

July 5, 2024

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

**RE: Application for Minor Variance
3610 Innes Road, Ottawa**

Committee of Adjustment
Received | Reçu le
2024-07-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

Fotenn Planning + Design (Fotenn) has been retained by Glenview Homes (the "Owner") to prepare a Planning Rationale in support of three (3) Minor Variance applications at 3610 Innes Road, Ottawa (the "subject property"). The Minor Variance applications are required to legalize three proposed dwelling units with attached garages within a Planned Unit Development that will not meet the zoning performance standard, as outlined in Section 160 – R3 Subzone provisions and Urban Exception 2723, of the City of Ottawa Zoning By-law once the blocks in the draft plan of subdivision is registered.

The specific relief requested is as follows:

- / Reduce the minimum front yard setback as described in Urban Exception 2723 from 4.75 metres to 4.40 metres for corner lots.

Please find enclosed the following materials in support of the application:

- / Completed application forms;
- / This cover letter and Planning Rationale;
- / Draft Plan of Subdivision, approved 27 May 2021;
- / Landscape and Phasing Plan;
- / Preliminary Survey, dated 29 November, 2023, provided by J.D. Barnes Limited; and
- / A cheque in the amount of \$3,196.00, made payable to the City of Ottawa.

Sincerely,



Kenneth Blouin
Planner



Brian Casagrande, MCIP
Partner

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1.0 Introduction

Fotenn Planning & Design, acting as agents on behalf of Glenview Homes, is pleased to submit this Planning Rationale in support of the enclosed Minor Variance applications for the lands located at 3610 Innes Road in the City of Ottawa.

1.1 Application

The Owner is seeking relief from Urban Exception 2723 of the City of Ottawa Zoning By-law, relating to the legalizing of proposed attached garages that will not meet the zoning performance standard for the minimum front yard setback for three (3) future corner townhouse units. The following application is required:

- / Application #1 – **Minor Variance**
 - Reduce the minimum front yard setback as described in Urban Exception 2723 from 4.75 metres to 4.40 metres.

