

April 26, 2023

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

**RE: Application for Consent and Minor Variance
360 Lacasse Avenue, Ottawa**

Committee of Adjustment
Received | Reçu le

2023-04-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

The owner of 360 Lacasse Avenue has retained Fotenn Consultants Inc. ('Fotenn') as Agent to submit Consent and Minor Variance applications to the Committee of Adjustment. The intent of the applications is to sever the existing lot into two (2) separate lots and seek relief from the minimum required lot area and frontage. The two (2) new lots are intended to accommodate low-rise apartment buildings.

If provisional consent is granted, we are requesting two certificates be provided, one (1) for the retained lands and one (1) for the severed lands.

In addition to this cover letter, the following materials have been enclosed in support of this application:

- / Completed application form;
- / Parcel Abstract;
- / Site Plan;
- / Building elevations and floor plans;
- / Draft Reference Plan (R-Plan);
- / Tree Information Report;
- / Cheque in the amount of \$6,402.00, made payable to the City of Ottawa.

Sincerely,



Thomas Freeman, B.URPL
Planner



Jacob Bolduc, MCIP RPP
Associate

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1.0 Introduction

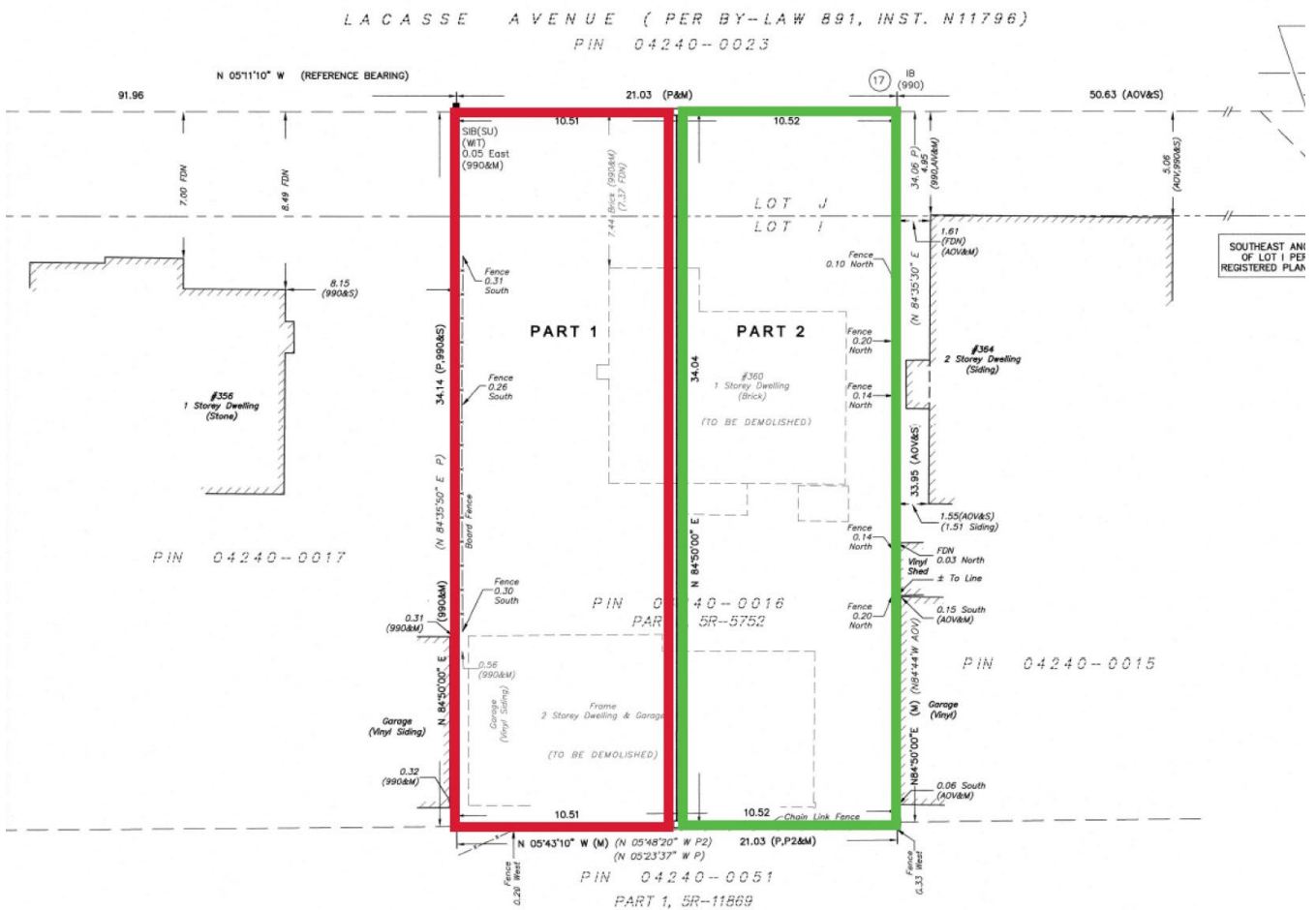
Fotenn Consultants Inc. ("Fotenn") has been retained to prepare this Planning Rationale in support of Consent to Sever and Minor Variance applications for the property known municipally as 360 Lacasse Avenue (the "subject property") in the Vanier Neighbourhood of the City of Ottawa.

The intent of this Planning Rationale is to assess the proposed Consent and Minor Variances against the applicable policy and regulatory framework and to demonstrate how the proposed severance and minor variances are appropriate for the subject property and compatible with surrounding land uses and existing infrastructure.

1.1 Purpose of Application

A Consent application seeks to subdivide the subject property into two (2) equally sized lots, each to accommodate a low-rise apartment building. Four (4) Minor Variance applications are required, being two (2) per lot, to permit:

- / a reduced lot area of 358 square metres, where 360 square metres is required.
- / a reduced lot width of 10.5 metres, where 12 metres is required.



