

Rortar Land Development Consultants

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Secretary Treasurer,
Committee of Adjustment
City of Ottawa
101 Centrepointe Dr.
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Committee of Adjustment

Received | Reçu le

2023-12-12

City of Ottawa | Ville d'Ottawa

Comité de dérogation

Re: Application for Minor Variance – 315 Savard St.

Rortar Land Development Consultants (a division of Demarco Construction) have been retained by the owner of the land, acting as agent Minor Variance applications on their behalf. The variances requested include the reduction in the required Front Yard Lot Width of 5.22 m (from 15 m required) and reduction of 165.05 sq.m in the required Lot Area. The purpose of the application is to facilitate the development of a new four unit (4) low-rise apartment building.

LAND USE POLICY

City of Ottawa Official Plan

Any development of the subject lands must respect the direction of the Provincial Policy Statement as they are further articulated within the policies of the City of Ottawa Official Plan. The Official Plan is a key foundational document that will help us achieve these objectives. The Official Plan directs how the city will grow over time and sets out policies to guide the development and growth of our city. The City of Ottawa Official Plan positions Ottawa to be flexible, resilient, and above all, a city where people want to live, work and play.

The subject lands at 315 Savard Street are designated as Evolving Neighborhood on the Inner Urban Transect Schedule of the Official Plan. Section 6.3 states that *“Neighborhoods 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.*

Neighborhoods are not all at the same stage of development, maturity and evolution. It is the intent of this Plan to reinforce those that have all elements of and presently function as 15-minute neighborhoods; to guide those that have a few missing elements into gaining them; and to seed the conditions for future 15- minute neighborhoods into those that currently are not.

Neighborhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation.”

Section 6.3.1 b) is intended to provide housing options through building form intended to service the missing middle housing needs of the City. Furthermore, Section 6.3.2 1) encourages the

approvals under the Planning Act to allow innovative building forms, including the missing middle housing category, to strengthen, guide towards or seed conditions for 15-minute neighborhoods. Finally, Section 6.3.2.3(b) speaks to the Evolving Neighborhood Overlay where substantial increases of density are planned and where building form and massing is anticipated to change significantly from existing context.

As such, the proposed modest increase in density depicted on the site plan accompanying the application is consistent with these policies. The inclusion of a compact four unit apartment on the subject lands will contribute to the provision of housing choice aimed at the missing middle, contribute to a 15-minute neighborhood in a neighborhood contemplated and identified in the O.P. to evolve over time.

Zoning By-law Requirements/Conformity

The City of Ottawa comprehensive Zoning By-law 2008-250 zones the subject Residential Fifth Density Zone – R5D (H25). The purpose of the R5 zoning designation is to allow for a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings. The R5 Zone provides for a wide range of permitted uses including Apartment Dwelling, low rise. Table 164A provides for the following zoning performance standards for a low rise apartment:

Minimum Lot Width – 15m

Minimum Lot Area – 450 sq.m

Maximum Building Height – 15 m

Minimum Front Yard Setback – 5.05 m

Minimum Interior Yard Setback – 1.5 m (Where the building wall is equal to or less than 11 m in height: 1.5 m)

Therefore, due to the subject lands being identified as an Evolving Neighbourhood in the City of Ottawa Official Plan the existing zoning performance standards do not allow for intended infill development proposed and the variances are required.

4 Tests of Minor Variance

As per Planning Act policy the proposed Minor Variance requested for 315 Savard meets the prescribed 4 tests as:

1. The application is in conformity with the Official Plan as outlined in the Evolving Neighbourhood overlay. The proposed development of a 4-unit apartment in this location will contribute towards providing housing choice for the missing middle and will contribute towards a 15-minute neighbourhood.
2. The proposed use is consistent with the uses outlined in the Residential Fifth Density Zone -R5D provisions for all performance standards other than Lot Width and Area.
3. The proposed variances are minor in nature given the Official Plan policies to provide housing choice in neighbourhoods that have been identified as evolving in nature. The proposed variances will promote an efficient and functional site layout.

4. The application is desirable for the proposed development as the proposed apartment has been designed from an architectural perspective to contribute towards the existing character of the neighborhood.

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

Sincerely,

A handwritten signature in black ink, appearing to be 'Rod Price', written over the word 'Sincerely,'.

Rod Price,
Rortar Land Development Consultants.