

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

## PLANNING RATIONALE:

### 1128 MAISONNEUVE STREET MINOR VARIANCE APPLICATION

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2024-06-18

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

#### PREPARED ON BEHALF OF:

##### NAME

15835682 Canada Inc.

#### PREPARED FOR:

City of Ottawa  
Committee of Adjustment  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

#### PREPARED BY:

Terrain Development Consulting  
45 Spencer Street, Suite 101  
Ottawa, ON K1Y 2P5



TERRAIN

**TO: CITY OTTAWA - COMMITTEE OF ADJUSTMENT**

**RE: 1128 MAISONNEUVE MINOR VARIANCE  
PLANNING RATIONALE**

---

The following information is provided in support of the application for a minor variance to the Committee of Adjustment to allow for the development of a new low-rise apartment building at 1128 Maisonneuve St, Orléans, ON K1C 1L1.

The following minor variance is necessary to allow for the proposed residential development:

- 1. Minimum Lot Width:** 15.43m proposed vs 18.0m specified in Column V of the R5A subzone provisions for low-rise apartments in Table 164A of City of Ottawa ZBL 2008 - 250.



---

## 1.0 SUBJECT SITE

The subject site is 1128 Maisonneuve St., Ottawa. The site is located in the Convent Glen-Orleans Woods area. The unsevered lot dimensions are assumed to be 45.52m deep by 15.43m wide. The total site area is assumed to be 702.37m<sup>2</sup>.

The site is currently zoned R5A [2179] H(40) *Residential Fifth Density Zone* which allows for a variety of housing types and densities. As per *Exception 2179*, a minimum 4 storey building height for residential and/or office development is required on any lot greater than 600 m<sup>2</sup>. The site is bordered by residential land (R5A) [2179] on all sides and beyond the R5 zones are *Mixed-Use Centre Zone* areas (MC zones). 1128 Maisonneuve St. is within *Ottawa's Urban Boundary Area*.

The site is located in the *Suburban Transect* policy area. The *Suburban Transect* comprises neighborhoods within the urban boundary located outside the Greenbelt. The site is within a planned 15-minute neighborhood area. It is located within *Area Z (Near a Major LRT Station)* as per Schedule 1A to Zoning By-law No. 2008-250. The site is located in a *Evolving Neighbourhood Overlay* which identifies areas that are expected to gently evolve from a suburban to a more urban form. The site is situated ~130m from St. Joseph Boulevard, a *Main Street Corridor* as per the Official Plan and an *Arterial Road* as per Schedule 3 of the Zoning By-law. 1128 Maisonneuve is within 600m of rapid transit operating at Place D'Orleans and there is local transit operating in close proximity to the south of the site on St. Joseph Boulevard. Areas to the east and north of the site are classified as a *Town Centre Hub* designation (and Protected Major Transit Station Area on Schedule C1). *Town Centre Hubs* are intended to be the most important and largest *Hub* of their suburban community and are planned to host at least 10,000 jobs each.

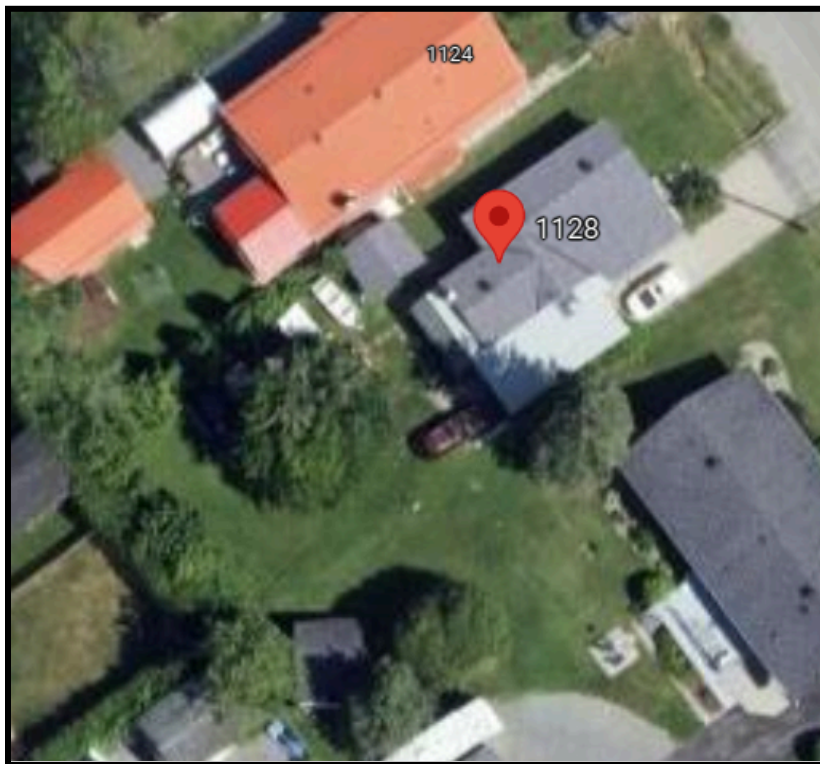
Currently there is a small 1.5-storey detached home on the property. There is a grass lawn and asphalt/paving-stone driveway on the Maisonneuve frontage. Hydro poles are located in front of the property on Maisonneuve. There is also a small ditch at the Maisonneuve frontage. There is a small shed on the east side of the home. The year yard has trees and a grass lawn.

