

August 2023

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

Dear Mr. Bellemare:

RE: Minor Variance application – 96 Jolliet Avenue – Ward 12 – Rideau Vanier – Panel 1

Please find enclosed a Minor Variance Application for the property known as 96 Jolliet Avenue.

Attached with this letter are copies of the following documents:

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

The owner wishes to apply for a minor variance for Rear Yard and Rear Yard lot area. This would allow for the creation of a four storey, 8-unit, Low-rise Apartment.

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 municipally as 96 Jolliet Avenue is identified by the following legal description:

- PCL 151-1, SEC 4M-27 ; LT 151, PL 4M-27 ; VANIER/GLOUCESTER



Figure 1 – Aerial photo of 96 Joliet Avenue



Figure 2 – Street view of 96 Joliet Avenue

Application Summary – Minor Variance

The Minor Variances Sought

The Owner wishes to construct a Low-rise Apartment building (4 storeys) containing 8 units.

Low-rise Apartment is a permitted in the R4UA zone however a variance to the Rear Yard and Rear Yard Lot Area provisions are 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.

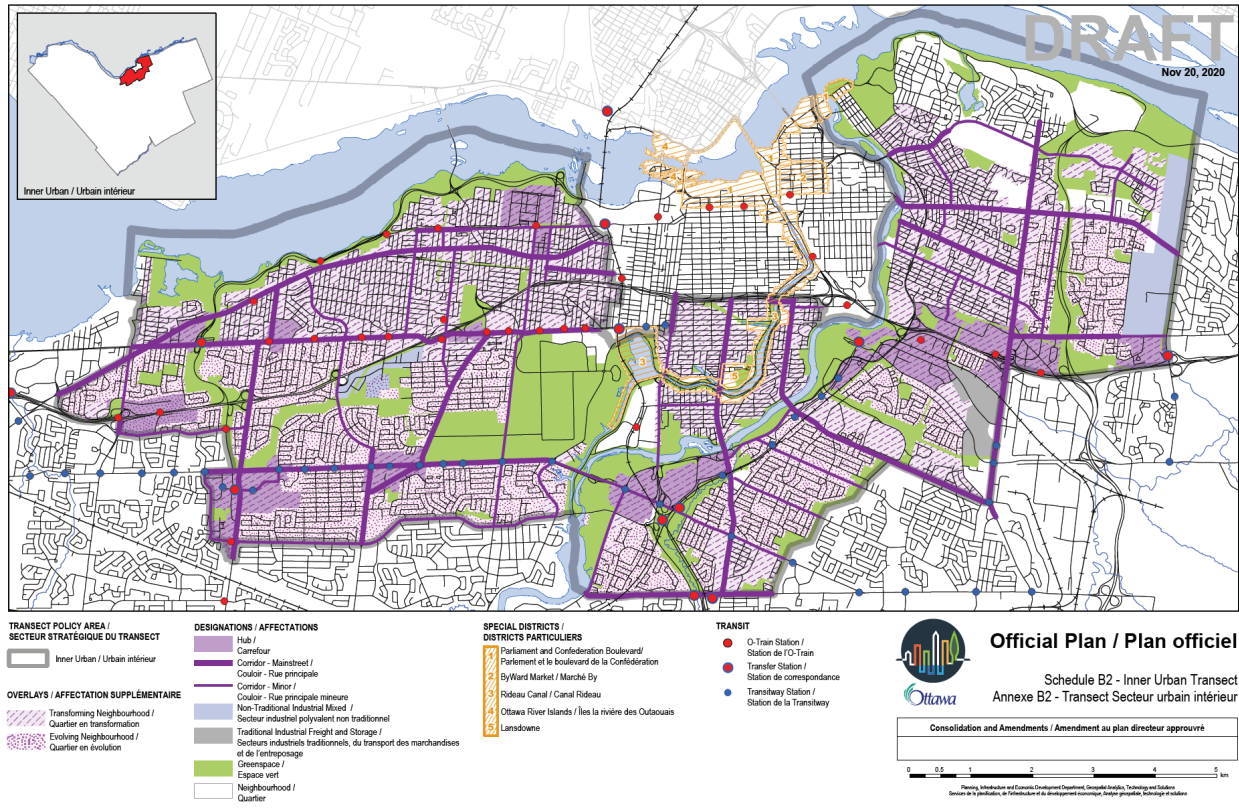
Provision	Required	Provided – 96 Jolliet
Minimum Lot Width	12m	12.19m
Lot Area	360m ²	372.33m ²
Height	11m	11m
Front Yard	4.5m	4.5m
Rear Yard (30%)	9.15m	6.76m
Rear Yard Lot Area (25%)	93.08m ²	82.5 m ² (22%)
Side Yard	1.5m	1.5m
Minimum Soft Landscape Area	40% (front) 50m ² (rear)	59% (front) 50.75m ² (rear)

