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February 21, 2024

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-02-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

**RE: Consent / Severance Applications and Minor Variance Applications
958 Woodroffe Ave, Ottawa, ON K2A 3R7**

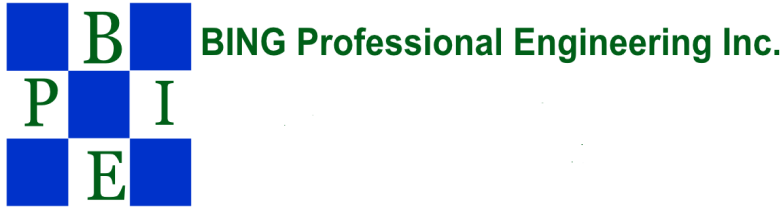
Dear Committee Members,

Bing Professional Engineering Inc. (BPEI) has been retained by the property owner of 958 Woodroffe Avenue, to prepare and submit Consent / Severance Applications and Minor Variance Applications to the Committee of Adjustment. The intent of the applications is to sever the subject land into two (2) parcels for two (2) long semi-detached dwellings development, and seeks minor variances to enable the proposed development as follows:

- Reduction of required minimum (min.) lot width from 10m to 7.57m for one long semi-detached dwelling development, and from 10m to 7.37m for the other long semi-detached dwelling development.
- Reduction of required min. interior side yard setback total from 3m to 2.78m for one long semi-detached dwelling development, and from 3m to 2.73m for the other long semi-detached dwelling development.

The following documents are provided in support of these applications:

- Cover Letter / Planning Rationale;
- Primary Consent / Severance Application form;
- One (1) Secondary Consent / Severance Application form;
- Two (2) Minor Variance Application forms;
- Parcel Abstract;
- Tree Information Report (TIR);
- Draft Reference Plan – 1 full-size copy and 1 reduced copy;
- Survey Plan - 1 full-size copy and 1 reduced copy;
- Site Plan
- Elevation Drawings



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A cheque representing applicable application fees will be delivered to the Committee of Adjustment at 101 Centrepointe Drive.

We trust that the enclosed documents are satisfactory for our applications. Please do not hesitate to contact our office should you have any questions.

Thank you for your consideration.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'J. Sun', written over a light blue grid background.

2024-02-22

Changhong (Chang) Sun, OAA, LEED AP ® BD+C
Architect

1.0 SITE DESCRIPTION

The subject property is located at 958 Woodroffe Ave., the north of Highway 417 between Georgina Drive and Highway 417. It is in the neighborhood of Whitehaven – Queenway Terrace North and Ward 7, the city of Ottawa. The surrounding area is a mix of residential development consisting of detached, semi-detached, PUD townhouse and long semi-detached dwellings. It is approximately 600m walking distance to Carling Avenue. D.Roy Kennedy Public School is located at the opposite side of Woodroffe Avenue.

The site has a lot area of approximately 700 m² (0.17 acre), a depth of 46.75 m (153.4 ft), and a frontage of 14.94 m (49 ft) along Woodroffe Avenue. Currently, a single detached house is situated on site, fully serviced by municipal water, sanitary sewer and stormwater sewer.

Under Ottawa Zoning By-law 2008-250, the lot is zoned under R2G (Residential Second Density Zone, Subzone G), Infill Development, and Low-rise Residential Development within the Greenbelt. It is within the Inner Urban Transect in the City of Ottawa Official Plan (Schedule A), and within Evolving Neighbourhood Overlay (Schedule B2).