Although zoned for increased density, the residential portions of the immediate neighbourhood consist of low-rise detached homes which are generally 1 to 2-storeys in height. The size of the lots, size of the detached dwellings, and materiality of these homes are not dissimilar to the subject property. St. Joseph Boulevard nearby features small low-rise commercial buildings operating a variety of businesses. The nearby commercial centre, Place D'Orleans Mall, is a sprawling traditional suburban mall that features over 130 retailers.





Subject Site: 1128 Maisonneuve St. - View from Maisonneuve St <sup>1</sup>



Subject Site: 1128 Maisonneuve St. - Aerial View <sup>2</sup>

<sup>1</sup> Source: Google Maps - Street View

<sup>2</sup> Source: Google Maps - Satellite View



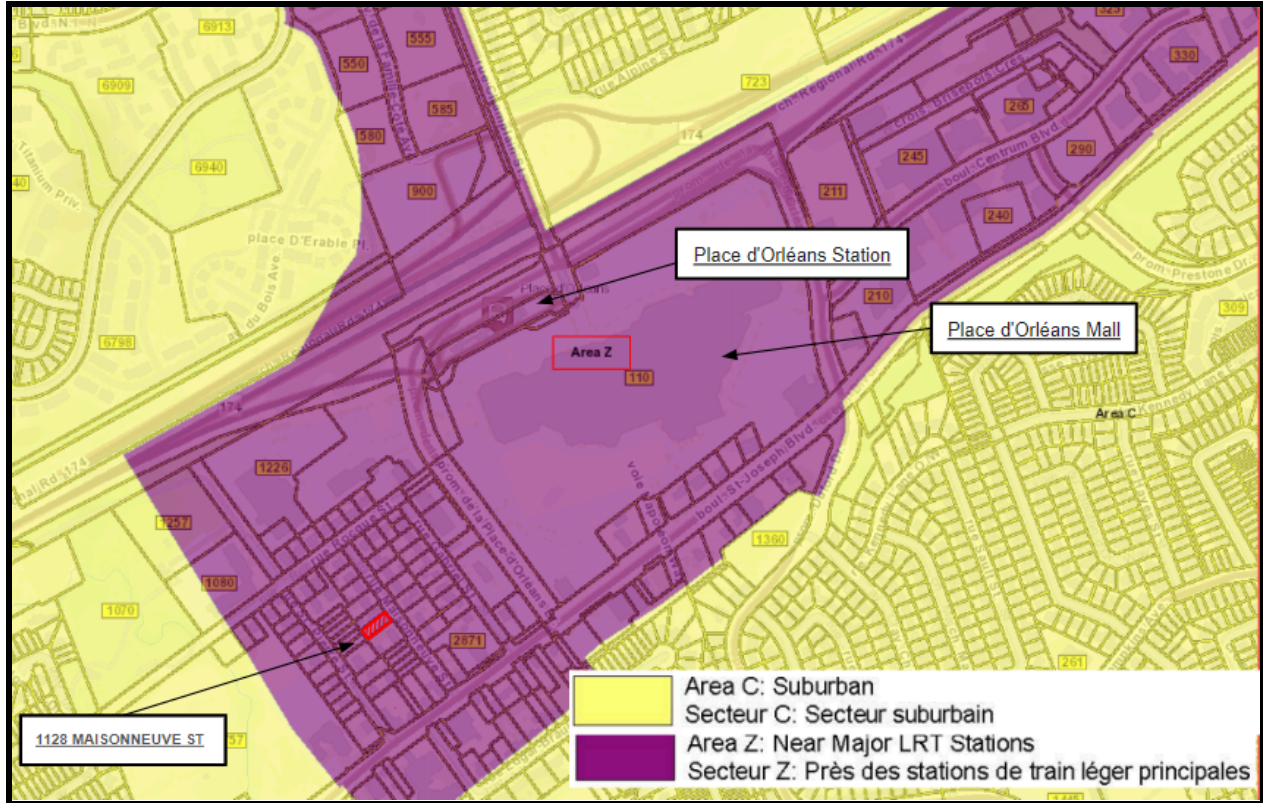


Context Map: Zoning of Area Surrounding 1128 Maisonneuve St <sup>3</sup>

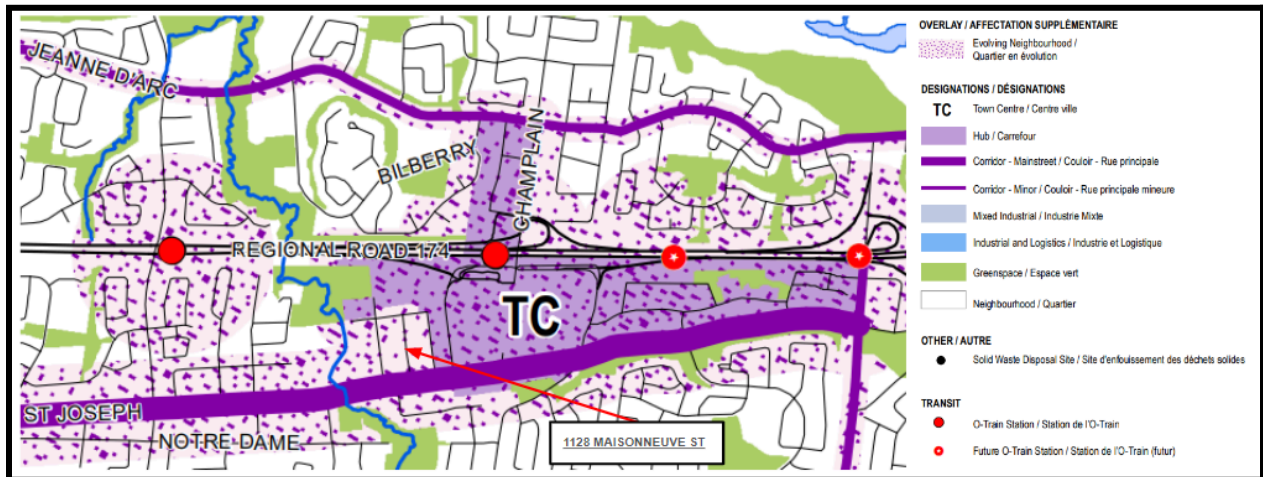
<sup>3</sup> Source: geoOttawa GIS service







Context Map: Site is within Area Z (Near a Major LRT Station) <sup>4</sup>



Context Map: Site is within the Evolving Neighbourhood Overlay and Nearby a Major Corridor and Town Centre Hub <sup>5</sup>

<sup>4</sup> Source: Schedule 1A to Zoning By-law No. 2008-250

<sup>5</sup> Source: Schedule B8 to Official Plan



---

## 2.0 THE PROPOSAL

The applicant is proposing to demolish the existing 1.5-storey detached dwelling and remove the small shed and any trees that conflict with the development, and afterwards construct a new 4-storey low-rise apartment building. This new low-rise apartment building will provide 10 dwelling units. The development of the property will include underground parking and a rooftop amenity area.

It is important to consider that if the Committee of Adjustment were not to grant relief and approve this singular minor variance, the only development that can occur as of right on 1128 Maisonneuve is a townhouse development or via a non-conforming right, the development of another detached dwelling. This is not consistent with the city's intentions in the Official Plan and Zoning By-law.

As per the zoning table below and the evaluation in Section 3, the development as proposed meets all of the other City of Ottawa Zoning By-law requirements for R5A [2179] H(40) *Residential Fifth Density Zone* and has been developed with the intention of working within the parameters of the zoning. As per *Exception 2179*, a minimum 4 storey building height for residential and/or office development is required on any lot greater than 600 m<sup>2</sup>. The project meets or achieves the minimum lot area, maximum building height, minimum front yard setback, minimum rear yard setback, and minimum interior yard setbacks. However, the project does not meet the minimum lot width as specified by R5A [2179] H(40). The lot's width is 15.43m, 2.57m narrower than the specified 18m. For this, a minor variance is being requested.