Site Context and Surrounding Area

2.1 Subject Site

The subject site, municipally known as 360 Lacasse Avenue, is located in the Vanier neighbourhood of the City of Ottawa. The subject site has an area of approximately 716.14 square metres, 21 metres of frontage on Lacasse Avenue and a depth of 34 metres.



Figure 1: subject site

The site is currently occupied by a detached dwelling and detached rear garage and additional dwelling unit.

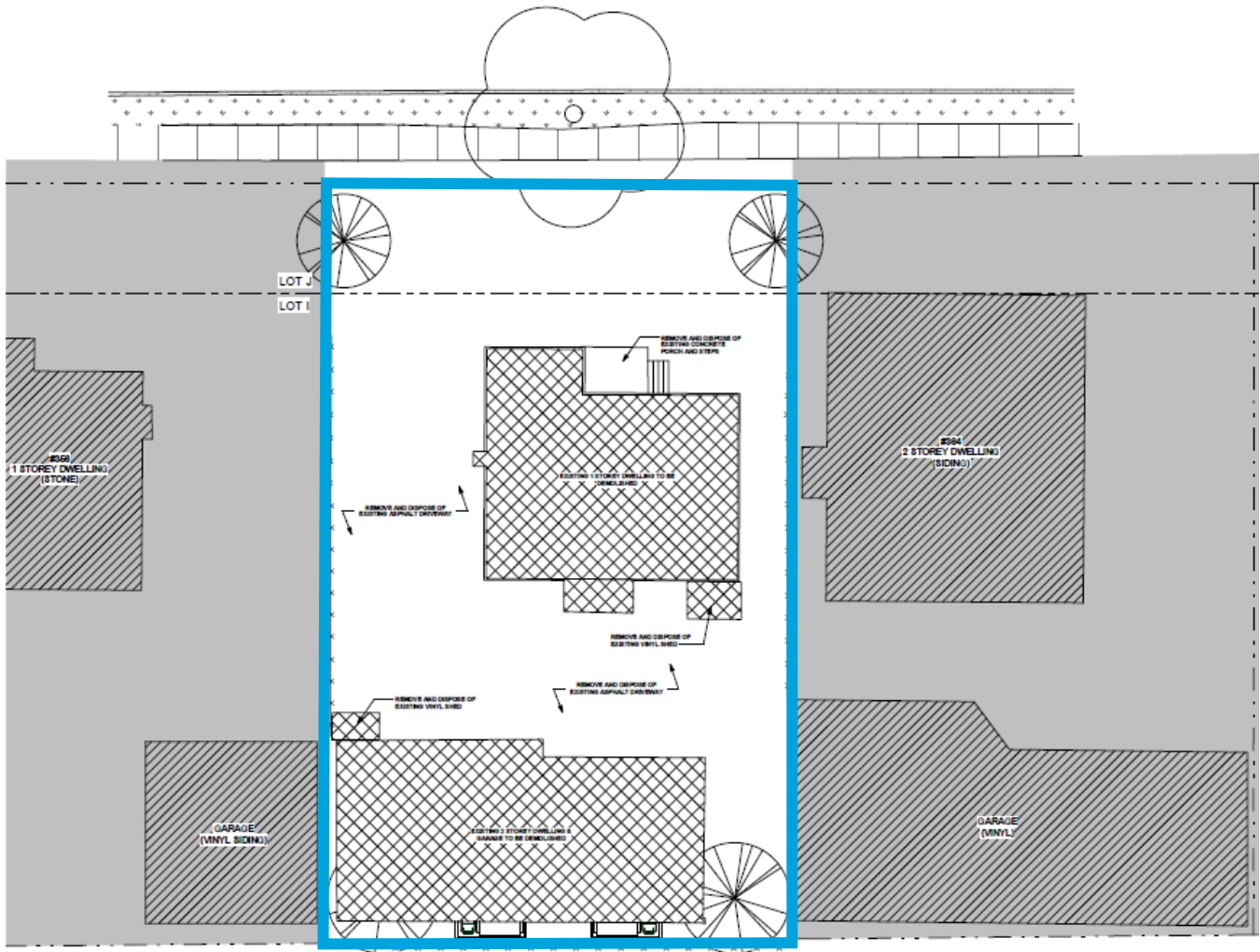


Figure 2: Existing Site Conditions

2.2 Surrounding Area

The subject site is the Vanier neighbourhood. The neighbourhood is characterized by a range of low-rise housing typologies including detached, semi-detached, townhouse, and low-rise apartment dwellings.

North: Immediately north of the subject site is a detached dwelling. Further north along Lacasse avenue there are several detached dwellings followed by two (2) low-rise apartment buildings.

East: Across Lacasse Avenue to the east there are several low-rise apartment buildings. Further east there is an arena and a pharmacy that fronts onto McArthur Avenue. Further east on Lafontaine Avenue there are low-rise apartment buildings.

South: Immediately south of the subject site is a detached dwelling. South along McArthur Avenue there is a row of detached dwellings. Along McArthur there are also a number of small-scale commercial uses.

West: Immediately west of the subject site is a school yard, part of the Horizon-Jeunesse French Catholic Elementary School.

2.3 Transportation

The subject site is located near public transit, active transportation, and urban road networks.

