

September 26, 2023

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



Dear Mr. Bellemare:

RE: Minor Variance application – 250 Ferland Street – Ward 12 – Rideau Vanier – Panel 1

Please find enclosed a Minor Variance Application for the property known as 250 Ferland Street.

Attached with this letter are copies of the following documents:

- Committee of Adjustment Application requesting a minor variance for lot area, rear yard setback and rear yard area
- Site Plan and Elevations
- Topographic Survey
- Tree Report

The owners wish to apply for a minor variance for lot area, rear yard setback and rear yard area. This would allow for the creation of a Low-Rise Apartment (3 Storeys) containing 8 units.

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 250 Ferland Street is identified by the following legal description:

PCL 269-2, SEC 4M-25 ; LT 269, PL 4M-25 ; VANIER/GLOUCESTER

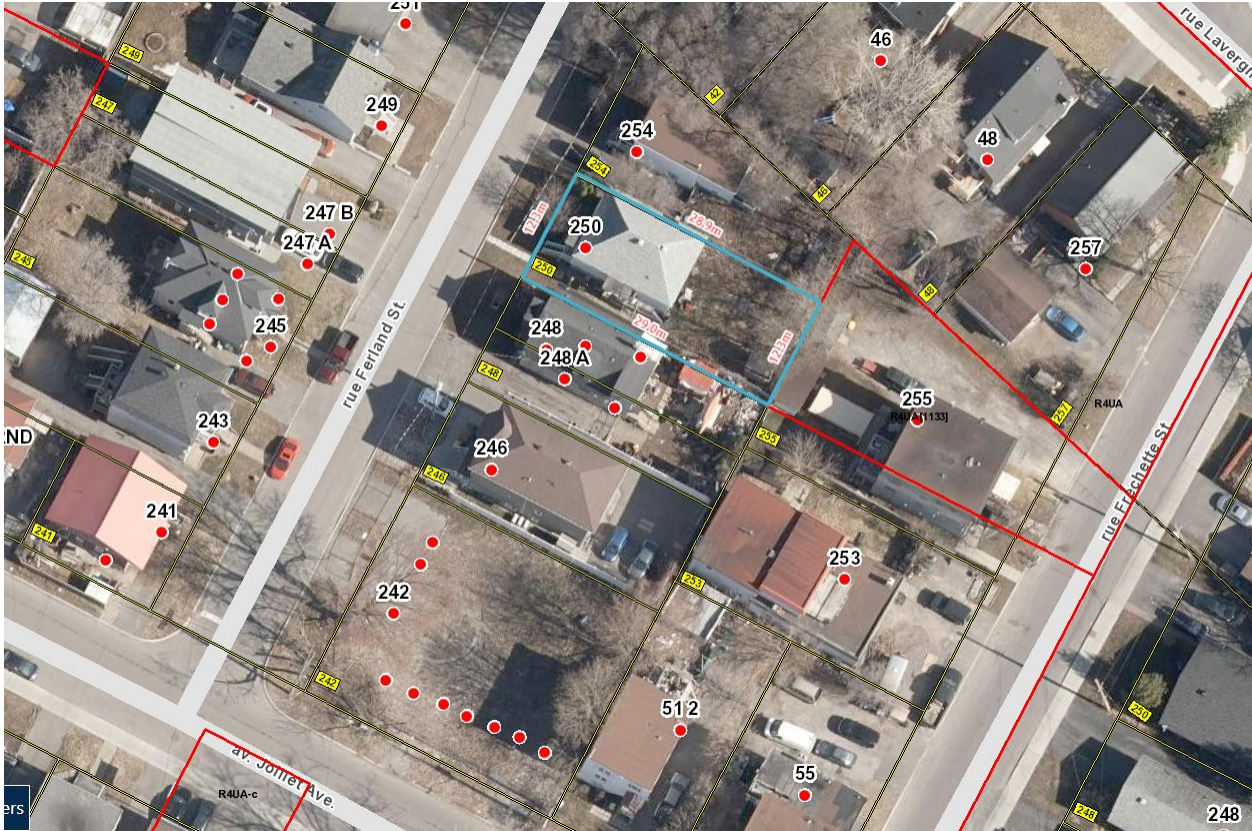


Figure 1 – Aerial photo of 250 Ferland Street



Figure 2 – Street view of 250 Ferland Street

Application Summary – Minor Variance

The Minor Variance Sought

The Owners wish to construct a Low-rise Apartment building (3 storeys) containing 8 units.