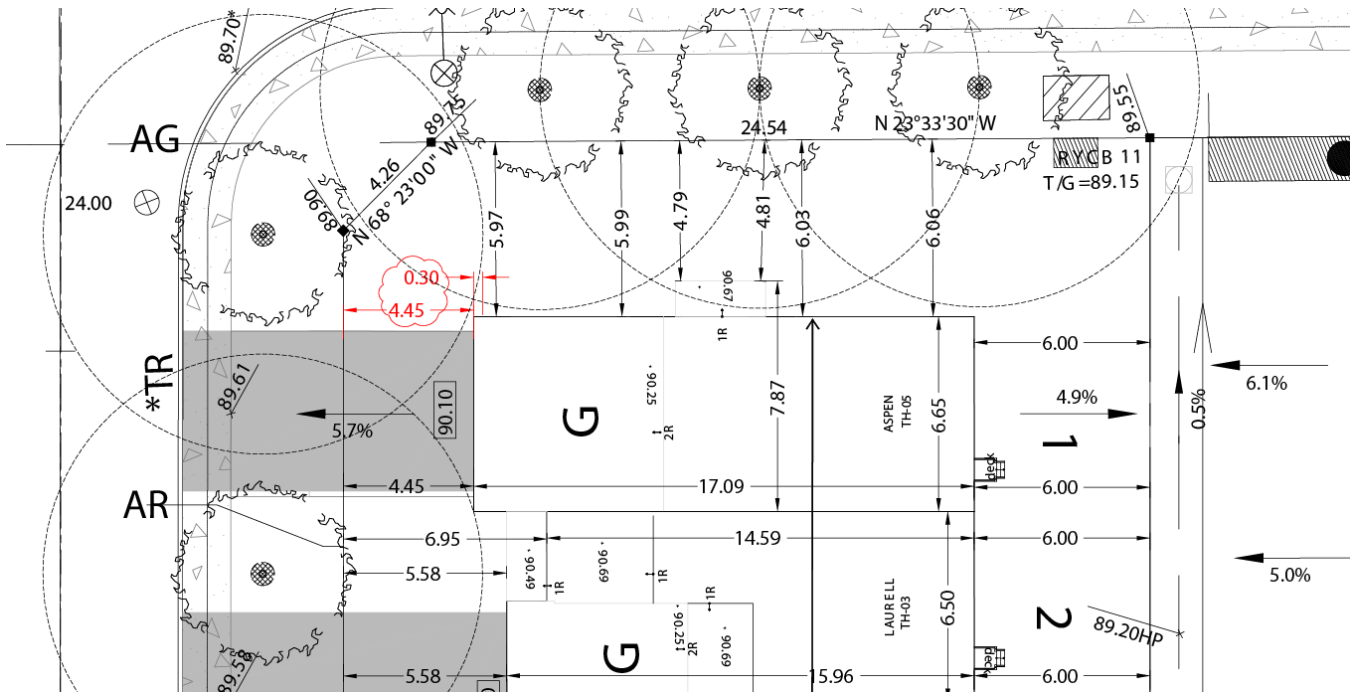


Figure 1: Excerpt from provided Survey, identifying the extent and dimensions of 1064 Ventus Way on the subject property, as well as location and dimension of the requested setback relief.

2.0 Site and Surrounding Context

2.1 Subject Property

The subject property is located in the Orleans South - Navan neighbourhood (Ward 19) of Ottawa. The property has a frontage along the south side of Innes Road of 29.4 metres and a total area of approximately 5.7 hectares. The subject property remains unimproved, but a Draft Plan of Subdivision was approved in June 2024.

The three proposed dwellings in question are townhouse end units which have a slightly different design from interior townhouse units due to their location on corner lots, allowing for the accommodation of a two-car garage. As such, they project slightly further into the front yard than other units.



Figure 4: Aerial image of the subject property and surrounding area.

Schedule A - Site Plan
The Commons - Phase 2

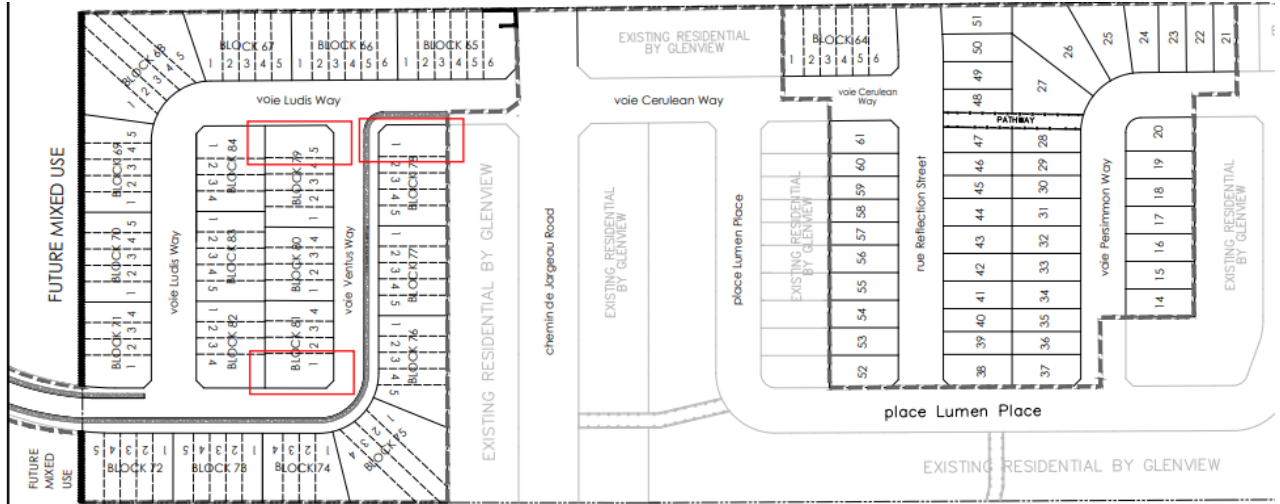


Figure 5: Excerpt from Site Plan showing the three dwelling units requiring relief from front yard setback.

2.2 Surrounding Area

The subject property is located in an area where greenfield development is ongoing, including the East Urban Community located south of the site, across Brian Coburn Boulevard and the future Bus Rapid Transit corridor. To the north of the property are a carwash and a self-storage facility, which separate the site (with the exception of an access road) from the Innes Road suburban commercial corridor. Low-rise residential subdivisions of Chapel Hill abut the site to the west, while the east is flanked by open space, giving way to large-scale suburban stores lining Innes Road.

3.0 Four Tests of a Minor Variance

As per section 45(1) of the *Planning Act*, it is our professional opinion that the proposed development represents good planning and meets the four (4) tests as discussed below.