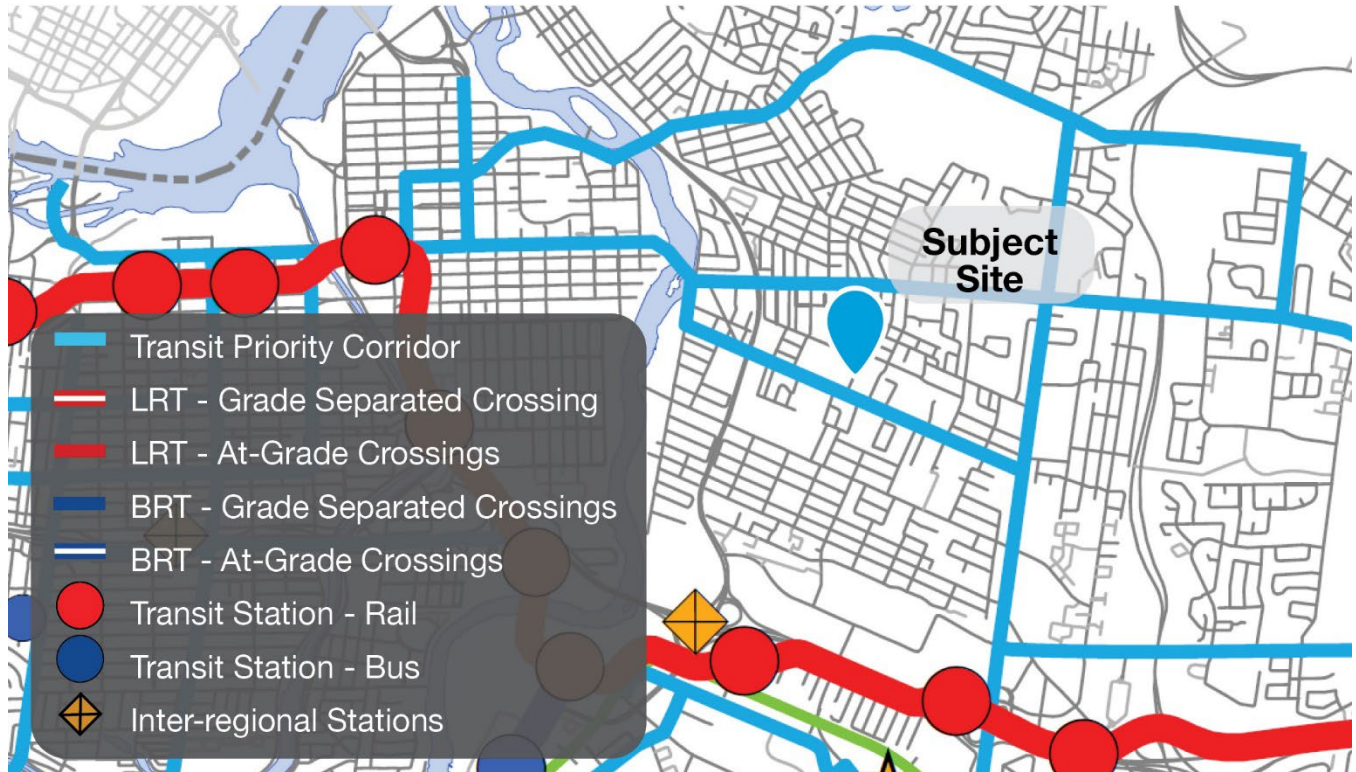


Figure 3: Schedule C2 - Transit Network Ultimate (City of Ottawa Official Plan, 2022)

Public Transit: As shown in Figure 3, above, the site is within close proximity to two (2) Transit Priority Corridors. Montreal Road and McArthur Avenue are both identified as Transit Priority Corridors on Schedule C2 of the Official Plan. On these Corridors, measures and techniques are implemented to minimize delays to buses at intersections and along congested roads ensuring a faster commute time for transit passengers.

Bus Service is provided by three (3) bus routes:

- / 14 St. Laurent ↔ Tunney's Pasture via McArthur Avenue
- / 15 Blair ↔ Parliament via Montreal Road
- / 19 Parliament ↔ St. Laurent via Olmstead Street.