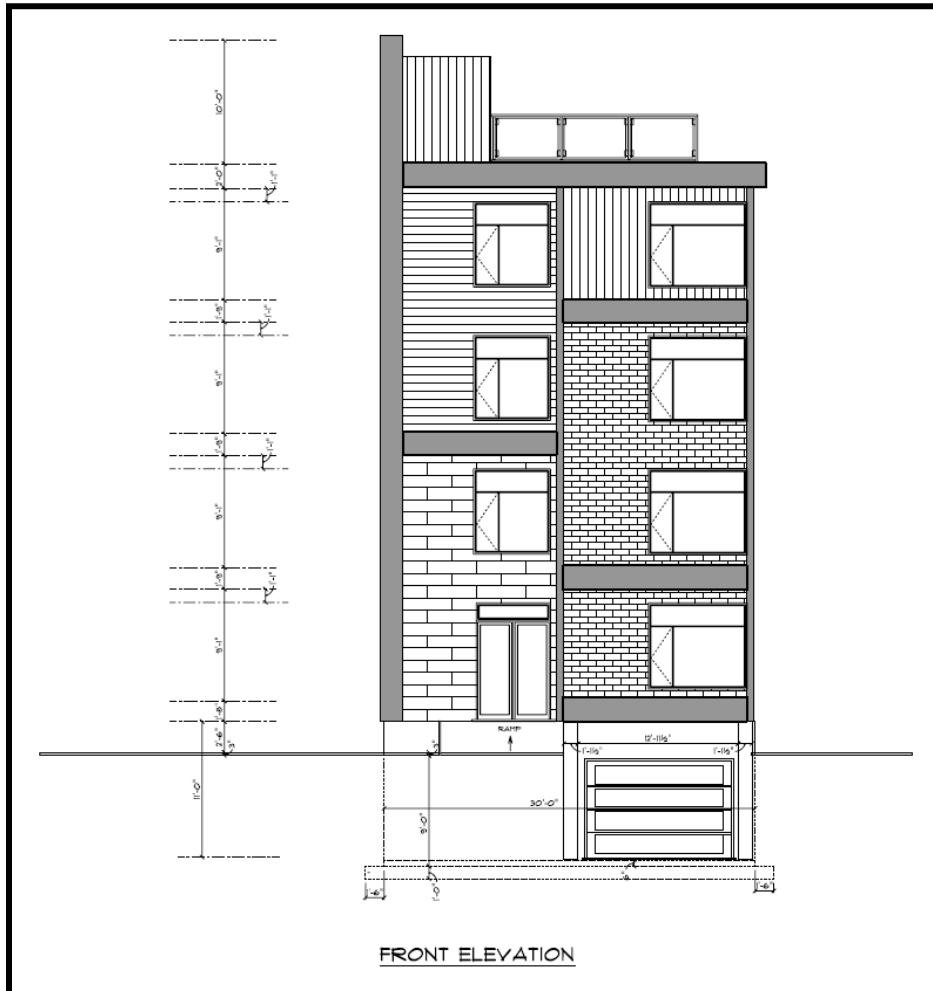
A variance is being sought for the minimum lot width and as such the project has been designed on a smaller footprint. For instance, the design of the building width (9.43m wide) meets the interior side yard setbacks of 3m on either side of the building. As well, the decision has been taken to build the depths as far back as allowed in the zoning by-law. These design decisions provide an adequate setback buffer to neighbors today and to any future development. They also respect that the neighborhood is in a transitional stage. There are a number of lots in the neighbourhood that are similarly dimensioned to 1128 Maisonneuve St that will also likely develop as low-rise apartments near the LRT station and the regional mall, to accommodate development that is in alignment with the zoning by-law and official plan.

The applicant has provided a Tree Report and is proposing to compensation for 1 tree that is to be removed.