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

It should be noted that the required Rear Yard provision under the Zoning-Bylaw of 9.15m *could* be accommodated on this site. However, when the building was designed in a zoning compliant manner, the units contained within the building were quite small and were only able to have one bedroom. The requested variance to provide a 6.76m rear yard means that the extra space has been ‘given’ to the building footprint which results in each of the 8 units having two bedrooms. As discussed further in this Letter, this is in keeping with the Official Plan Growth Management Strategy to focus on larger units with more bedrooms.

Policy Framework

City of Ottawa Official Plan 2021



96 Jolliet Avenue is designated as ‘Neighbourhood’ on Schedule B2 - Inner Urban Transect of the new Official Plan.

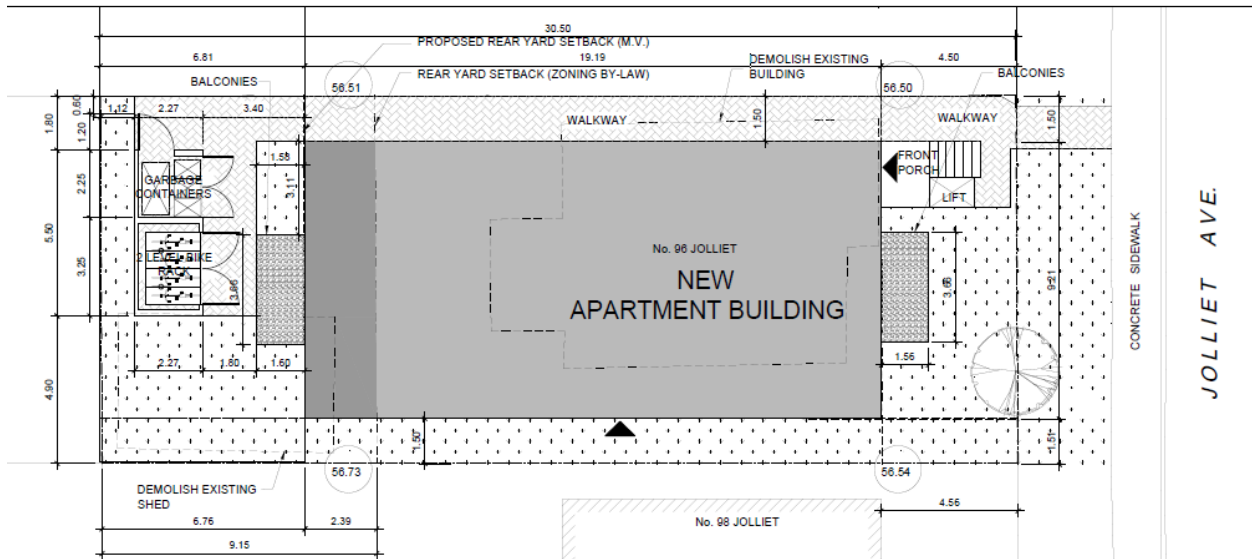
Section 3.2 of the Growth Management Framework designates neighbourhoods within a 15-minute walk of a hub or corridor as the location where the majority of the housing regeneration (Policy 3.2.4) will take place. 96 Jolliet Avenue is within a 15-minute walk of the Montreal, Beechwood and St Laurent Corridors.