Figure 1: subject land on vicinity map



Figure 2: subject land in Official Plan / Schedule A - Transect Policy Areas

**TRANSECT POLICY AREAS /
 SECTEURS STRATÉGIQUES DU TRANSECT**

- Downtown Core / Centre-ville
- Inner Urban / Urbain intérieur
- Outer Urban / Urbain extérieur
- Greenbelt / Ceinture de verdure
- Suburban / Suburbain
- Rural / Rural

TRANSIT

- O-Train and Station / O-Train et station
- Future O-Train / O-Train et station (futur)
- Transitway – grade separated / Transitway en site propre
- Transitway – at grade / Transitway – Voie à niveau
- Transfer Station / Station de correspondance
- Terminus Station / Station terminus

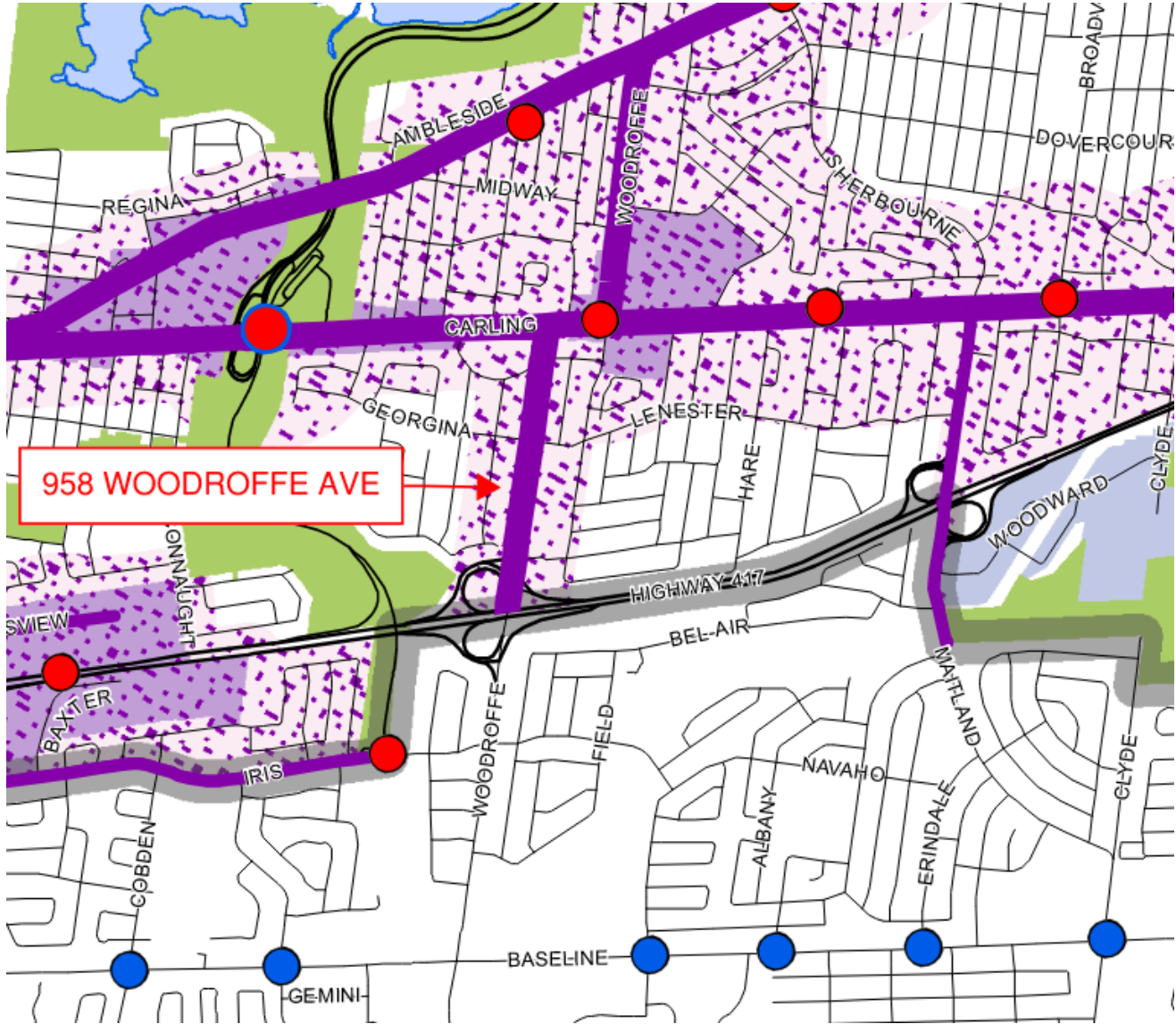


Figure 3: subject land in Official Plan / Schedule B2 - Inner Urban Transect

TRANSECT POLICY AREA / SECTEUR STRATÉGIQUE DU TRANSECT
 Inner Urban / Urbain intérieur