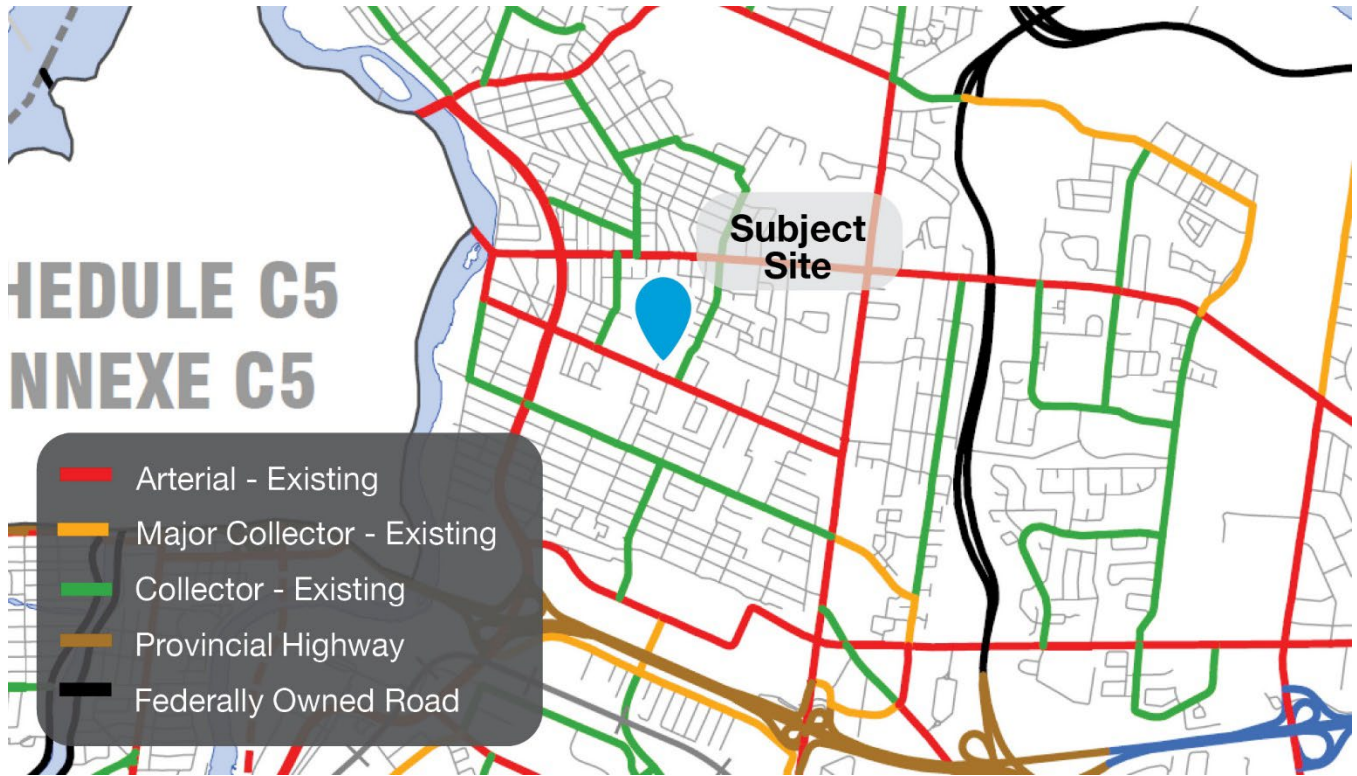


Figure 4: Schedule C4 - Urban Road Network (City of Ottawa New Official Plan, 2022)

Road Network: The subject site is located on a neighbourhood (local) street. Nearby roads and their classification include:

- / **Arterial Roads:** McArthur Avenue, Montreal Road, Vanier Parkway
- / **Collector Roads:** Olmstead Street, Lafontaine Avenue,
- / **Provincial Highway:** Highway 417
- / **Federally Owned Roads:** Aviation Parkway

2.4 Application Overview

The proposed development includes two (2) low-rise apartment buildings with eight (8) dwelling units each. Consent and Minor Variance applications are required to sever the lot into two (2) separate lots to accommodate the proposed development.

The unit breakdown of the proposed buildings is as follows:

Unit Type	Number of Units (North building)	Number of Units (South building)
Studio	2	2
1 Bedroom	4	4
2 Bedrooms	2	2
Total Units (per building)	8	8

Total Units (overall)	16
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The development is consistent with other low-rise apartment buildings in the area. A barrier-free, accessible unit is proposed at the front of the building with at grade access.



Figure 5: Project Rendering

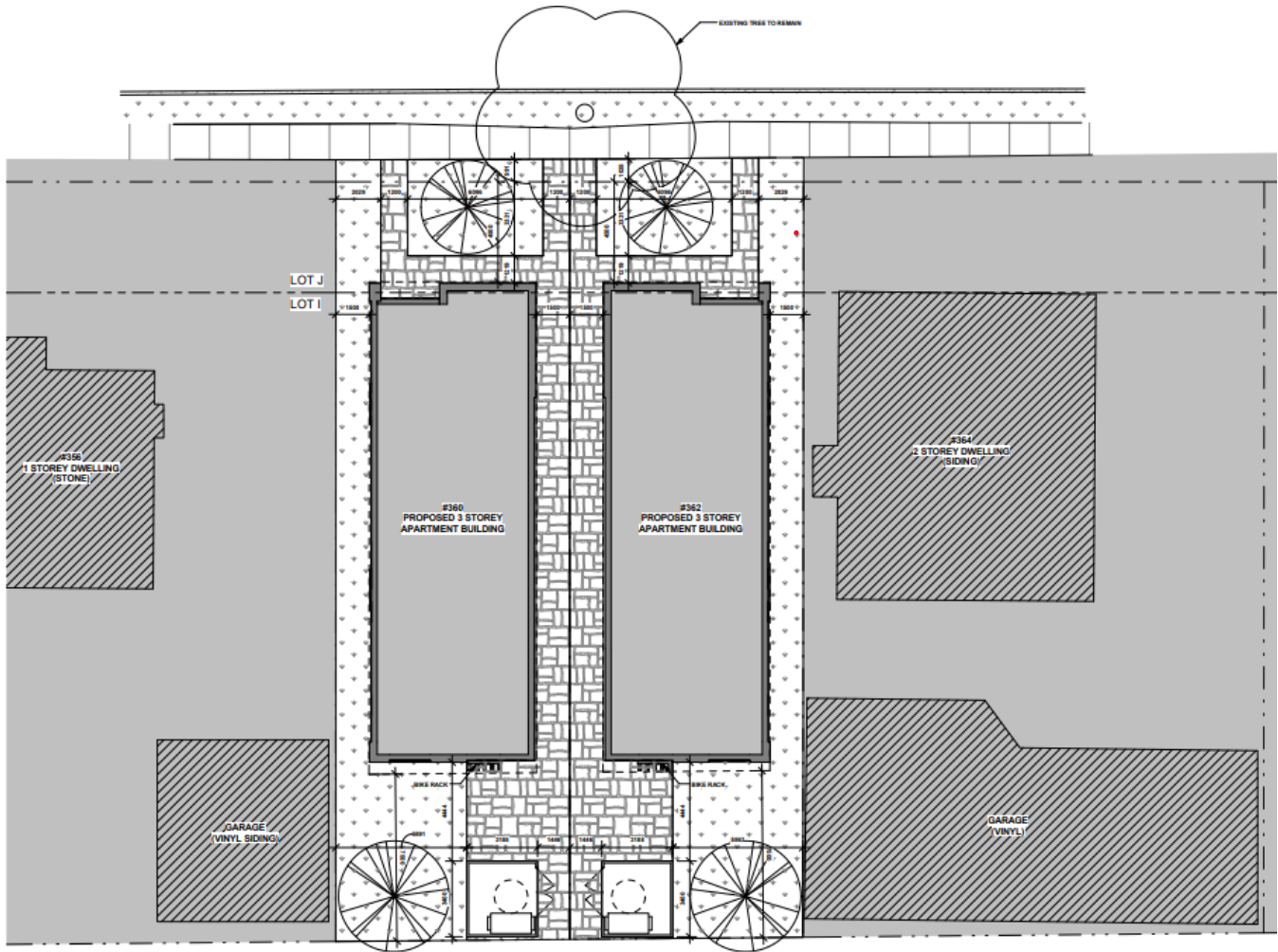


Figure 6: Proposed Site Plan

The front and rear yard will include soft landscaping with pavers used for pathways. Bicycle parking and garbage is located in the rear yard of each lot. The existing driveway and garage will be removed; no vehicle parking spaces are proposed as part of the redevelopment.