Low rise apartments are permitted in the R4UA zone however a variance to the lot area, rear yard setback and rear yard area is required.

The performance standards for Low-rise Apartment in the R4UA zone is specified in Table 162A.

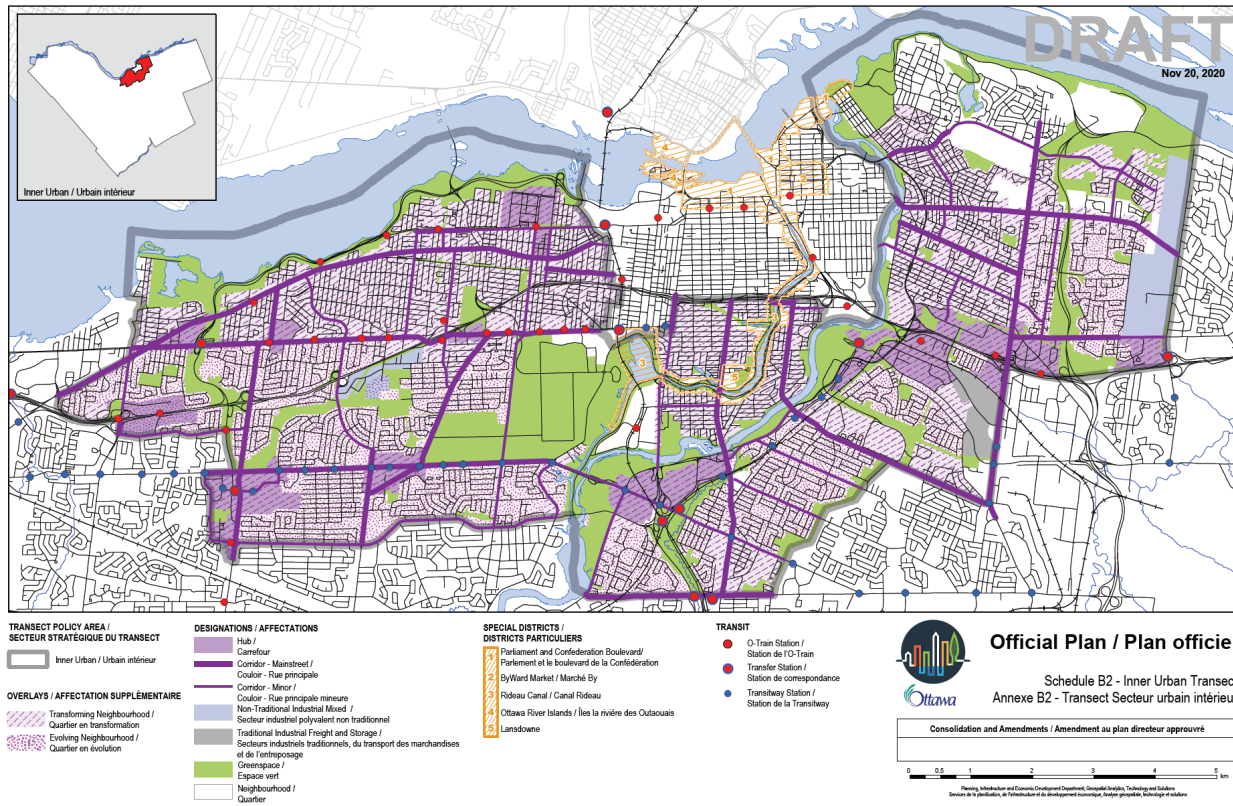
Below, please find a table outlining the required provisions and how this proposed development reflects those provisions.

Provision	Required	Provided – 250 Ferland Street
Minimum Lot Width	12m	12.20m
Lot Area	360m ²	355.54 m ²
Height	11m	11m
Front Yard (avg)	4.5m	4.5 m
Rear Yard (30%)	8.75m	6.86m (23.556%)
Rear Yard Area (25%)	88.9 m ²	83.6m ² (23.513%)
Side Yard	1.5m	1.5m

As noted above, a variance to Lot Area, Rear Yard setback and Rear Yard Area is required.

