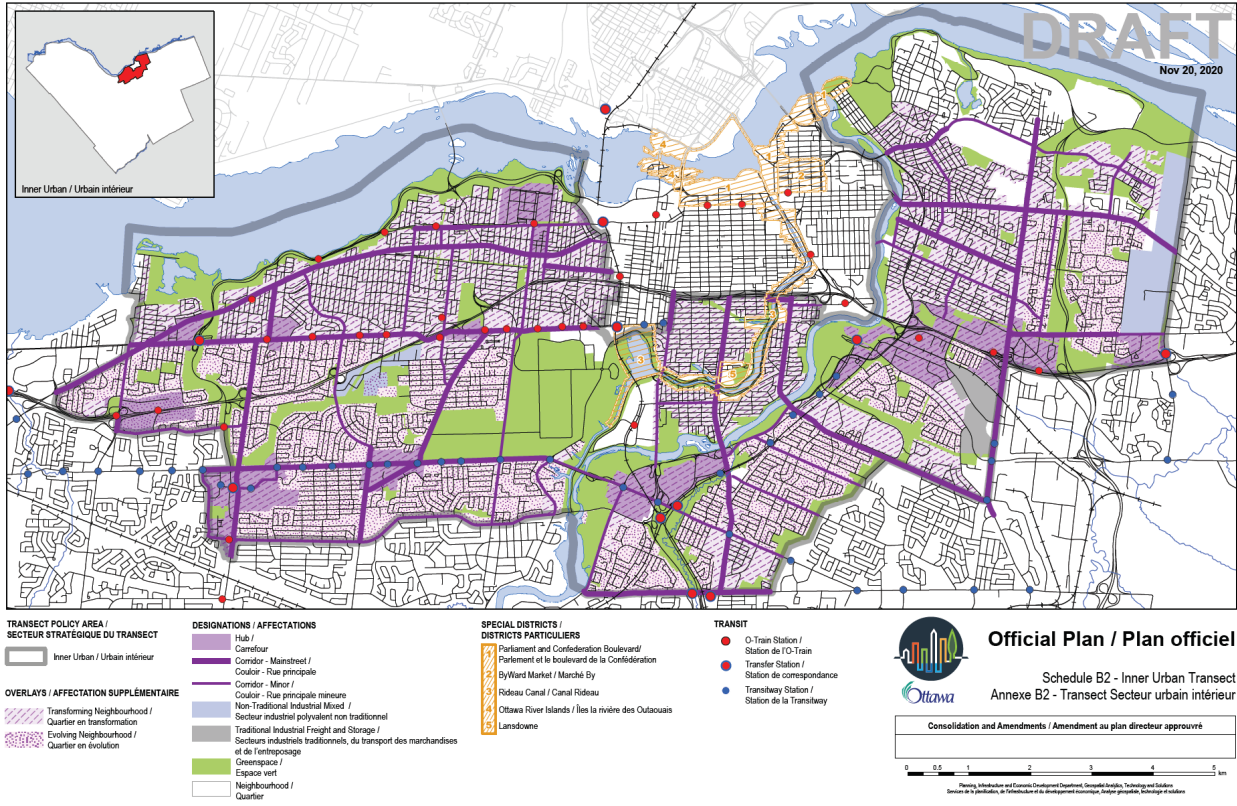
The performance standards for Low-rise Apartment in the R4UA zone is specified in Table 162A. Below, please find a table outlining the required provisions and how this proposed development reflects those provisions.

Provision	Required	Provided – 258 St Denis	Provided – 260 St Denis
Minimum Lot Width	12m	12.19m	12.19m
Lot Area	360m ²	352.9 m ²	352.9 m ²
Height	11m	11m	11m
Front Yard (avg)	1.7m	1.7m	1.7m
Rear Yard (30%)	8.7m	8.7m	8.7m
Side Yard	1.5m	1.5m	1.5m

As noted above, a variance to Lot Area on each lot is required.

Policy Framework

City of Ottawa Official Plan 2021



258 and 260 St Denis Street are designated as a Neighbourhood on Schedule B2 - Inner Urban Transect of the new Official Plan.