OVERLAYS / AFFECTATION SUPPLÉMENTAIRE
 Evolving Neighbourhood / Quartier en évolution

DESIGNATIONS / DÉSIGNATIONS

- Hub / Carrefour
- Corridor - Mainstreet / Couloir - Rue principale
- Corridor - Minor / Couloir - Rue principale mineure
- Mixed Industrial / Industrie Mixte
- Greenspace / Espace vert
- Neighbourhood / Quartier

SPECIAL DISTRICTS / DISTRICTS PARTICULIERS

- 1 Parliament and Confederation Boulevard / Parlement et boulevard de la Confédération
- 2 ByWard Market / Marché By
- 3 Rideau Canal / Canal Rideau
- 4 Ottawa River Islands / Îles de la rivière des Outaouais
- 5 Lansdowne
- Part of Special District within the City of Gatineau / Section du District Particulier en territoire de la Ville de Gatineau

TRANSIT

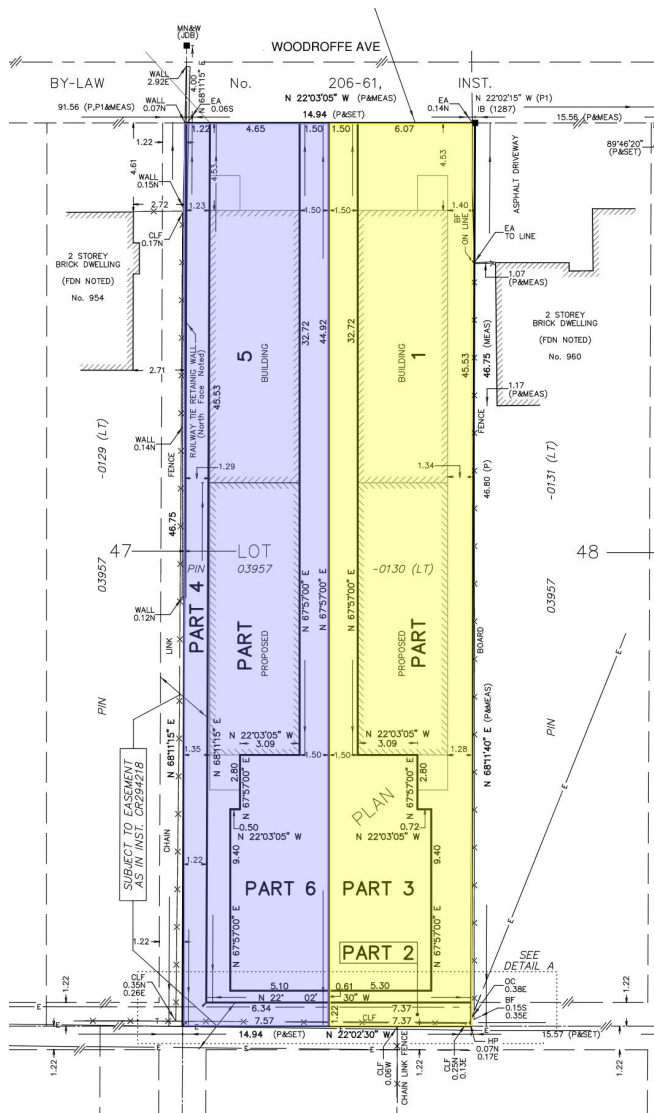
- O-Train Station / Station de l'O-Train
- Transfer Station / Station de correspondance
- Transitway Station / Station du Transitway



2.0 PROPOSAL

2.1 Consent to Sever

The proposed severance is to demolish the existing detached house, sever the property into two (2) parcels to build one (1) long semi-detached dwelling on each severed lot and retained lot, with additional dwelling units. A new reciprocal Right of Way is to be created, as a shared driveway between the two long semi-detached dwellings, to provide an access from Woodroffe Avenue to the rear yard for parking, garbage storage, and snow removal.