Tree No.	Tree species /Tolerance to Construction <sup>1</sup>	Owner ship	DBH <sup>2</sup> (cm)	CRZ <sup>3</sup> (m)	Distance to excavation (m) <sup>4</sup>	Tree Condition, Age Class, Condition Notes, Species Origin and Status (to be removed or preserved and protected)	Reason for removal	Forester's Opinion re. Removal
1	Red maple ( <i>Acer rubrum</i> ) / Moderate - Good	Private	37.5	-	-	Good; maturing; central stem with competing lateral stems at 1.5m on east and 2m on west; broad, symmetric and dense crown; good annual increment (vigour); multiple girdling rotos present; native species; <b>to be removed</b>	Conflicts with proposed footprint	Tree and stump be removed

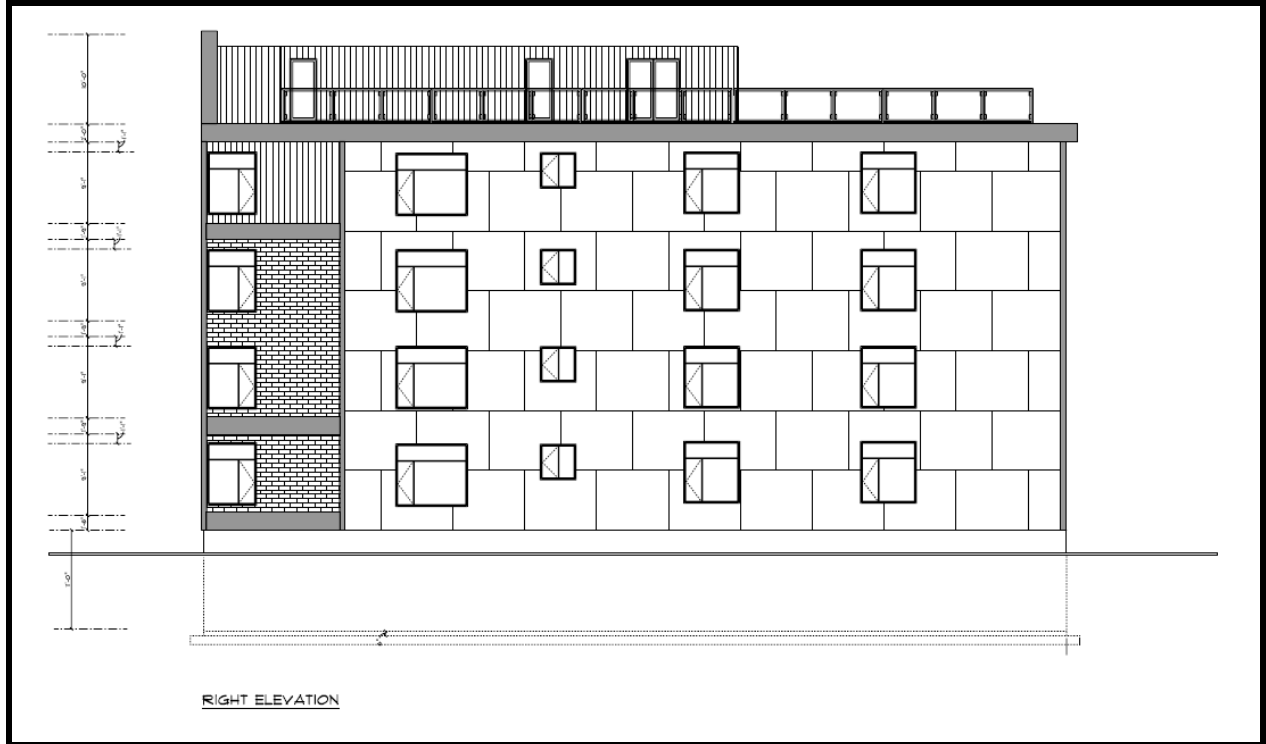
<sup>1</sup> As taken from Managing Trees during Construction; 2<sup>nd</sup> Ed., Fite and Smiley; <sup>2</sup> Diameter at breast height, or 1.3m from grade (unless otherwise indicated); <sup>3</sup> Critical root zone (CRZ) is considered as being 10 centimetres from the trunk of a tree for every centimetre of DBH. The CRZ is calculated as DBH x 10 cm; <sup>4</sup> Approximate distances only.