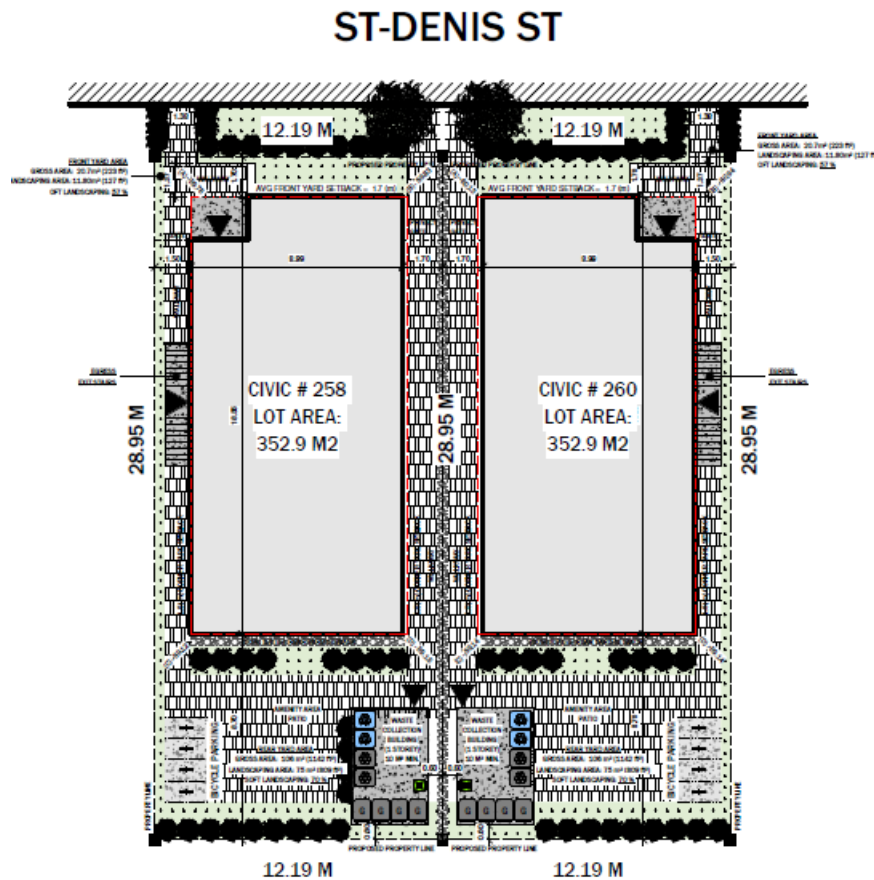
Section 3.2 of the Growth Management Framework designates neighbourhoods within a 15-minute walk of a hub or corridor as the location where the majority of the housing regeneration (Policy 3.2.4) will take place. 258 and 260 St Denis Street are within a 15-minute walk of the Montreal, Beechwood and St Laurent Corridors.

Section 4.2.1 of the new Plan’s housing policy provides that the City will support mid density low rise multi unit housing by allowing housing forms that are denser, of smaller scale, of 3 or more units in appropriate locations. The proposed Low-rise Apartments conform to the new plans housing direction.

Finally, the Inner Urban Transect designation is intended to provide flexibility in lot area and lot configurations that allow the community to meet the regeneration goals outlined the Plan’s Growth Management Strategy. The proposed minor variances and resulting construction of two

Low-rise Apartments creating 16 new units would be consistent with and strongly supported by the Official Plan.

The proposed Site Plan for 258 and 260 St Denis Street is shown below.



To evaluate the requested variances, in context of the four tests of a minor variance as described in Section 45 of the Planning Act, a review of the site plan is required. The evaluation should show how the new buildings differs from the existing in context of the surrounding environment and streetscape and should demonstrate that the new construction will not have any adverse impacts.

Community Context

Immediately across the street, on the North side of St Denis, is a multi unit Low-rise Apartment.



