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Variance and Consent to Sever Rational

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1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the application for variances and consent to sever one lot with 2 existing semidetached dwellings to permit the addition of two coach houses on the severed lot.

The zoning for the property is R2F in the City of Ottawa. The neighbourhood is characterized by single-family homes.. The proposed severance and variances will support gentle intensification.

2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

The property is currently occupied by a two semi detached dwellings constructed in the 60's. The property is a regular lot in the City of Ottawa. It has a street frontage of 23.07 m and interior lot depth of 30.48 m. It has a lot area of 703.2 sqm. The zoning is R2F.

It is located in the Schedule B3 Outer Urban Transect at the between Cuba Ave. and Saunderson Drive on Smyth Road, a major collector and Cunningham that is classified as a local road. The site is in a designated as a evolving neighbourhood.



Surrounding Land Uses:

The property is bounded by detached and semi detached dwellings on the North, East and West. A church is on the south side of Cunningham across the street.



Subject Property:



Looking East:



Looking West:

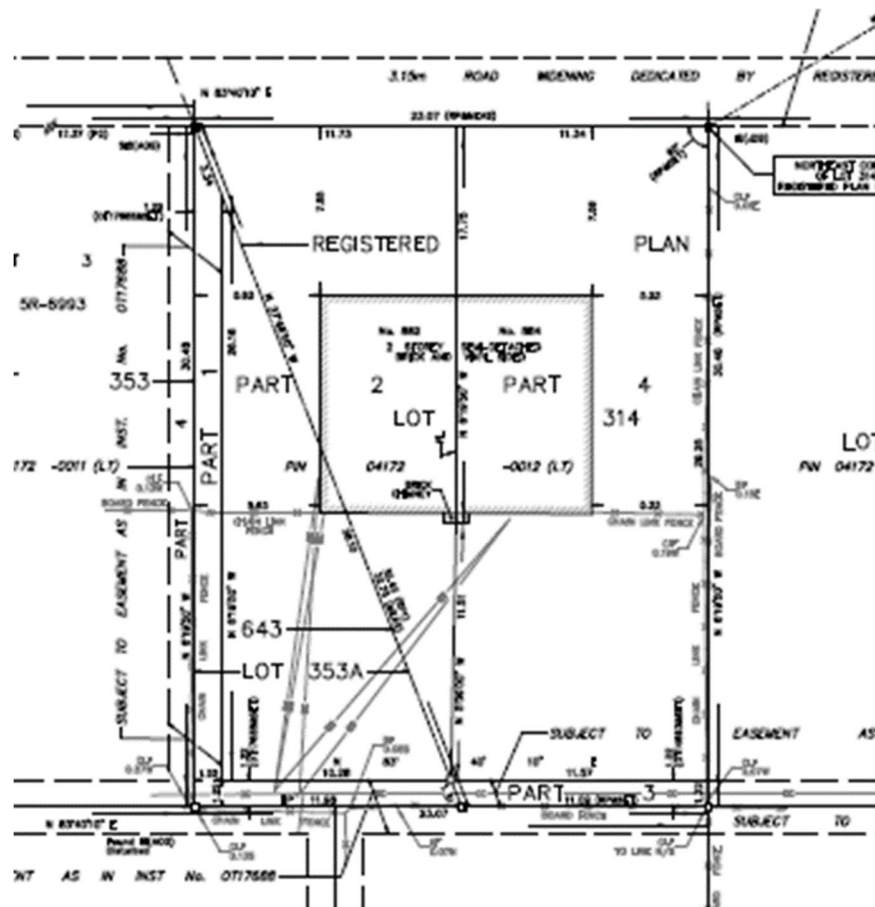


Road Network:

The property is located on Smyth Road, a major collector between Cuba Ave. and Saunderson Drive are classified as a local roads

3.0 DEVELOPMENT PROPOSAL AND VARIANCES

The proposed development consists of the construction of 2 coach houses on the lot where 2 semi detached dwelling, each with a primary and additional unit. The zoning bylaw does not permit the addition of a second coach house if the property where the 2 semi detached dwelling are located without a severance. The proposed severance creates lots identified by Parts 1 and 2; and parts 3 and 4



The requested variances for each coach house are as follows:

Part 1 are as follows:

permit the coach house to be located at 1.2m from the property line whereas the bylaw requires it to located no more than 1.0m or no less than 4.0m from the property line

Part 2 are as follows:

permit the coach house to be located at 1.2m from the property line whereas the bylaw requires it to be located no more than 1.0m or no less than 4.0m from the property line

The variance for both parts are to the desirability to be further from the smaller trees on both the east and west property lines,

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 and 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 in 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. It is classified as “Neighbourhood” under Schedule B3 – Outer Urban Transect

OP Section 5. Transects

OP 5.3.1 Recognize a suburban pattern of built form and site design 2) The Outer Urban Transect is generally characterized by low- to mid-density development. Development shall be:

- a) Low-rise within Neighbourhoods and along Minor Corridors;*
- b) Generally Mid- or High-rise along Mainstreets, except where the lot is too small to provide a suitable transition to abutting low-rise areas, in which case only low-rise development shall be permitted*

OP Section 6. Urban Designations:

The site is designated an Evolving Neighbourhood under 6.3 of the OP

“6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan.

2) Permitted building heights in Neighbourhoods shall be Low-rise...”

The proposed development is in character of the existing neighbour in lot typology area and lot width. See more detail below.

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

Purpose of the Zone

The property is currently zoned as R2F:

Purpose of the Zone

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

The proposed severance is consistent with the intent of the bylaw to permit semi detached dwellings on individual lots where two coach houses are only permitted when each semi detached is on a separate lot when each semi detached dwelling has a primary and addition unit.

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. They reflect the current character of the neighbourhood with the retention of the original building
2. The general intent and purpose of the Zoning By-law is maintained
 - a. the intent of the bylaw is to permit the low rise semi detached dwellings each with a primary and additional units and a coach house when on 2 separate lots
 - b. The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood as there is no change to the streetscape.
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 without a plan of subdivision complies with the Planning Act in that it represents orderly development

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