A tree within the City's right-of-way will be retained and a total of four (4) new trees are proposed to be planted in the front and rear yards of each lot, being one per yard, per lot.

The front façade of each building will include windows and articulation in accordance with the R4 provisions, as shown in the conceptual elevations below.



Figure 7: Building Elevations

3.0

Policy and Regulatory Framework

3.1 Planning Act

The Planning Act is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Sections 53(1), 53(12), and 51(24) of the Planning Act establish the criteria for the severance of land. As the proposal includes two (2) severed lots and no public infrastructure, a plan of subdivision is not required for the orderly development of the lands. The proposed severance meets the criteria established in Section 51(24) of the Planning Act as follows:

a) The effect of development of the proposed subdivision on matters of provincial interest

The proposed Consent application is consistent with the policies of the Provincial Policy Statement (2020) by providing for development within a settlement area that will efficiently use the land, existing infrastructure, and public service facilities.

b) Whether the proposed subdivision is premature or in the public interest;

The proposed Consent allows for residential intensification within the urban area where municipal servicing is available following the proposed extension. The application is therefore not premature and is in the public interest.

c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;

The proposed Consent conforms with the policies of the City of Ottawa Official Plan (2022) and is permitted in the Neighbourhood designation.

d) The suitability of the land for the purpose for which it is to be subdivided;

The Consent application proposes the severance of an existing lot to create one (1) new lot (in addition to the retained lot) for the purposes of future residential development.

e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

The abutting roads are all publicly maintained and connect to the larger urban road network of the City of Ottawa.

f) The dimensions and shapes of the proposed lots;

The proposed lot sizes and shapes are consistent with the lot fabric for other properties in the surrounding area. The lots are also designed to accommodate low-rise apartment footprints on the property while respecting required setbacks in the R4UA subzone.

g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

The proposed buildings complies with the applicable performance standards under the R4UA Subzone.

3.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The relevant policy interests to the subject application are as follows:

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 Healthy, liveable, and safe communities are sustained by:

- / promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / accommodating an appropriate affordable and market-based range and mix of residential types and other uses to meet long-term needs;
- / promoting the integration of land use planning, growth management, transit-supportive development, intensification, and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; and
- / ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

1.1.3.1 Settlement areas shall be the focus of growth and development;

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- / efficiently use land and resources; and
- / are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment, where this can be accommodated.

1.4 Housing

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- / permitting and facilitating:
 - all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and,
 - all types of residential intensification, including additional residential units;

- / directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs.

1.6 Infrastructure and Public Service Facilities

- 1.6.6.1 Planning for sewage and water services shall:
- a. accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
 1. municipal sewage services and municipal water services; and
 2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
 - d. integrate servicing and land use considerations at all stages of the planning process.
- 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety. Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.
- 1.6.6.7 Planning for stormwater management shall:
- a. be integrated with planning for sewage and water services and ensure that systems are optimized, feasible and financially viable over the long term;
 - b. minimize, or, where possible, prevent increases in contaminant loads;
 - c. minimize erosion and changes in water balance, and prepare for the impacts of a changing climate through the effective management of stormwater, including the use of green infrastructure;
 - d. mitigate risks to human health, safety, property and the environment;
 - e. maximize the extent and function of vegetative and pervious surfaces; and
 - f. promote stormwater management best practices, including stormwater attenuation and re-use, water conservation and efficiency, and low impact development.

The severance of the lands to create one (1) new parcel on full municipal services promotes the efficient use of land in accordance with housing and growth management policy direction. The variances will allow for the creation of lots capable of accommodating new low-rise residential apartment buildings, contributing to the overall mix of dwelling typologies in the neighbourhood and the City overall. The subject site is well suited for intensification being located close to transit and neighbourhood amenities. Overall, the proposed severance is consistent with the policy direction of the 2020 PPS.

3.3 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for the way that the City will develop until 2046, when it is expected that the City's population will surpass 1.4 million people.

The subject site is located within the Inner Urban Transect and is designated as Neighbourhood and has an Evolving Neighbourhood Overlay applied, as shown on Schedule B2 – Inner Urban Transect, figure 4 below. To the east, west, and north, the surrounding lands are designated as Neighbourhood; to the south, lands fronting on to McArthur Avenue are designated as Mainstreet Corridor.