Front Elevation of Proposed Low-Rise Development at 1128 Maisonneuve St

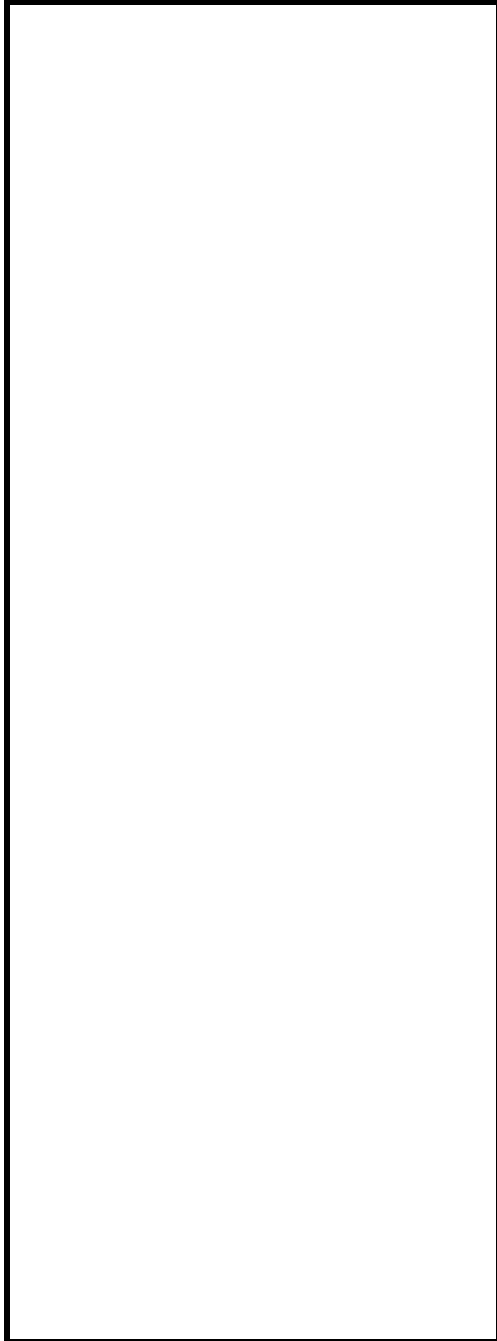






*Right (East Side) Elevation of Proposed Low-Rise Development at 1128 Maisonneuve St*





*Site Plan of Proposed Low-Rise Development at 1128 Maisonneuve St*



**Zoning Conformance of Proposed Development**

1128 Maisonneuve	Minimum Lot Width (M)	Minimum Lot Area (M)	Maximum Building Height (M)	Minimum Front Yard Setback (M)	Minimum Rear Yard Setback (M)	Minimum Interior Side Yard Setback (M)
Zoning Requirements	18	540	40	6	6	3
Proposed Site Plan	<u>15.43</u>	702.37	16.84	6	8	3

**Lot Width Minor Variance**

1128 Maisonneuve Proposed Minor Variance	Minimum Lot Width (M)	Scale of Variance
Zoning Requirements	18	2.57m (14% Decrease)
Proposed Width	15.43	



### 3.0 PLANNING POLICY CONFORMANCE & MINOR VARIANCE TESTS

The minor variance to minimum lot width at 1128 Maisonneuve satisfies all four minor variance tests as established by Section 45(1) of the Planning Act:

**A. The proposed minor variance maintains the general intent and purpose of the Official Plan:**

<p><u>Section 2: Strategic Directions</u></p> <p>Policy Intent 1: Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods</p> <p><i>This Plan envisions directing residential intensification towards Hubs, Corridors and surrounding Neighbourhoods where daily and weekly needs can be accessed within a short walk. This direction will support an evolution of these areas towards becoming 15-minute neighbourhoods. It will also contribute to the needs of an increasingly diverse population with a range of abilities, incomes, ages and cultural needs by enhancing accessibility to more vibrant areas with social interaction, cultural organizations, health services and community facilities.</i></p>	<p>The proposed development is within Ottawa’s built-up area in an established neighbourhood adjacent to a <i>Town Centre Hub</i> and a <i>Major Corridor</i>. The minor variance will allow for a development that helps the city achieve its overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.</p>
<p><u>Section 3: Growth Management Framework</u></p> <p>3.2 Support Intensification</p> <p><i>2. Intensification may occur in a variety of built forms and height categories, from Low-rise to HighRise 41+ buildings provided density requirements are met. Unless more specific policies provide alternate direction, minimum densities are intended to establish a minimum starting point for the intensity of development, and maximum building heights are intended to establish a limit to building height.</i></p>	<p>The proposed 11 unit development, while low-rise in height, is a meaningful intensification over the existing 1.5-storey dwelling. The 4-storey development is within the height minimums and maximums established by the official plan and the zoning by-law.</p>
<p><u>Section 3: Growth Management Framework</u></p> <p>3.2 Support Intensification</p> <p><i>3. The vast majority of Residential intensification shall focus within 15-minute neighbourhoods,</i></p>	<p>The proposed project is an intensification of a single family detached dwelling to an 11 unit low-rise apartment building in a 15-minute neighbourhood adjacent to a <i>Town Centre Hub</i> and a <i>Major Corridor</i>.</p>



<p><i>which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them.</i></p>	
<p><u>Section 3: Growth Management Framework</u> 3.2 Support Intensification  <i>4. Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.</i></p>	<p>The proposed development is an intensification on a site that is already serviced by municipal water and sewer services.</p>
<p><u>Section 3: Growth Management Framework</u> 3.2 Support Intensification  <i>8. Intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices</i></p>	<p>The proposed development provides a variety of unit sizes. The development offers bachelor, 1-bedroom, and 2-bedroom units.</p>
<p><u>Section 4: City-Wide Policies</u>  4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.  <i>6. Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.</i></p>	<p>The proposed development has been designed with the neighbourhood context in mind. As well, the design seeks to minimize any potential impacts on adjacent lots. The 4-storey design is a gentle increase in scale to the nearby 1.5 and 2-storey homes. The building meets or exceeds the setback requirements on all sides.  The building design will respect bylaw and official plan direction and policies. The building design has an at-grade entrance, ample soft-landscaping that is achieved by concentrating parking under the building and at the rear, and a large roof-top patio.</p>
<p><u>Section 5: Transects</u>  Table 6 - General Characteristics of Urban Built Form and Site Design:  - <i>Moderate front yard setbacks focused on soft landscaping and separation from the right-of-way.</i>  - <i>Principal entrances oriented to the public realm but set back from the street.</i>  - <i>Generous spacing between buildings.</i>  - <i>Informal and natural landscape that often</i></p>	<p>The proposed development will have soft landscaping.  The principal entrance is on the Maisonneuve frontage and oriented to the public realm.  The building provides ample 3m setbacks from the side of the building to the side property lines. The rear setback is 8m, 2m more than is required.</p>





<p><i>includes grassed areas.</i></p>	
<p><u>Section 5: Transects</u></p> <p>Policy 5.4.5 (1) Neighbourhoods:</p> <p><i>Low-rise, no minimum: generally, zoning will permit at least 3 storeys but no more than 4 storeys</i></p>	<p>The proposed development is 4-storeys in height.</p>
<p><u>Section 5: Transects</u></p> <p>5.4.1 Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods</p> <p><i>2. The Suburban Transect is generally characterized by Low- to Mid-density development.</i></p> <p><i>Development shall be: a) Low-rise within Neighbourhoods and along Minor Corridors;</i></p>	<p>The proposed four-storey is low-rise as it is within a neighbourhood in the suburban transect. The gentle density helps advance the evolution of the area to a 15-minute neighbourhood.</p>
<p><u>Section 5: Transects</u></p> <p>5.4.1 Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods;</p> <p><i>3. In the Suburban Transect, this Plan shall support:</i></p> <p><i>a) A range of dwelling unit sizes in:</i></p> <p><i>i) Multi-unit dwellings in Hubs and on Corridors; and</i></p> <p><i>ii) Predominantly ground-oriented housing forms in Neighbourhoods located away from rapid transit stations and Corridors, with Low-rise multi-unit dwellings permitted near street transit routes.</i></p>	<p>The proposed development offers a range of dwelling unit sizes. The current floor plans show bachelor, 1-bedroom, and 2-bedroom units. The development can be characterized as ground-oriented.</p>
<p><u>Section 5: Transects</u></p> <p>5.6.1 Evolving Neighbourhood Overlay</p> <p><i>3) In the Evolving Neighborhood Overlay, the City:</i></p> <p><i>a) Where the Zoning By-law for an area has not been updated either before adoption of this Plan in anticipation of this Plan's policy direction, or post adoption of this Plan, to be consistent with the policy intent of this Plan, the City will generally be supportive of applications for low-rise intensification that seek to amend the</i></p>	<p>The proposal is for a low-rise intensification in an Evolving Neighbourhood. However, it requires a minor variance to lot width to achieve this. The proposed development achieves the built form, density, and site design objectives of the Suburban transect.</p>