Policy Framework

City of Ottawa Official Plan 2021



250 Ferland Street is designated as a Neighbourhood on Schedule B2 - Inner Urban Transect of the new Official Plan with an “Evolving Neighbourhood” Overlay.

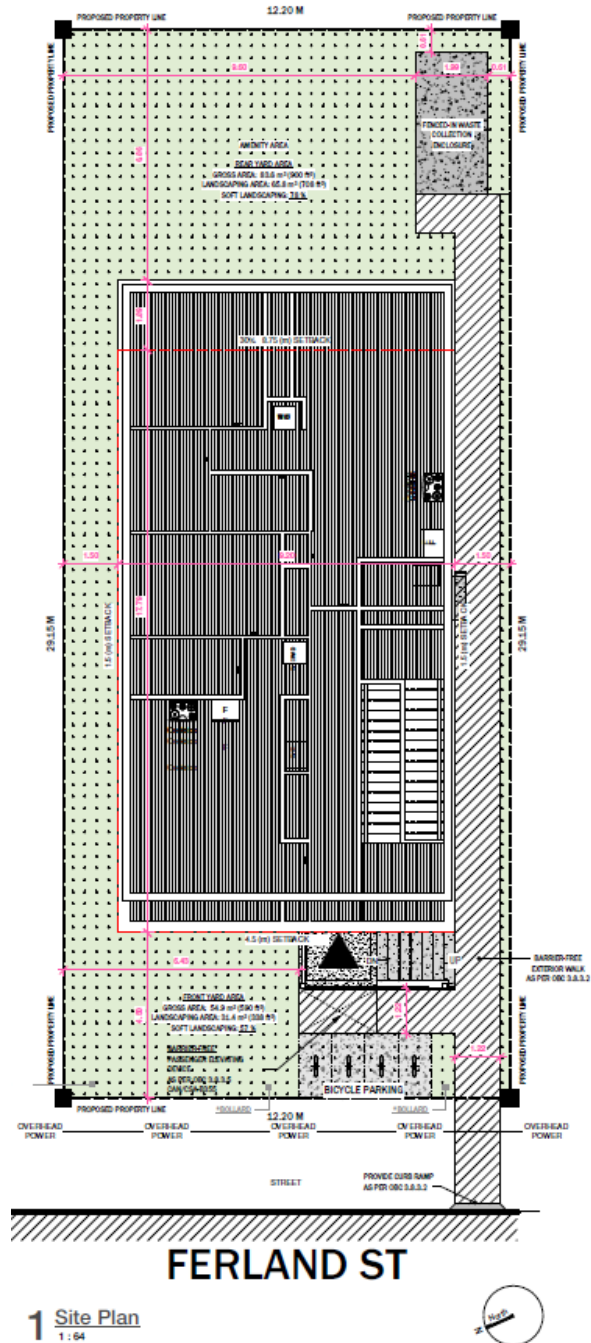
Section 3.2 of the Growth Management Framework designates neighbourhoods within a 15-minute walk of a hub or corridor as the location where the majority of the housing regeneration (Policy 3.2.4) will take place. 250 Ferland Street is within a 15-minute walk of the Montreal, Beechwood and St Laurent 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 Apartment conforms 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 a Low-rise Apartment creating 8 new units would be consistent with and strongly supported by the Official Plan.