SCHEDULE				
PART	LOT	PLAN	PIN	AREA (sq.m.)
1				228.5
2				1.4
3	PART OF 48	REGISTERED PLAN 293826	ALL OF 03957-0130 (LT)	111.6
4				64.9
5				174.3
6				110.0

PARTS 2 AND 4 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBER CR294218.

Figure 4: highlighted severed & retained parcels on Draft Reference Plan

Catch basins are proposed in the rear parking lot and the shared driveway to collect stormwater surface runoff within the two parcels. New small and medium – sized deciduous trees are planned to be planted as noted in Tree Information Report (TIR) as enclosed, in replace of existing trees that will be affected by the proposed development.

Municipal services and utilities are available in close proximity to the subject property. There are an existing 406mm dia. watermain, 250mm and 900mm dia. sanitary sewers, and 600mm dia. stormwater sewer under Woodroffe Ave. fronting the property. The proposed two long semi-detached dwellings are planned to be connected to the existing city water and sewer lines.

2.2 Minor Variances

Four (4) Minor Variances are applied for approval, with two (2) Minor Variances for each of the two proposed long semi-detached dwelling development, to facilitate the Consent to Sever Applications and the proposed residential development.

Two (2) Minor Variances for the severed lot highlighted yellow in Fig. 4:

1. To permit a reduced minimum lot width of 7.57 m, whereas the By-law requires minimum 10 m;
2. To permit a reduced minimum side yard setback of 2.78 m total, whereas the By-law requires minimum 3 m total.

Two (2) Minor Variances for the retained lot highlighted blue in Fig. 4:

1. To permit a reduced minimum lot width of 7.37 m, whereas the By-law requires minimum 10 m;
2. To permit a reduced minimum side yard setback of 2.73 m total, whereas the By-law requires minimum 3 m total.



3.0 PLANNING POLICY and REGULATORY FRAMEWORK

3.1 Provincial Policy Statement

The **2020 Provincial Policy Statement (PPS)** provides policy direction on land use planning for provincial interest. The proposed severance is consistent with PPS policies that aim to promote efficient development patterns and ensure effective use of infrastructure and public service facilities.

In accordance with PPS definition and given that the subject land is inside the City of Ottawa's Urban Boundary as illustrated in Fig. 2, the subject land is considered a Settlement Area. The proposed severance, minor variances and long semi-detached dwellings promote transit-supportive development, and increase a supply and range of housing options through intensification, redevelopment and compact form.

The following policies from PPS are in support of this proposal:

- Policy 1.1.3 Settlement Areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets.*
- Policy 1.1.3.1 Settlement areas shall be the focus of growth and development.*
- Policy 1.1.3.2 Land use patterns within settlement areas shall be based on density and a mix of land uses which:*
- a) efficiently use land and resources;*
 - b) 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;*
 - f) are transit-supportive, where transit is planned, exists or may be developed;*
- Policy 1.1.3.3. Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where it can be accommodated taking into account existing building stock or areas, including brownfield sites, and availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.*



Policy 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Policy 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mixes of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

The following policies from PPS Section 1.4 are specifically in support of residential intensification:

Policy 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:

- b). permitting and facilitating:
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3.**
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of housing and facilities compact form, while maintaining appropriate levels of public health and safety.*

The following policies from PPS Section 1.6 support intensification to optimize the use of municipal services, provided system capacity exists:

Policy 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.



