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2024/03/07

Committee of Adjustment
Application for Minor Variance
City of Ottawa
101 Centrepointhe Drive
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-03-07

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Committee Member,

Reference: Application for Minor Variance
At 1486 Baseline Rd., Ottawa, ON K2C 0B2
Our File No.: O-23-GEN-55

Bing Professional Engineering has been retained to file application for minor variance on behalf of our client, 14251211 Canada Inc., the property owner, to facilitate the new 4 semi detached dwellings at 1486 Baseline Rd., Ottawa, ON. The subject property is known municipally as 1486 Baseline Rd., and is legally described as part of Lots 2624,2625,2626&2627, Registered Plan 375. The property is located on the south side of Baseline Rd., between St Helen's Pl and Clyde Ave.

The subject property has a total area of 1004.4 m² , a average depth of 32.98m, and a frontage of 30.47m along Baseline St. The property is zoned R2F(Residential Second Density Zone, Subzone F) in the City of Ottawa Comprehensive Zoning By-law No. 2008-250. A two storey detached dwelling is presently constructed on the subject property.

Project Description

The property owner wishes to demolish existing detached house and construct 4 new semi detached dwellings on 4 severed lots of 2624,2625,2626&2627.as designated on proposed site plan filed with the committee, Part 1 presents lot 2624, Part 2 presents lot 2625, Part 3 presents lot 2626 and Part 4 presents lot 2627.

Due to existing 4 smaller lots at 1486 baseline rd based on registered Plan 375 and accommodation of the future widening of Baseline Road for the BRT, The proposed building footprints need to be measured from the existing front lot line, and is outside of ROW widening area.therefore, the front yard setbacks need to be extremely increased from minimum required 6 meters to over 9 meters. In order to receive reasonable building layout, multiple minor variances would be proposed with respect to lot width, lot area, setbacks and rear yard areas as follows.

Minor Variance Application

The purpose of this application is to see relief from Provisions of Zoning By-law No. 2008-250, as they relate to the proposed semi detached dwellings on the legally non-complying with respect to lot width,lot area,setbacks and rear yard areas:

#1 Minor Variance Application on Lot 2624:

- Lot width:A minor variance for reduced lot width of 7.615m on lot2624 has been approved under File# D08-02-23/A-00045 DATED MAY 12, 2023.
- Lot area:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column V - to permit Semi detached dwelling on a reduced lot area of 250.2m²,whereas the By-law requires a minimum lot area of 270 m² for permitted Semi detached dwelling.
- Rear yard setback :2008-250 By-law Requirement: Table 144B, Part V, Section 144 - to permit Semi detached dwellings on reduced rear yard setback of 6.78m, whereas the By-law requires a minimum rear yard setback of 9.85m as per iv of Table 144B, Part V, Section 144.
- Rear yard area:2008-250 By-law Requirement:., Part V, Section 144 (3)(a) - to permit Semi detached dwellings on reduced rear yard areas of 51.63 m² , whereas the By-law requires a minimum rear yard area of 62.55m² as per Part V, Section 144 (3)(a).

#2 Minor Variance Application on Lot2625:

- Lot width:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column IV - to permit Semi detached dwelling on a reduced lot width of 7.615 m, whereas the By-law requires a minimum lot width of 9 m for permitted Semi detached dwelling.
- Lot area:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column V - to permit Semi detached dwelling on a reduced lot area of 250.8m²,whereas the By-law requires a minimum lot area of 270 m² for permitted Semi detached dwelling.
- Rear yard setback :2008-250 By-law Requirement: Table 144B, Part V, Section 144 - to permit Semi detached dwellings on reduced rear yard setback of 6.81m, whereas the By-law requires a minimum rear yard setback of 9.94m as per iv of Table 144B, Part V, Section 144.
- Rear yard area:2008-250 By-law Requirement:., Part V, Section 144 (3)(a) - to permit Semi detached dwellings on reduced rear yard areas of 51.86 m² , whereas the By-law requires a minimum rear yard area of 62.70m² as per Part V, Section 144 (3)(a).

#3 Minor Variance Application Lot2626:

- Lot width:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column IV - to permit Semi detached dwelling on a reduced lot width of 7.615 m, whereas the By-law requires a minimum lot width of 9 m for permitted Semi detached dwelling.