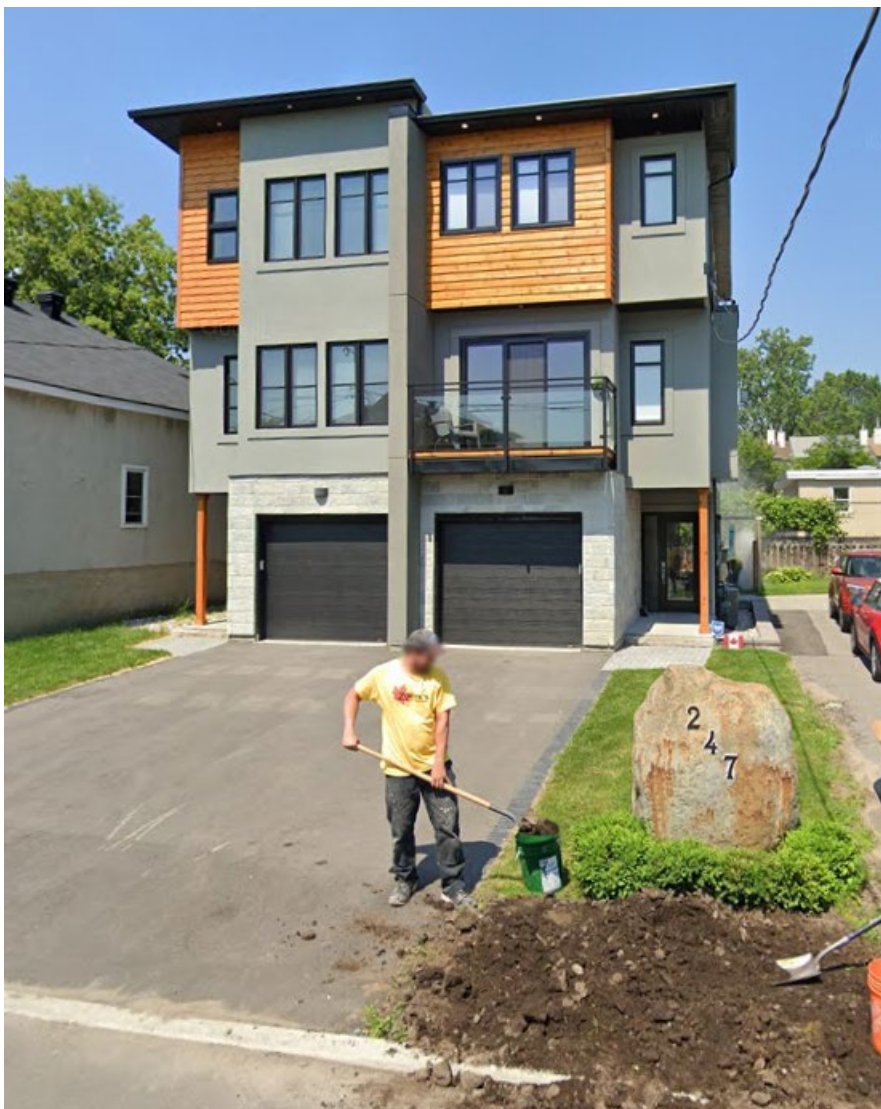
The proposed Site Plan for 250 Ferland Street is shown below.



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 located at 247 Ferland Street, redevelopment has occurred, and a 3 storey semi detached building exists.



The property located at 248 Ferland Street, directly beside 250 Ferland, has recently been redeveloped with a semi-detached unit.



