

## 1) Introduction

The application is a request for a height variance to permit the construction of a single family detached dwellings.

The zoning for the property is R1AA in the City of Ottawa.

The neighbourhood is characterized by large single-family homes.



## 2) Requests

The property is currently vacant. A new 2 storey single family dwelling is proposed. The lot is characterized by:

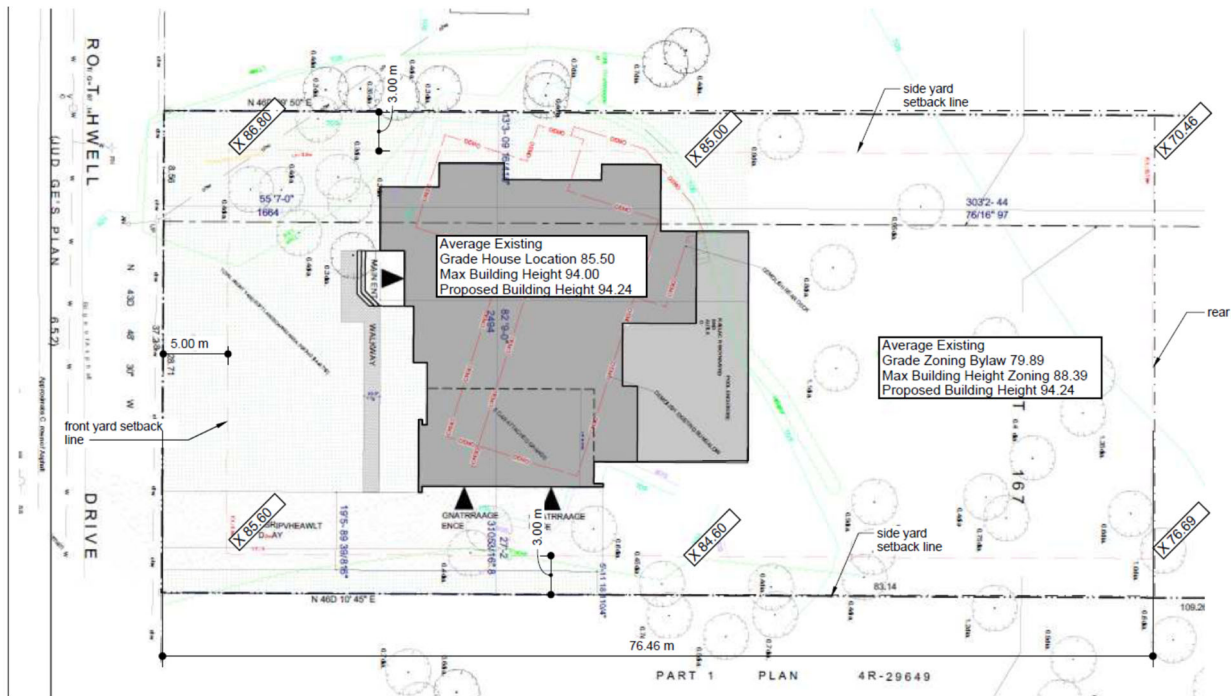
- a large change in elevation from the street to the rear property line, 85.7m to 59.04m, a grade change of approx. 27m or 87 feet.
- And a much greater than average lot depth totalling 109m (358 feet)

The variance requested is for building height: The permitted building height is 8.5m. The requested variance would permit a building height of 14.35m. The current calculated grade as per the Bylaw requirements is 79.89m, this would permit a max building height elevation of 88.39m. The current proposed building height elevation is 94.24m.

As per: section 139. The following provisions apply to the R1, R2, R3 and R4 zones within Area A on Schedule 342 (Inside the Greenbelt.)

(5) Despite the definition of grade in Section 54, except in the case of a Planned Unit Development, the definition of existing average grade will be used for calculations referring to grade. Existing average grade must be calculated prior to any site alteration and based on the average of grade elevations:

1. for an interior lot, at the intersection of interior side lot lines with the minimum required front yard and rear yard setbacks of the zone in which the lot is located, and



The requested height variance is only a result of the prescribed zoning bylaw calculation for height for properties within the green belt and the uncharacteristically deep lot and 27m grade change. If the building height is taken at the front yard setback and rear of the building footprint the average grade would be 85.50m permitting a building height grade of 94.00m (8.5m max height). The proposed building height elevation is 94.24m slightly above the permitted 94.00m. If the site were a flat lot, then the building as seen from the street fully complies. (see drawings)

The current pattern on Rothwell Drive of the separation between buildings is maintained. The building is located to retain most of the trees on the lot. The Tree Information Report clearly shows that no distinctive trees will be affected by this development.

The proposed variance should be considered minor for the following reason

- 1) the function height of the building is completely consistent with the intention of the zoning bylaw to maintain max height of 8.5m
- 2) with the elevation change from the road to the dwelling considered the building height is less than 8.5m

### 3) New Official Plan

Section 2 identifies intensification targets and opportunities. It meets with all the following stated objectives of the proposed Official Plan passed by City of Ottawa Council

## a) 2.2.1 Intensification and Diversifying Housing Options

What we want to achieve

1) Direct residential growth within the built-up urban area to support an evolution towards 15-minute Neighbourhoods

b) OP defines: Intensification: The development of a property, site or area at a higher density than currently exists through:

## b) 3.2 Support Intensification

3.2. 4) Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable.

c) section 5.3.1 1) of the Official Plan supports this proposal, this to "Recognize a suburban pattern of built form and site design.... Over the medium- to long-term, this area will evolve toward an urban (15-minute) model as outlined in Table 8. This Plan allows for this evolution to happen gradually."

The proposal recognizes the current "built form and site design". Trees are all retained, streetscape pattern is maintained. There is no reference to lot sizes or lot character

d) section 5.3.4 1) Neighbourhoods located in the Outer Urban area shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3. The Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms as described in Table 6 as applicable and that:

Table 6 refers to the following under Urban:

-Range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios

3) Under the current zoning bylaw and official plan the variance requested is minor for the following reasons:

- They are minor and desirable.
  - They reflect the current character of the neighbourhood
- The general intent and purpose of the Zoning By-law is maintained
  - the intent of the bylaw is to permit the single-family detached dwellings.
  - The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood.
- The general intent and purpose of the Official Plan is maintained;
  - The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.
- The Ontario Planning Act supports intensification in residential urban areas