

Variance Rational

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Contents:

1.0 INTRODUCTION and PROJECT OVERVIEW:	Page 2
2.0 SITE OVERVIEW & COMMUNITY CONTEXT:	Page 2
3.0 DEVELOPMENT PROPOSAL	Page 6
4.0 POLICY AND REGULATORY FRAMEWORK:	Page 6
5.0 CONCLUSION:	Page 10

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

1.0 INTRODUCTION and PROJECT OVERVIEW:

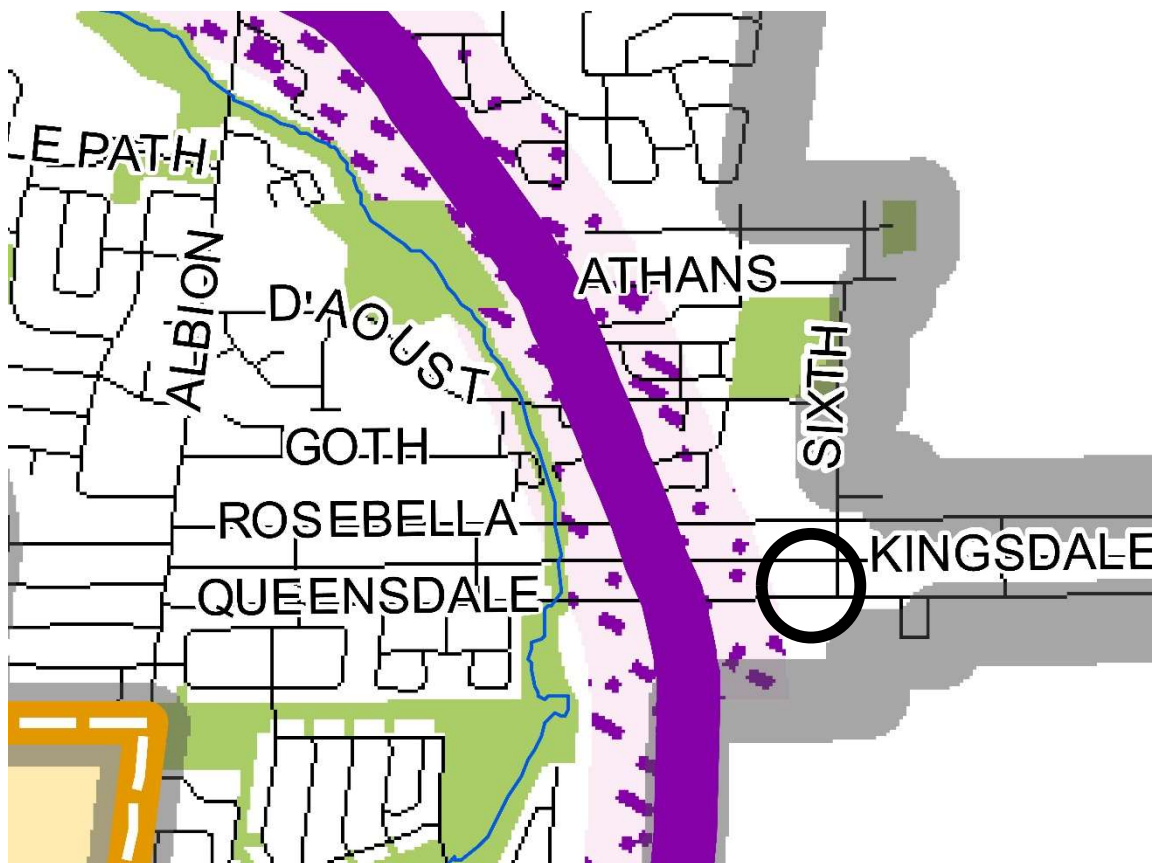
This report has been prepared in support of the application for variances and consent sever a lot to permit the construction of 4 detached dwellings by demolishing 1 existing detached dwelling units.

The property is located at on Queensdale between Bank Street and 5th street. The consent is to create 4 lots for 4 detached dwellings. The variances requested are for lot area and building height only.