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 on lot configurations that allow the community to meet the regeneration goals outlined in 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 96 Jolliet Avenue 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

Just west of the subject property at 80 Jolliet Avenue, a Low-Rise apartment exists:



North of the subject property at 83 and 85 Jolliet Avenue a multi-unit complex exists



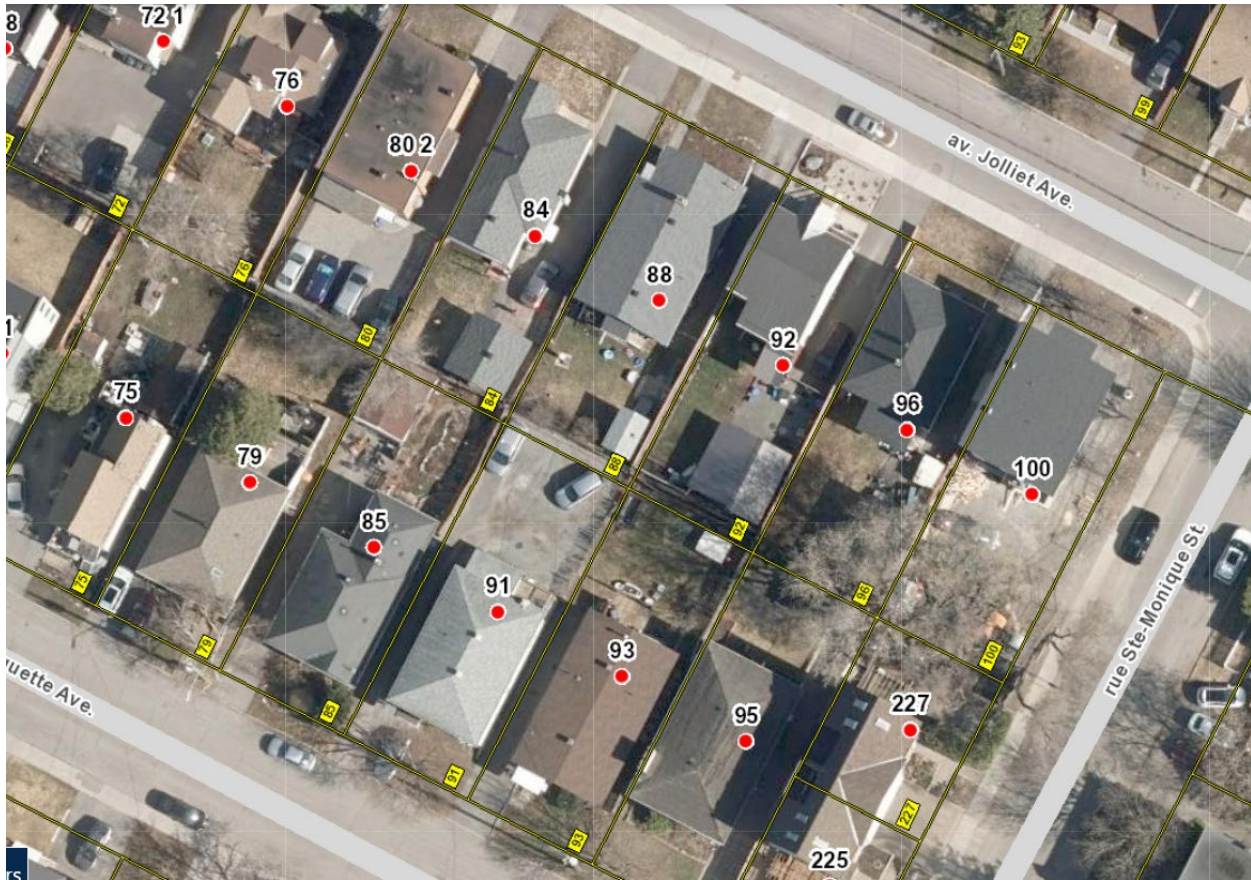
Further west at 72 Jolliet another Low-Rise Apartment is shown.



Discussion

The streetscape of Jolliet Avenue has several properties with an identical lot fabric. As shown in the Community Context photos above, several properties are developed with Low-rise multi unit developments. As a result, the proposed Low-rise Apartment building is not out of characteristic with the streetscape.

Shown below is an overhead view of the lot fabric on Jolliet Avenue and Marquette Avenue.



When reviewing the rear yard function of the existing properties on these streets, occupants are using the rear yard for parking or amenity space. Several people 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 6.76m is proposed as amenity space; bicycle parking, garbage enclosures, and landscaping. It should be further highlighted that despite requesting variances 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 59%. Further, the Rear Yard requires 50m² of soft landscaping and the proposal provides 50.75m². Thus, the provided 6.76m Rear Yard meets the needs of the purpose of a Rear Yard.

In reviewing the proposed construction, it is clear that the variances requested in the Rear Yard are 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 variances 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 new Low-rise Apartment 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 Jolliet Avenue 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 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 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