<p><i>development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with the intent of Sections 3 and 5 of this Plan;</i></p>	
<p><u>Section 5: Transects</u></p> <p>5.6.1 Evolving Neighbourhood Overlay</p> <p><i>6. Zoning By-law development standards and development on lands with an Evolving Neighborhood Overlay should generally include built form and site design attributes that meet most of the urban characteristics described in Table 6 in Section 5, and where suburban attributes are retained, that these do not structurally impede the achievement of a fully urban site design over time.</i></p>	<p>As demonstrated in an above response, the proposed development has considered and meets most of the requirements of Table 6 in Section 5.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p><i>2. Permitted building heights in Neighbourhoods shall be Low-rise, except: a) Where existing zoning or secondary plans allow for greater building heights; or b) In areas already characterized by taller buildings.</i></p>	<p>The proposed development is a low-rise apartment dwelling in a neighbourhood area.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p><i>4. The Zoning By-law and approvals under the Planning Act shall allow a range of residential and nonresidential 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 Table 3b; b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1).</i></p>	<p>The proposed development is a missing middle low-rise development that will help the city meet or exceed the densities established in Table 2 and Table 3b.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for</p>	<p>The proposed development is near a major amenity centre at Place d'Orléans Mall, the Place d'Orléans LRT station, and the major corridor of</p>



<p>their function and change over the life of this Plan</p> <p><i>5. The Zoning By-law will distribute permitted densities in the Neighbourhood by:</i></p> <p><i>a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities.</i></p>	<p>St. Joseph Boulevard. The zoning-bylaw is directed to accommodate higher densities in an area such as this.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.2 Guide the evolution of neighbourhoods based on their context, location, age, maturity and needs, generally towards the model of 15-minute neighbourhoods</p> <p><i>5. Further to 6.3.1, Policy 4 a), amenity areas that are provided outdoors for Low-rise residential development may be limited to balconies, terraces and/or rooftops in order to achieve the growth management density targets.</i></p>	<p>The rooftop amenity at the proposed development area is keeping with the direction established in the official plan for low-rise development.</p>

The proposed minor variance is necessary to bring the proposed development in conformance with the existing zoning by law, while allowing the property to be developed in alignment with Ottawa’s Official Plan. Currently, the 1.5-storey detached dwelling does not align with the City of Ottawa’s vision for the area. If granted, the proposed minor variance would maintain the general intent and purpose of the Official Plan by accommodating the development of a missing-middle low-rise residential apartment of 10 dwelling units in a serviced area. This 4-storey intensification project respects the requirements for a suburban neighbourhood and helps the neighbourhood evolve.

The subject site is within walking distance to a rapid transit centre and a major corridor road; in the immediate vicinity of a Town Centre Hub that will see employment growth and density in the coming years; is within a 15-minute neighbourhood that promotes densification and walking; and, importantly, is within an Evolving Neighbourhood that the City of Ottawa is actively trying to alter through gentle develop to a more efficient and dense development typology. This minor variance will allow for a detached dwelling to be removed and replaced with low-rise apartment development in an area that requires density. With regards to developments of the scale proposed by this project, the general intent and purpose of the Official Plan is to facilitate the development of low-density residential in neighbourhoods while ensuring that development is compatible with the area. The proposed project maintains this intent and purpose.

**The proposed minor variance maintains the general intent and purpose of the Official Plan.**

**B**

**The proposed Minor Variance maintains the general intent and purpose of the zoning**



<p>The purpose of the R5 - Residential Fifth Density Zone is to:</p> <ol style="list-style-type: none"> <li>1. Allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as General Urban Area, Mixed Use Centre or Central Area in the Official Plan;</li> <li>2. Allow a number of other residential uses to provide additional housing choices within the fifth density residential areas;</li> <li>3. Permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size ;</li> <li>4. Ensure that residential uses predominate in selected areas of the Central Area, while allowing limited commercial uses;</li> <li>5. 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; and (By-law 2009-392)</li> <li>6. 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.</li> </ol>	<ol style="list-style-type: none"> <li>1. Maintains. The proposed development is a low-rise apartment in the <i>General Urban Area</i>.</li> <li>2. Maintains. The proposed low-rise development offers additional housing options (bachelor, 1-bedroom, and 2-bedroom apartments) in an area dominated by single family detached dwellings.</li> <li>3. N/A. The development does not propose any ancillary uses.</li> <li>4. N/A. The proposed development is not in the <i>Central Area</i>.</li> <li>5. Maintains. The proposed development is a residential, low-rise, single-lot development that is compatible with the existing land use patterns of the neighbourhood.</li> <li>6. N/A. The proposed development is not in the <i>Z Subzone</i>.</li> </ol>
<p>Permitted Use in Zone 5A: <i>Planned unit development; apartment dwelling (stacked, low-rise, mid-rise, high-rise); three unit, townhouse).</i></p>	<p>The proposed development of a low-rise apartment dwelling is in alignment with the permitted uses of Zone 5A.</p>
<p>As per <i>Exception 2179</i>, a minimum 4 storey building height for residential and/or office development is required on any lot greater than 600m<sup>2</sup>.</p>	<p>The proposed development achieves <i>Exception 2179</i> by proposing a 4-storey development on a ~674m<sup>2</sup> lot.</p>
<p>1. Minimum lot area</p>	<p>1. Achieves. The proposed development exceeds</p>