246 Ferland Street – a multi unit building exists



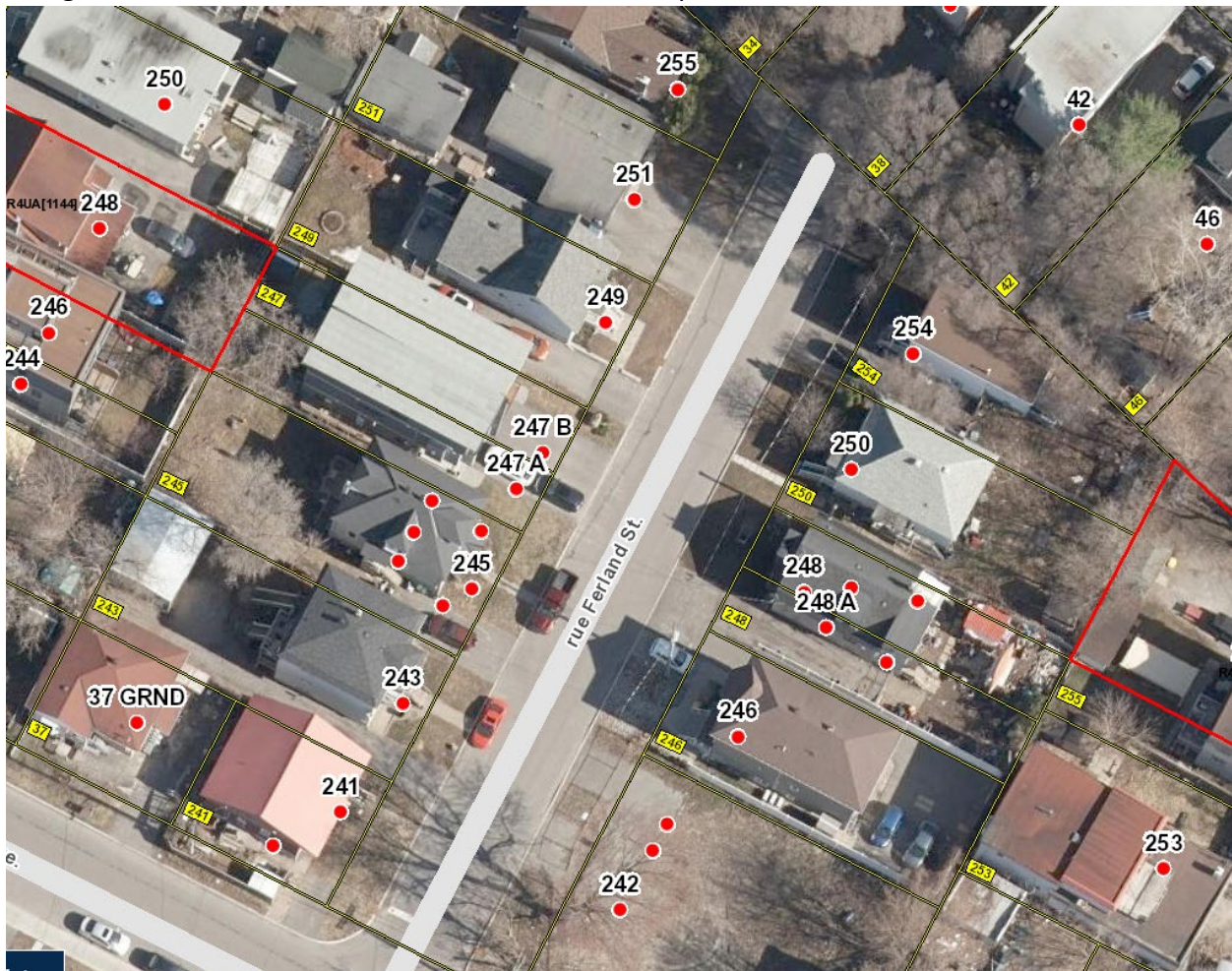
243 Ferland Street – multi unit building



Discussion

The streetscape of St Denis Street has several properties with similar lot widths and lot areas. Several buildings are multi unit complexes and redevelopment of older homes is occurring to make way for additional density. The streetscape on Ferland Street has certainly changed in recent years from single family homes to more dense forms of development. As a result, the proposed Low-rise Apartment building is not out of characteristic with the streetscape.

An overhead view of Ferland Street is shown below. As illustrated, several of the properties along Ferland Street are of a similar lot width and depth as 250 Ferland Street.



When reviewing the rear yard function of the existing properties on Ferland Street, occupants are using the rear yard predominantly for parking and amenity space. Several residents use this space as additional storage by way of a shed as well. The proposed Low-Rise Apartment does

not contemplate any parking given its walkability. Thus, the entire rear yard of 6.86m is proposed as amenity space; bicycle parking, garbage enclosures, and landscaping. It should be further highlighted that despite requesting a variance for the Rear Yard, the proposed development exceeds the minimum soft landscaping requirements under the zoning bylaw; the Front Yard requires 40% of the area to be soft landscaped and the proposal provides 57%. Further, the Rear Yard requires 35m² of soft landscaping and the proposal provides 65.8m². Thus, the provided 6.86m Rear Yard meets the needs of the purpose of a Rear Yard.

In reviewing the proposed construction, it is clear that the variance for lot area, rear yard, and rear yard area is minor, has no impact on abutting properties and is desirable as it allows for the development of sensitive intensification with the addition of a Low-rise Apartment.

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 Apartment 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 variances are 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 variances are appropriate so that a low-rise apartment building containing 8 units 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 Ferland 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 a Low-rise Apartment is consistent with the strategic direction of the Official Plan.

Conclusion

The lot fabric, scale of the proposed construction and the ability to meet many of the 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 these minor variances 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 variances represent good planning and urban development.

Sincerely,

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group