Policy 1.6.6.6 Subject to the hierarchy of services provided in policies 1.6.6.2., 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation sufficient reserve sewage system capacity and reserve water system capacity within municipal sewage services and municipal water services or private communal sewage services and private communal water services. The determination of sufficient reserve sewage system capacity shall include treatment capacity for hauled sewage from private communal sewage services and individual on-site sewage services.

3.2 City of Ottawa Official Plan

The **Official Plan (OP)**, approved in November, 2022, identifies land use priorities in the City's Strategic Plan in compliance with the City's goals, objectives and policies to guide growth and manage physical change to 2046.

The City of Ottawa is projected to grow by 402,000 people from 2018 to 2046, requiring 194,800 new private households. Section 2. Strategic Directions of the OP sets up the Big Policy Move #1 to direct residential intensification and diversifying housing options within existing built-up urban area, especially towards Hubs, Corridors and surrounding Neighbourhoods, to support an evolution towards 15-minute neighbourhoods.

Section 3 of the OP outlines Growth Management Frame. The following excerpts from Section 3. are in support of this proposal:

It identifies that '... most growth will occur within the urban area of the city, with a majority of residential growth to be within the built-up area through intensification, increasing over time during the planning horizon...'

Policy Intent:

- *To provide an appropriate range and mix of housing that considers the geographic distribution of new dwelling types and/or sizes to 2046;*
- *To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;*

3.2 Support Intensification

This Plan allocates 47 per cent of city-wide dwelling growth to the built-up portion of the urban area and 46 per cent of city-wide dwelling growth to the greenfield portion of the



urban area. Growth within the built-up portion of the urban area represents 51 per cent of urban area growth from 2018 to 2046. Intensification will support 15-minute neighbourhoods by being directed to Hubs and Corridors, where the majority of services and amenities are located, as well as the portions of Neighbourhoods within a short walk to those Hubs and Corridors.

Section 4. City-Wide Policies of the OP provide supportive policies on the residential intensification and diversification as follows:

4.2 *Housing*

... As the city grows and changes with a larger population, more different types of housing will be needed. This includes housing units of different sizes and forms, some of which might not be common in Ottawa today...

... The Official Plan strives to facilitate a diversity of housing options for both private ownership and rental...

4.2.1. *Enable greater flexibility and adequate supply and diversity of housing options throughout the city*

- 1) *A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law by:*
 - b) *Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;*
 - c) *Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;*
- 2) *The city shall support the production of a missing middle housing range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minute neighbourhoods by:*
 - a) *Allowing housing forms which denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the emphasis on the built form and the public realm, as-of-right within the Zoning By-law;*
 - b) *Allowing housing forms of eight or more units in appropriate locations as-of-right within the Zoning By-law; and*
 - c) *In appropriate locations allowing missing middle housing forms while prohibiting lower-density typologies near rapid-transit stations within the zoning By-law.*



Definition

Missing Middle Housing:

In Ottawa's context and for the purposes of this Plan, missing middle housing generally refers to low-rise, multiple unit residential development of between three and sixteen units, or more in the case of unusually large lots and for the lower-density types is typically ground oriented.

- 4.2.4.1) *The City recognizes that many individuals may not constitute nor form part of a household and any may rely on long-term housing other than the traditional dwelling unit. The city shall enable the provision of housing options for such individuals through the implementing Zoning By-law, as follows:*
- a) *Permitting, in any zone where residential uses are permitted, alternative, cooperative or shared accommodation housing forms serving individuals for whom an entire dwelling unit is unnecessary, unaffordable or inappropriate including:*
 - i) *Rooming houses;*
 - ii) *Retirement homes;*
 - iii) *Residential care facilities;*
 - iv) *Purpose-built student housing;*
 - v) *Group homes; and*
 - vi) *Other long-term housing forms that serve the needs of individuals not forming part of a household*