<p>2. Maximum building height</p> <p>3. Minimum front yard setback</p> <p>4. Minimum rear yard setback</p> <p>5. Minimum side yard setback</p>	<p>the minimum lot area by 162m<sup>2</sup>.</p> <p>2. Achieves. The proposed development is under the maximum height by ~23m.</p> <p>3. Achieves. The proposed development matches the 6m required front setback.</p> <p>4. Achieves. The proposed development exceeds the rear yard setback by 2m.</p> <p>5. Achieves. The proposed development matches the 3m required side setback.</p>
--	---

The minor variance to minimum lot width for low-rise apartment dwellings in the R5A subzone is the only minor variance required for the proposed development in order to allow it to meet the specifics of Zoning By-law No. 2008-250. The proposed minor variance accommodates an infill project that overwhelmingly meets specifics, the general intent, and purpose of the R5 zoning by-law in form, density, and massing on site.

**The proposed minor variance maintains the general intent and purpose of the zoning by-law.**

**C. The variance is desirable for the appropriate development of the property:**

This proposed development enhances housing diversity in this suburban location on high-speed transit, within an existing neighborhood context, offering alternative living arrangements for young families, couples, and singles in a neighborhood characterized by large detached dwellings. Additionally, the variance allows for infill development, contributing to the overall vibrancy and sustainability of the community by utilizing existing infrastructure and services and promoting a 15-minute neighborhood within walking distance to amenities. Furthermore, the minor nature of the variance ensures that the proposed development integrates smoothly with the existing streetscape and minimizes potential disruptions to neighboring properties, thus representing a balanced approach to urban growth and housing provision in line with Ottawa’s planning objectives.

The proposed infill development complies with all R5A subzone provisions for low-rise apartments in Table 164A of the Zoning By-law No. 2008-250, with the exception of the one minor variance that is sought for minimum lot width. Due to the lot geometry, the current property would only meet the R5A subzone provisions for Townhouses or via a non-conforming right, the development of another detached dwelling. This is not consistent with the city’s intentions in the Official Plan and zoning by-law. According to Exception 2179 within the zoning by-law, the City of Ottawa requires a minimum of 4-storey development on the lot in the area. This minor variance is required to achieve the minimum 4-storeys. As demonstrated above, the proposal also complies completely with Ottawa’s Official Plan. This 2.57m minor variance in minimum lot-width is the only minor variance required to bring this property into alignment with the City’s vision. The proposed project is appropriate for the site context and meets the City’s intent for the site. This development optimizes land use efficiency by accommodating a denser housing option in an area designated for higher density development, aligning with Ottawa and Ontario’s planning goals to intensify housing in established neighbourhoods. **The variance is desirable for the appropriate development of the property.**





**D. The proposed variance is minor in nature:**

This minor variance seeks to reduce the minimum lot width from 18m to 15.43m, a small 2.57m variance. Since the overall impact is reducing the proposed size of low-rise apartment use to be built on the lot, while maintaining the required setbacks, height, etc. Furthermore, the project proposes to integrate parking and storage in to the basement of the building, which will further minimize the requirements for a larger lot width to accomodate parking or stoarge and allows ample space for landscaping and meets the requirements for amenity space.

**The proposed variance is minor in nature.**



## 4.0 CONCLUSION

This document adequately demonstrates that the proponent should be granted a minor variance for minimum lot width to allow for a low-rise infill residential development. The general purpose and intent of the Zoning By-Law is maintained, the general intent and purpose of the Official Plan is maintained, the variance is desirable for the appropriate development of the property, and the proposed variance is minor in nature. The proposed adjustment in lot width maintains the contextual integrity of the surrounding area and allows for more housing to be built near transit and existing amenities in Orleans.

It is important to consider that if the Committee of Adjustment were not to grant relief and approve this singular minor variance, the only development that can occur as of right on 1128 Maisonneuve is a townhouse development or via a non-conforming right, the development of another detached dwelling. This would not meet the city's clear intentions in the Official Plan and Zoning By-law and would hamper an opportunity to add much needed housing stock to the Orleans area.

The proponent formally requests a minor variance to:

1. **Minimum Lot Width:** 15.43m proposed vs 18.0m specified in Column V of the R5A subzone provisions for low-rise apartments in Table 164A of City of Ottawa ZBL 2008 - 250.

Terrain Development Consulting and our proponent welcome the review and approval of this submission.

Jennifer Murray, P.Eng., MBA



TERRAIN