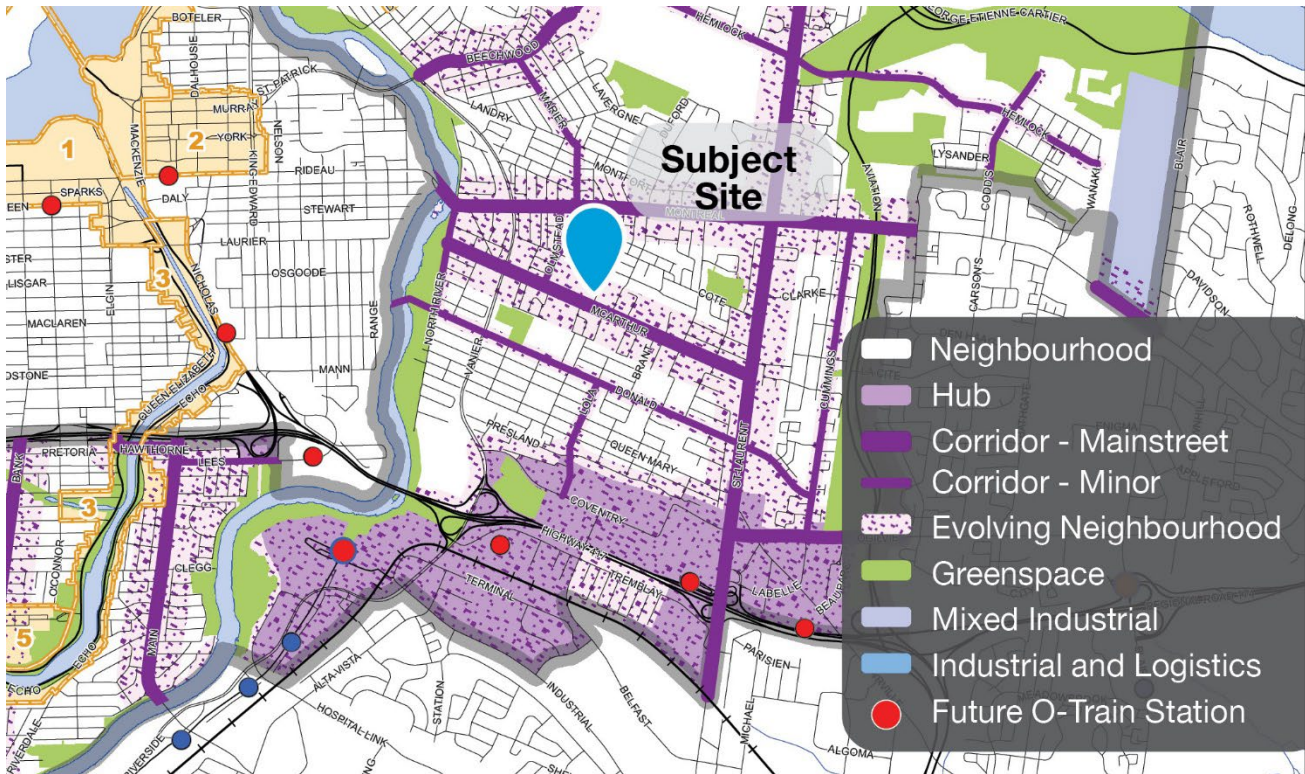


Figure 8: Schedule B2 - Inner Urban Transect

3.3.1 Inner Urban Transect

Policy 5.2.1.1 states that the Inner urban Transect's built form and site design includes both urban and suburban characteristics and that its intended pattern is urban.

Policy 5.2.4.1 states that Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, table 3b. The zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:

- Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not compiled in the Official Plan;
- The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;
- Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density low-rise residential development;
- Provide an emphasis on regulating the maximum built form envelope that frames the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and
- In appropriate locations, to support the production of missing middle housing, lower-density typologies may be prohibited.

3.3.2 Neighbourhood Designation

Neighborhoods are contiguous urban areas that constitute the heart of communities. They are planned for ongoing gradual, integrated, sustainable, and internally compatible development. Neighbourhood policies will allow for the development of a full range and choice of housing, with complementary small-scale non-residential land uses to support the creation of 15-minute neighbourhoods.

Policy 6.3.1.2 states that Permitted building heights in Neighborhoods shall be Low-rise.

Policy 6.3.1.4 states that the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- a) Generally, a full range of low-rise housing options sufficient to meet or exceed the goals of Table 2 and 3b;
- b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Policy 6.3.2.1.

Policy 6.3.1.5 states that the Zoning By-law will distribute permitted densities in the Neighbourhood by:

- a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation form, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;
- b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
- c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

Policy 6.3.2.1 states that The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15-minute neighbourhoods.

Policy 11.5.4 states that In support of Policy 5.2.4, 1 b) and c) the Committee of Adjustment shall consider for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential that is consistent with the planned context.

Policy 11.5.9 establishes the following criteria for the evaluation of minor variances to permit low-rise infill apartment dwellings:

- a) Variances to reduce the minimum required lot size may only be considered where adequate waste storage and management, bicycle parking and intensive soft landscaping can be provided; and

The Committee of Adjustment may make the approval of variances conditional on substantial or strict conformity with the plans and elevation drawings submitted with the Minor Variance application.

3.4 City of Ottawa Zoning By-law (2008-250)

The subject site is zoned Residential Fourth Density, Subzone UA – R4UA in the City of Ottawa Comprehensive Zoning By-law 2008-250. A map of the zoning of the site and the surrounding area is shown in Figure 7 below.