Immediately to the West



Immediately to the East



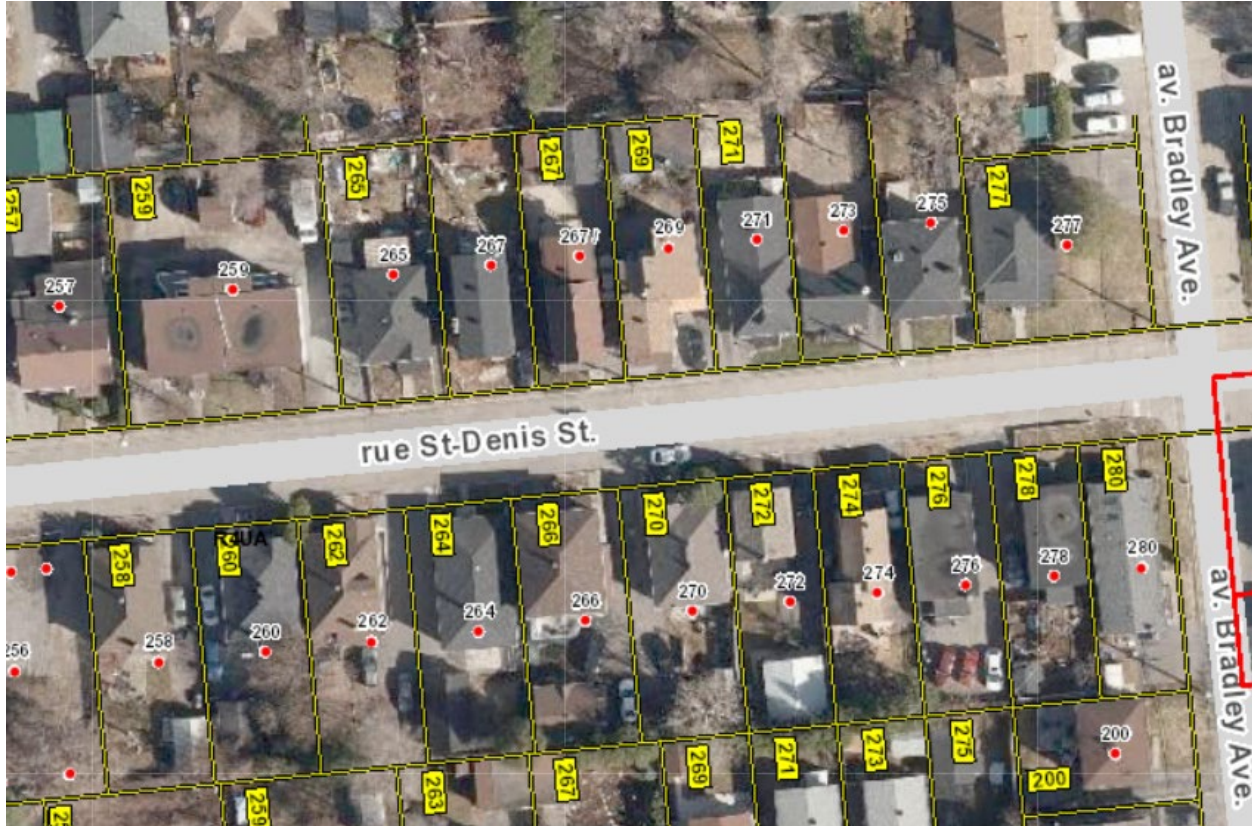
Northwest of the Subject Property at 255 St Denis Street



Discussion

The streetscape of St Denis Street has several properties with similar lot widths and lot areas. A number of dwellings have additional units both in a primary fashion as apartment units and as secondary dwelling units as basement apartments. Further, as shown in the Community Context photos below, several properties are developed with Low-rise multi unit developments. As a result, the proposed Low-rise Apartment buildings are not out of characteristic with the streetscape.

An overhead view of St-Denis Street is shown below. As illustrated, several of the properties along St Denis Street are of a similar lot width and thus lot area as 258 / 260 St Denis Street.



In reviewing the proposed construction, it is clear that the variance of the lot area performance standard is minor, have no impact on abutting properties and are desirable as they allow for the development of sensitive intensification with addition of two Low-rise Apartments.

The Official Plan criteria seeks to ensure that new urban development fits well and works well with the development that exists around it. A review of the streetscape shows that the proposed Low-rise Apartments will not be out of character with the streetscape. The site plan shows opportunity for sod and soft landscaping.

The OP criteria seek to ensure that new infill development will compliment the existing development around it. As the attached rationale indicates the proposed development meets the tests of the Official Plan and represents appropriate urban development.

Four Tests

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.

The requested variance is minor in nature and will have no impact on adjacent properties.

2. The variance is desirable for the appropriate development or use of the property.

The requested variance is appropriate so that a permitted use in the form of a new low rise apartment building can be constructed.

3. The general intent and purpose of the Zoning By-law is maintained.

A Low-rise Apartment is a permitted use in the R4UA zone. The surrounding properties on St-Denis Street are all zoned R4UA as well. As shown in the Community Context section above, several of the surrounding properties are developed in a similar manner to what is proposed; multi unit, Low-rise developments.

4. The general intent and purpose of the Official Plan is maintained.

The site is designated Neighbourhood and as such the construction of two Low-rise Apartments is consistent with the strategic direction of the Official Plan.

Conclusion

The lot fabric, scale of the proposed construction and the ability to meet all other performance standards of the R4UA zone demonstrates that the proposed minor variances are desirable and will have little to no effect on adjacent properties. The approval of the minor variance will allow the proposed construction to take place in a manner consistent with the Official Plan and community expectations.

As a result, it is our opinion that the requested minor variance represent good planning and urban development.

Sincerely,

Peter Hume

Alison Clarke

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group