- Lot area:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column V - to permit Semi detached dwelling on a reduced lot area of 251.4m²,whereas the By-law requires a minimum lot area of 270 m² for permitted Semi detached dwelling.
- Rear yard setback :2008-250 By-law Requirement: Table 144B, Part V, Section 144 - to permit Semi detached dwellings on reduced rear yard setback of 6.94m, whereas the By-law requires a minimum rear yard setback of 9.90m as per iv of Table 144B, Part V, Section 144.
- Rear yard area:2008-250 By-law Requirement:, Part V, Section 144 (3)(a) - to permit Semi detached dwellings on reduced rear yard areas of 52.85 m² , whereas the By-law requires a minimum rear yard area of 62.85m² as per Part V, Section 144 (3)(a).

#4 Minor Variance Application Lot2627:

- Lot width:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column IV - to permit Semi detached dwelling on a reduced lot width of 7.615 m, whereas the By-law requires a minimum lot width of 9 m for permitted Semi detached dwelling.
- Lot area:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column V - to permit Semi detached dwelling on a reduced lot area of 252 m²,whereas the By-law requires a minimum lot area of 270 m² for permitted Semi detached dwelling.
- Rear yard setback :2008-250 By-law Requirement: Table 144B, Part V, Section 144 - to permit Semi detached dwellings on reduced rear yard setback of 6.97m, whereas the By-law requires a minimum rear yard setback of 9.92m as per iv of Table 144B, Part V, Section 144.
- Rear yard area:2008-250 By-law Requirement:, Part V, Section 144 (3)(a) - to permit Semi detached dwellings on reduced rear yard areas of 53.07 m² , whereas the By-law requires a minimum rear yard area of 63.00m² as per Part V, Section 144 (3)(a).

Four Test Screening

- 1) The general intent and purpose of the official plan is maintained
The subject property is designated as General Urban Area by the City of Ottawa's Official Plan. Policies of the General Urban Area permit the development of a full range and choice of housing types and densities including a detached, semi-detached and three-unit dwellings. The Official Plan also encourages opportunities for residential intensification to meet the City's target through infill or redevelopment.
- 2) The general intent and purpose of the zoning By-law is maintained.
The purpose and intent of the R2F zone category is to allow a mix of residential building forms ranging from detached to semi detached. Proposed semi detached dwellings are appropriate form of development within existing residential neighborhoods. .the proposed semi detached dwellings are 2 storey in height



meeting the provisions of the zoning By-law and compatible with surrounding development.

3) The variance is desirable for the appropriated development or use of the property.

The proposed semi detached dwellings are an appropriated and desirable use for the subject lands as they provide an opportunity for compatible residential intensification within the proximity to future Baseline BRT. The variance will allow future road widening on baseline road while maintaining reasonable building sizes and layouts.

4) The variance is minor.

Since any site design on baseline road needs to accommodate the future road widening of Baseline road for the BRT, keeping minimum rear yard setback as per current zoning by-law while front yard setback for majority new residential buildings will be extremely increased due to road widening will cause much smaller building envelope and squeezed living spaces. Shifting new building development towards backyard becomes practical solutions.

- The proposed lot width variance is minor in nature as it will permit moderate intensity use (semi detached dwellings) on the proposed lot .the proposed lot width is also minor and a sufficient length for the proposed semi detached dwellings.
- The proposed lot area variance is minor in nature as will have no impact with regards to the scale of the proposed building on the slightly smaller lot area. .
- The proposed rear yard setback in nature as will have no impact with regards to the scale of the proposed building on the slightly smaller lot area. The footprint of the proposed semi detached dwellings are able to comply with all yard setbacks and height requirements of the Zoning By-law if road widening due to BRT is not considered. all new development affected by future BRT will come with same variance application for reduction of backyard.
- The proposed rear yard area in nature as will have no impact with regards to the scale of the proposed building on the slightly smaller lot area. The footprint of the proposed semi detached dwellings are able to comply with all yard setbacks and height requirements of the Zoning By-law if road widening due to BRT is not considered.all new development affected by future BRT will come with same variance application for reduction of backyard.

In Summary, the subject Minor Variance application meets the Four Tests as provided for under the Planning Act.

In Support of the minor variance applications, please find the following enclosed:

- A completed Application Form - 1 copy
- A detailed Cover Letter - 1 copy
- A Tree Information Report (TIR) - 1 copy



- An up to date Survey Plan of the entire subject property (1 full-sized copy and 1 11x17 sized copy)
- Site Plan (1 full-sized copy and 1 11x17 sized copy)
- Elevation drawings (1 full-sized copy and 1 11x17 sized copy)
- A application fee.

Warm Regards

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(613)608-1324

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