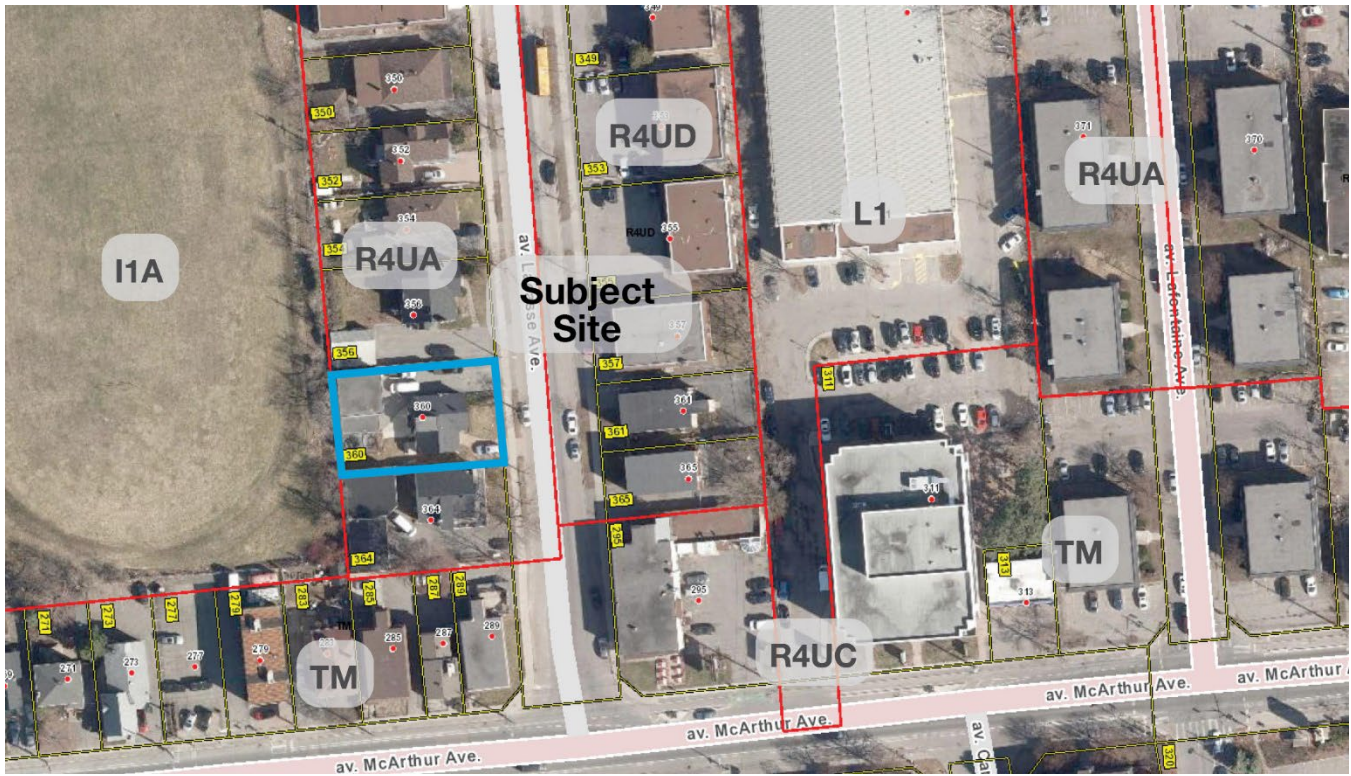


Figure 9: Zoning map of subject site (City of Ottawa Zoning By-law 2008-250)

R4UA Zoning for a Low – Rise apartment	Requirement	Provided (per lot/building)	Compliance
Minimum Lot Width (m) s.162, Table 162A	12 m	10.5 m	No
Minimum Lot Area (m²) s.162, Table 162A	360 m ²	358 m ²	No
Minimum Front Yard Setback (m) s.162, Table 162A	4.5 m	4.5 m	Yes
Minimum Rear Yard Setback (m) s.162, Table 162A	7.5 m	7.5 m	Yes
Minimum Interior side Yard Setback (m) s.162, Table 162A	1.5 m	1.5 m	Yes
Maximum Building Height (m) s.162, Table 162A	11 m	11 m	Yes
Front Yard Landscaping s. 139, Table 139	In the case of any lot with a width between 8.25 m but less than 12 m, 35%	Front Yard Area: 49.68 m ² Landscaping: 29.54m ² Percentage: 59%	Yes

R4UA Zoning for a Low – Rise apartment	Requirement	Provided (per lot/building)	Compliance
Minimum Area of Soft Landscaping in Rear Yard s.161(15)(b)(i)	35 m ²	Total (exclude walkway): 45 m ²	Yes
Rear Yard Soft Landscaping s.161(15)(a)	Any part of the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and permitted driveways, parking aisles and parking spaces, must be softly landscaped.	Landscaped as indicated.	Yes
Minimum area of soft landscaping in front yard s. 161, Table 161	Front yard setback > 3 m, 35 per cent, in the case of any lot with a width between 8.25 metres but less than 12 metres	Front Yard Area: 47.25m ² Soft Landscaping: 20.12m ² Percentage: 42.6%	Yes
Front yard s. 161(15)(e)	The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By-law, and for greater clarity: / such parking exclusion fixtures may include bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, wheelchair lifting devices or some combination thereof; and / raised planters are deemed to be soft landscaping	Trees are proposed in the front yard of each lot.	Yes

R4UA Zoning for a Low – Rise apartment	Requirement	Provided (per lot/building)	Compliance
Parking Requirements s.161 (16) (a)	No motor vehicle parking is permitted.	No motor vehicle parking provided.	Yes
Visitor Parking Requirements	Where a residential use is located within a building of four or fewer storeys, no off-street motor vehicle parking is required to be provided under this section for the residential use;		Yes
Bicycle Parking	0.5/unit 4 bicycle parking spaces	4 spaces	Yes
Bicycle Parking Space Dimensions	Horizontal: 0.6m by 1.8m Vertical: 0.5m by 1.5m (max 50% of required spaces)	Horizontal: 0.6m by 1.8m	
Principal entrance to ground-floor unit or common interior corridor or stairwell s. 161(15)(f)	At least one principal entrance to a ground-floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street	Principal entrance to at-grade unit is on the façade	Yes
Minimum percentage of windows on front façade s. 161(15)(g)	25%	Front façade area: 83.23m ² Front window area: 21.873m ² Percentage: 26.28%	Yes
Front façade recession s. 161(15)(h) and (j)	At least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.	Front façade area: 83.23m ² Front Recession area: 28.952m ² Percentage: 34.78%	Yes
Walkway located in a front yard is permitted subject to the following: s. 139(4)	Where it provides access between a right-of-way or driveway, and an entranceway to a dwelling		

R4UA Zoning for a Low – Rise apartment	Requirement	Provided (per lot/building)	Compliance
	or any other incidental or accessory use on the lot.		
	The width of the walkway may not exceed 1.2 m;	Width is 1.2 m	Yes
	A walkway may traverse an area required for soft landscaping per Table 139(1), and may be included in the calculated area.	Walkway is included in soft landscaping calculation	Yes

The proposed development generally conforms to the performance standards of the Zoning By-law. The variances sought are for lot area and width. The proposed buildings comply with the performance standards including setbacks, height, and parking provisions.