2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

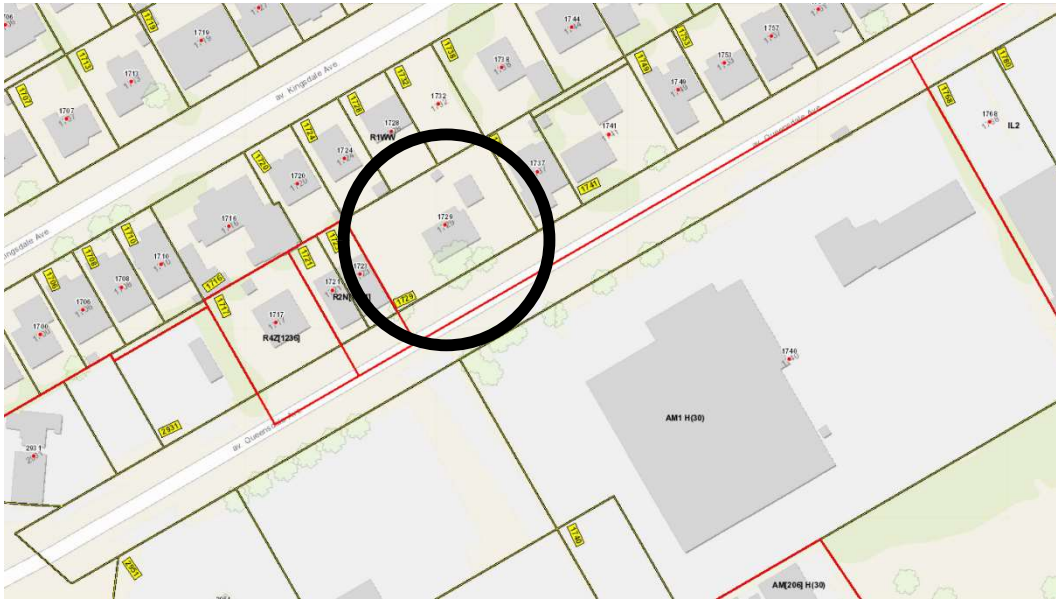
The property is currently occupied by a two-storey dwelling constructed in the 50's. The property is in the City of Ottawa. It has a street frontage width of 45.72m (east/west) and a depth of 30.42m (north/south). It has a lot area of 1391 sqm. The zoning is R1WW.

It is located in the Schedule B3 - Outer Urban Transect. The site is in a designated neighbourhood but is just east of Brank Street, the westerly adjacent property is zoned R2N[1081]



Surrounding Land Uses:

The property is bounded by detached dwellings on the North, Arterial Mainstreet and Institutional to the south.