The subject land is located within Inner Urban Transect in Schedule A (figure 2) and an Evolving Neighbourhood Overlay in Schedule B2 (figure 3). The following excerpts from Section 5 Transects of the OP further support the proposed severance, minor variances and long semi-detached dwellings in the Inner Urban Transect and Evolving Neighbourhood Overlay:

5.2 *Inner Urban Transect*

- 5.2.1.3) *The inner Urban Transect is generally planning for mid-to-high density development, subject to:*

a) *Proximity and access to frequent street transit or rapid transit;*

- 5.2.1.4) *The inner Urban Transect shall continue to develop as a mixed-use environment, where:*



- a) *Hubs and a network of Mainstreets and Minor Corridors provide residents with a full range of services within a walking distance from home, in order to support the growth of 15-minute neighbourhoods;*
- e) *Increases in existing residential densities are supported to sustain the full range of services noted in Policy a).*

5.2.2 *Prioritize walking, cycling and transit within, and to and from, the Inner Urban Transect.*

5.2.4 *Provide direction to the Neighbourhoods located within the Inner Urban Transect*

- 1).a) *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 contemplated in this Plan;*
- c) *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;*
- e) *In appropriate locations, to support the production of missing middle housing, lower-density typologies may be prohibited.*

5.6 *Overlays*

The Evolving overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.

5.6.1.1 *Provide built form direction for the urban area where intensification is anticipated to occur*

- 1) *The Evolving Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. These areas are proximate to the boundaries of Hubs and Corridors as shown in the B-series of schedules of this Plan. The Evolving Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing:*



b) Allowance for new building forms and typologies, such as missing middle housing;

3.3 City of Ottawa Zoning By-law (2008-250) Consolidation

The subject land is zoned R2G (Residential Second Density Zone, Subzone G). The purpose of the R2-Residential Second Density Zone is to:

- (1) restrict the building form to detached and two principal unit buildings in areas designated as General Urban Area in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the second density residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced; and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.

Under R2G, long semi-detached dwelling with additional dwelling units is permitted with compliance with applicable Zoning By-law provisions. Table 1 provides a Zoning By-law analysis for the proposed two (2) long semi-detached dwelling development in compliance with applicable Bylaw Provisions.



Table 1 – Zoning Compliance for Long Semi under R2G

Zoning Provision	R2G Subzone Requirement for Long Semi	Severed Lot Provided	Retained Lot Provided	Compliance
Minimum Lot Width	10 m	7.57 m	7.37 m	Minor Variance
Minimum Lot Area	300 m ²	349 m ²	349 m ²	Yes
Maximum Building Height	8 m	7.9 m	7.9 m	Yes
Minimum Front Yard Setback	4.53 m	4.53 m	4.53 m	Yes
Minimum Interior Yard Setback	3 m total; 1.2 m for one side yard	2.78 m total; 1.28 m & 1.5m	2.73 m total; 1.23 m & 1.5m	Minor Variance
Minimum Rear Yard Setback	14.03 m	14.03 m	14.03 m	Yes
Minimum Soft Landscaped Area at Front Yard	30 %	38 %	38 %	Yes
Maximum Parking Area @ Rear Yard	70 %	59 %	59 %	Yes
Minimum Parking Space	4	4	4	Yes

4.0 SUMMARY OF OPINION

4.1 Consent / Severance Applications

It is the professional opinion of BPEI that the proposed two (2) Consent / Severance Applications (Primary and Secondary) at 958 Woodroffe Avenue represent good land use planning and is appropriate for the site for the following reasons:

- The proposed Consent / Severance Applications support and are consistent with the 2020 Provincial Policy Statement;

- The proposed Consent / Severance applications conform with the land use designations and the policies in the City of Ottawa Official Plan (2022); and
- The proposed Consent / Severance applications comply with the general intent and purpose of the City of Ottawa Zoning By-law (2008-250).