4.0

Minor Variance Applications: The Four Tests

It is our professional opinion that the proposed development constitutes good planning and meets the four (4) tests outlined in the Planning Act as discussed below.

4.1 Does the proposal maintain the general intent and purpose of the Official Plan?

The proposed minor variance application conforms to the general intent and purpose of the Official Plan.

The subject property is designated Neighbourhood within the Inner Urban Transect and subject to an Evolving Neighbourhood Overlay in the City of Ottawa Official Plan. The minor variance application is consistent with the policies related to the transect, designation, and overlay; as well growth management framework, and urban design.

The proposed development contributes to the vision of the Inner Urban Transect. The proposed three (3) storey height is consistent with the maximum permitted four (4) storey height and anticipated evolution toward denser urban fabric. The building design builds upon the existing neighbourhood context and contributes to the provision of missing middle housing type to the neighbourhood, expanding housing type and choice for future residents.

Within the Neighbourhood designation, a range of residential and non-residential built forms are permitted. The proposed development is consistent with the designation policies, as it introduces residential intensification to a well-serviced existing neighbourhood within close proximity to retail, commercial, and employment uses, thereby contributing to the development of a 15-minute neighbourhood.

As discussed in the Growth Management Framework, the city seeks to direct growth to the built-up area to capitalize on opportunities for sustainable and public transportation and to reduce greenhouse gas emissions. The site's location in Vanier is within the built-up urban area, where growth can be accommodated.

The Urban Design section of the Official Plan provides direction related to development in Neighbourhoods, such as reducing conflict between people who drive personal vehicles and those who choose sustainable and/ or active modes of transportation. As well, the Official Plan seeks to improve the attractiveness of the public realm, such as by internalizing servicing and utilities, and by expanding universally accessible places to provide a healthy, equitable and inclusive environment. The proposed development includes multiple stylistic, aesthetic, and functional design choices that seek to not only improve the perceived attractiveness of the design but also, for example, reinvent underutilized spaces for functional garbage and waste storage. Accessibility guided the floor and building layouts to introduce a ground-floor, zero-step unit to provide greater housing choice for future tenants. The buildings were therefore designed to respond to context and Plan policies and integrate architecturally to complement the surrounding context.

The proposed minor variance application maintains the general intent and purpose of the Official Plan. The proposed variances will permit the construction of two (2) new buildings that will provide low-rise, residential infill development in a serviced, existing neighbourhood proximate to amenities and transportation options. The proposed development will replace one (1) detached dwelling unit with sixteen total dwelling units across two (2) lots, contributing to and expanding housing choice and diversity in the Vanier neighbourhood.

4.2 Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject site is zoned Fourth Density Residential, Subzone UA – R4UA in the City of Ottawa Comprehensive Zoning By-law 2008-250. The intent of the R4UA zone is to allow a wide mix of residential building forms, allow a number of other residential uses to provide additional housing choices, and regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced.

A zoning compliance table has been provided in section 4.4 of this rationale and summarizes the provisions of the R4UA zone. The proposed Minor Variance effectively seeks to permit development in accordance with the provisions for the use of “low-rise apartment, maximum of 8 units”, as the proposed lots do not meet the minimum lot width or lot area required for this use. The proposed development meets all other provisions (setbacks, landscaping, etc.) related to the buildings, and therefore, overall the proposal is consistent with the intent and direction of the R4UA zone to accommodate new low-rise development in the Neighbourhood designation.

The minor variance requested meets the general intent and purpose of the zoning by-law.

4.3 Is the proposal minor in nature?

The variances will enable compatible intensification of 16 total dwelling units within an established low-rise residential neighbourhood, conforming with strategic direction for managing growth within Ottawa’s urban areas. This type of incremental, contextually sensitive, residential intensification capitalizes on existing infrastructure, including public transit routes.

The proposed variances are related solely to the proposed lots and the proposed building form and massing is fully compliant with all other provisions of the R4UA zone. This includes the required setbacks which provide building separation and liveability, landscaping and trees to enhance the streetscape and private amenity areas, and a compatible low-rise building height to minimize overlook, shadowing and other microclimate impacts. This ensures the development will not generate undue impacts on the neighbouring lands or the broader community.

The proposed variances are minor in nature.

4.4 Is the proposal desirable for the appropriate development and use of the land?

The requested variances do not preclude the ability of the proposed low-rise apartment buildings to meet other requirements in the Zoning By-law and will continue to allow the subject site and neighbouring properties to develop in a manner consistent with the built form of the surrounding area. The variances are required to support the development of , two (2) high quality low-rise apartment buildings in a residential area zoned R4UA, which is intended to accommodate more intense forms of development through intensification while keeping building heights low-rise, being four (4) storeys or less. The variances are not expected to generate any undue adverse impacts on neighbouring properties or the local heritage context, and support the planned growth of a community in proximity to transit and community amenities.

The proposed variances are desirable and appropriate for the development of the property.

5.0 Conclusion

It is our professional opinion that a full Plan of Subdivision is not required for the orderly development of the lands, and a Consent is appropriate for the subject property.

The proposal to create two (2) total lots from an existing parcel satisfies the Planning Act criteria for a Consent and conforms with the policies of the Provincial Policy Statement and the City of Ottawa Official Plan.

Further, it is our professional planning opinion that the proposed Minor Variances constitute good planning as:

- / The proposal is consistent with the Provincial Policy Statement (2020);
- / The proposal conforms to the policies and objectives of the Neighbourhood designation and overall policies of the Official Plan (2022);
- / The proposal meets the intent of the R4UA zone and the City of Ottawa Comprehensive Zoning By-law (2008-250) overall; and
- / The proposed minor variances meet the four (4) tests as set out in the Planning Act.

Sincerely,



Thomas Freeman, B.URPL
Planner



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Associate