Neighbourhood



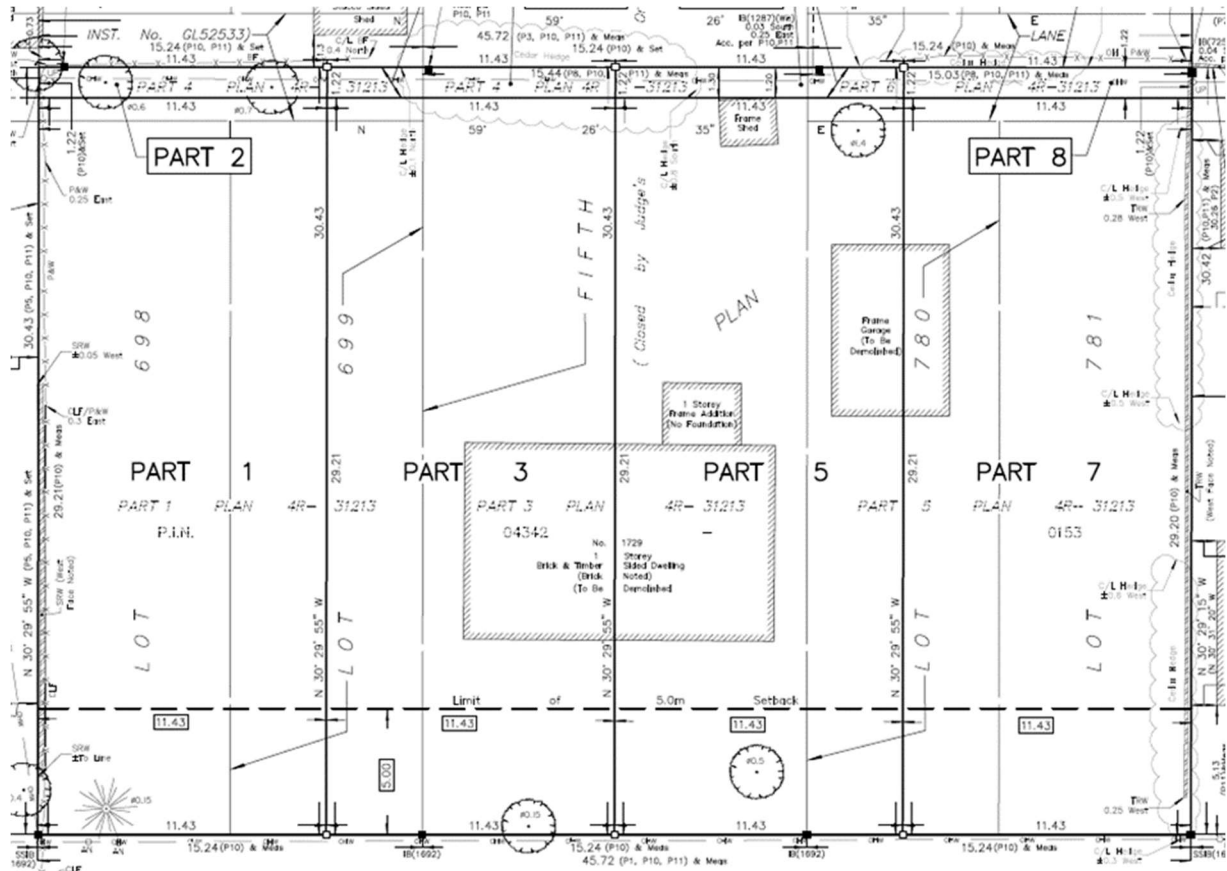
Subject Site



Looking East



Looking West



4 Lots Proposed

Road Network:

Queensdale that is classified as a local road. The closest intersection is Bank Street classified as an existing arterial on Schedule C4 - Urban Road Network

3.0 DEVELOPMENT PROPOSAL AND VARIANCES

The proposed variances and consent to sever will permit the construction of 4 detached dwellings, each with up to 3 dwelling units (rental).

The requested variances are as follows:

- 1) To permit a reduced lot area of 347.8 sqm whereas the bylaw requires an area of 450 sqm
- 2) To permit an increased height of 10m for a flat roof or 11m for a sloped greater than or equal to 4:12 whereas the bylaw requires a max height of 8.5m

Variance 1 is a function of the lot depth. The min lot width in this zone is 9m. The proposed lot width is 11.43m, 2.43m greater than required in the zone. The lot depth for a 450 sqm min lot with a width of 9m would mean the lot depth would have to be 50m. The current lot depth is typical at 30.43m. These dimensions provide adequate and functional room for a detached dwelling.

Variance 2 is a function of the surrounding zoning height limit. The zone to the west is R4Z[1236] (exception deals with lot area) with a height limit of 11 to 15m depending upon building type. The entire south side of the street is zoned AM1 H(30) with a 30m height limit. The proposed 10m for a flat roof and 11m for an equal to or greater slope of 4:12 provides a good transition to the current zone limit of 8.5m.

4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Policy Statement (2020)

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act came into effect on May 1, 2020. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Under the PPS, settlement areas are intended to be the primary focus of growth in the province.

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

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) 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;

f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

h) promoting development and land use patterns that conserve biodiversity;

and

i) preparing for the regional and local impacts of a changing climate.

The subject lands are situated within the urban boundary of the City of Ottawa and constitute a settlement area. Accordingly, the lands are a logical and preferred location for new development. Within settlement areas, the PPS encourages land use patterns that make efficient use of land, effective use of infrastructure and public services, support active modes of transportation and are transit-supportive (Policy 1.1.1).

City of Ottawa Official Plan

The Ottawa Official Plan has been reviewed. The site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan. Lands within this designation are meant to provide a full range and choice of housing options in combination with conveniently located employment, retail, service, entertainment and institutional uses. The project site does not fall within any of Schedule C7-A - Design Priority Areas – Urban. It is classified as “Neighbourhood” under Schedule B2 Inner Urban Transect.

The Proposal supports 15 min neighbourhood through the following:

- a) Adding density.

OP Section 3. Growth Management Framework

OP 3.2 Support Intensification

Table 3b

“Housing density

Outer Urban Transect 40 to 60,”

This project helps move the outer urban transect closer to 40 to 60 units per hectare from 8 units per hectare with a net density of 30 to 90 units per hectare depending upon the additional units for each detached dwelling.

OP Section 4. City-Wide Policies

OP 4.2 Housing

“4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

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 are 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;

OP Section 5. Transects

OP 5.3.4

- 1) Neighbourhoods located in the Outer Urban area shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3.

This is supported with the addition of 3 detached dwellings.

Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern, all of the setbacks and height limits of the zone and some characteristics of the buildings in the neighbourhood with a modern architectural style.

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is currently R1WW

Purpose of the Zone

- 1.** The purpose of the R1- Residential First Density Zone is to:
 - (1) restrict the building form to detached dwellings 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 detached dwelling 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 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

5.0 CONCLUSION:

The proposed development has been designed to meet the current planning framework. It is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan.

The proposed variance should be considered minor for the following reasons:

1. They are minor and desirable.
 - a. The lot areas are minor as they result in lot widths that are greater than permitted in this zone.
2. The general intent and purpose of the Zoning By-law is maintained
 - a. the intent of the bylaw is to permit detached dwellings.
 - b. The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood.
3. The general intent and purpose of the Official Plan is maintained;
 - a. The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.
4. The Ontario Planning Act supports intensification in residential urban areas

The Consent to Sever with a plan of subdivision complies with the Planning Act in that it represents orderly development

- a. Adequate services, sewer, hydro, water and transportation are available
- b. No new public infrastructure is created
- c. No changes in land use are being made