The proposed severance meets the criteria established under Subsection 51(24) of the Ontario **Planning Acts** as follows:

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

The proposed Consent / Severance Applications are consistent with the policies of the Provincial Policy Statement 2020 by redevelopment of existing Settlement Area with new residential development in close proximity to existing main street, public transit, municipal infrastructure and facilities. It will provide new and more residential types in compact form that would contribute to the housing options in the neighbourhood, and allow for intensification of lands within urban area.
- b) Whether the proposed subdivision is premature or in the public interest;***

The proposed Consent / Severance Applications are in the public interest in that it would create an additional lot for more residential development in an evolving neighbourhood to accommodate the population growth. It is not premature as the proposed residential type, i.e. long semi-detached dwelling, already exists in the neighbourhood close to the subject land, such as 847 Woodroffe Avenue and 866 Woodroffe Avenue. The proposed development will retain a low-rise character of the neighbourhood with a higher density.
- c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;***

The proposed Consent / Severance Applications conform to Strategic Directions of the City of Ottawa Official Plan and its policies for Inner Urban Transect and evolving neighbourhood by providing more residential units in an existing built-up area within capacities of existing municipal infrastructure and public transits. The proposed long semi-detached dwelling development in a compact form will increase a diversity of housing options and a supply of missing middle housing in the neighbourhood.
- d) The suitability of the land for the purposes for which it is to be subdivided;***

The property to be severed is fronting Woodroffe Avenue. Along Woodroffe Avenue close to the subject land, a diversity of low-rise housing types is of presence, comprised of detached dwellings, semi detached dwellings, long semi-detached dwellings, townhouses and townhouses in PUD, some of which are on a lot smaller and narrower than the new lots after the subject lot is to be severed. Therefore, the proposed severance and long semi-detached dwelling development are suitable for the existing neighbourhood.



- d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;**
The proposed two (2) long semi-detached dwellings are planned for rental units in a compact form that will provide a new house option in the existing evolving neighbourhood for individuals who may not constitute nor form part of a form part of a household and any may rely on long-term housing other than the traditional dwelling unit. It will help to increase and sustain an affordable rental supply.
- 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;**
No highways are proposed in the Consent to Sever Applications.
- f) The dimensions and shapes of the proposed lots;**
The severed and retained lots have a regular rectangle shape as other lots in the neighbourhood. The areas of the new lots are more than the minimum lot area required under R2G subzone. A minor variance is required to reduce minimum lot width.
- 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;**
Existing Hydro easement will continue existence through the severed and retained lots. A new Right of Way is to be registered to create an access to the rear yard for parking, garbage storage and snow removal.
- h) Conservation of natural resources and flood control;**
The subject lot is not within a flood plain.
- i) The adequacy of utilities and municipal services;**
The severed lot and retained lot will be fully serviced by existing utilities and municipal services.
- j) The adequacy of school sites;**
Several schools are in close proximity to the subject site, including both elementary and secondary schools across public and French school boards, i.e. D. Roy Kennedy Public School at opposite side of Woodroffe Avenue, Ecole elementaire catholique d'enseignement personalize Edouard-Bond and Woodroffe High School within a 15-minute walking distance (1.2 km).
- k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;**
Except the existing Hydro easement, no lands are proposed to be dedicated for public purposes.

- l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and***
 Existing power infrastructure is to be utilized and extended to the severed and retained lots as energy supply.
- m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).***
 Site Plan Control approval is not required.

4.2 Minor Variance Applications

It is the professional opinion of BPEI that the proposed two (2) long semi-detached dwelling development at 958 Woodroffe Avenue represents good land use planning and is appropriate for the site for the following reasons:

- The proposed development is permitted in the applicable land use designation and conforms to the strategic directions and policies of the Official Plan;
- The proposed development is compatible with adjacent existing development which includes low-rise residential uses; and
- The proposed development complies with the general intent and purpose of the City of Ottawa Zoning By-law (2008-250). Four (4) minor variances are applied to enable the proposed Consent / Severance Applications and the proposed development to comply with the Zoning By-law:

Two (2) Minor Variances for the severed lot highlighted yellow in Fig. 4:

1. To permit a reduced minimum lot width of 7.57 m, whereas the By-law requires minimum 10 m;
2. To permit a reduced minimum side yard setback of 2.78 m total, whereas the By-law requires minimum 3 m total.

Two (2) Minor Variances for the retained lot highlighted blue in Fig. 4:

1. To permit a reduced minimum lot width of 7.37 m, whereas the By-law requires minimum 10 m;
2. To permit a reduced minimum side yard setback of 2.73 m total, whereas the By-law requires minimum 3 m total.

The proposed development meets the four (4) tests under Subsection 45(1) of the Ontario Planning Acts as follows:

1. *The variance is minor*

The use of 'long semi-detached dwelling' is permitted under the current Zoning Bylaw. With a reduced minimum lot width, both severed lot and retained lot still obtain a lot area of 349m² for each lot, in excess of a minimum 300m² of zoning requirement, maintain an appropriate interior side yard setback to abutting lots, permit a 3m wide shared driveway access to rear yard, provide four (4) required parking spaces, and build long semi-detached dwellings in a compact form with a reasonable building width that is identical to building widths of existing dwelling units nearby on Woodroffe Avenue.

The intent of an interior side yard setback is to ensure an adequate buffer between a building and an adjacent lot. With a reduced minimum interior side yard setback total, both severed lot and retained lot maintain a minimum 1.2m interior side yard setback to neighbouring lots, which is permitted under the current zoning of R2G. At a common side of interior yard of the long semi-detached dwellings, a 1.5m interior side yard setback from each lot is contributed to create an access driveway, reciprocally shared by the severed and retained lots. Thus, a buffer is not the consideration along the shared driveway.

Therefore, the proposed variances are minor.

2. *The variance is desirable for the appropriated development or use of the property*

The proposed variances enable a residential development of two long semi-detached dwellings to maintain reasonable yard setbacks, building footage and interior layout, and accommodate an access driveway to rear parking, snow removal and waste storage.

The proposed variances also allow for the proposed long semi-detached dwelling as a new dwelling type in a compact form to accommodate the needs of different rental groups and promote diversity in unit sizes, densities and tenure options within an existing neighbourhood.

Therefore, the proposed variances are desirable for the appropriated development or use of the property.

3. *The general intent and purpose of the zoning By-law is maintained*

The subject land is zoned under R2G, that "allow a number of other residential uses to provide additional housing choices within the second density residential areas;" and "regulate development in a manner that is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced;". The Subzone R2G permits long semi-detached dwelling and Zoning By-law

Section 133 further permits additional dwelling units per lot fully serviced by municipal water and sewers.

With the proposed minor variances, the proposed long semi-detached dwellings maintain the compatibility and character of the existing residential neighbourhood at similar formats of building form, scale and materials, provide a new dwelling option and comply with all other zoning requirements including minimum front yard and rear yard setbacks, maximum building height, minimum soft landscaped area, etc.

Therefore, the proposed variances maintain the general intent and purpose of the Zoning By-law.

4. *The general intent and purpose of the official plan is maintained*

The general intent and purpose of the Official Plan on residential development in Inner Urban Transect within an evolving neighbourhood overlay is to promote intensification and diversity of housing supply in existing neighbourhoods to accommodate the needs of different groups including minorities. New dwelling types and unit sizes in variety of ranges are encouraged.

The proposed variances enable the proposed two long semi-detached dwellings, as infill redevelopment on an arterial road in close proximity to public transits, to utilize existing municipal infrastructure and services, provide a compact housing form, increase housing supply and blend with the existing neighbourhood of low-rise.

Therefore, the proposed variances maintain the general intent and purpose of the Official Plan.

In conclusion, it is the professional opinion of BPEI that the Consent / Severance Applications and Minor Variance Applications to support the proposed long semi-detached dwelling development at 958 Woodroffe Avenue represent good planning and are in the public interest.

Yours truly,



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