3.1 Does the Minor Variance Maintain the General Intent and Purpose of the Official Plan

As identified on Schedule B8 of the Ottawa Official Plan (Figure 6), the subject property is located in the Suburban Transect and designated Neighbourhood. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development in a low-rise built form. The character of Neighbourhoods takes into consideration local and existing context of the surrounding area and appropriateness of interfacing structures and the public realm (§6.3.2.2). As seen on the images in the preceding section, the garages located on the subject property are characteristic of single detached dwellings within the surrounding area. As noted in Figure 7, the proposed garages are comparable to other attached units, as well as neighbouring residential subdivisions. Further, Section 6.3.2.4 recognizes that corner lots afford unique opportunities, stating that the Zoning By-law may establish separate standards as appropriate for development on these types of lots.

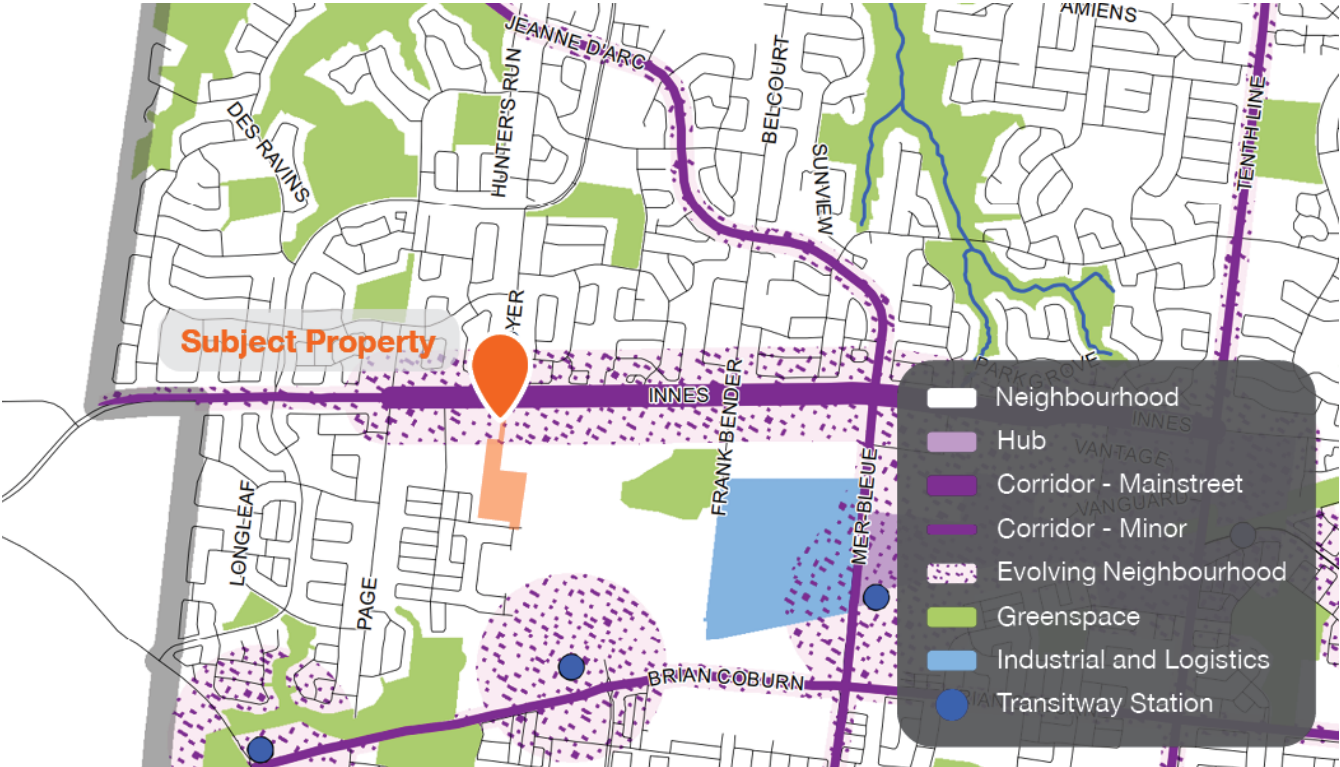


Figure 6: Schedule B8 – Suburban (East) Transect, City of Ottawa Official Plan.

Furthermore, these townhouses are part of a larger Draft Plan of Subdivision proposing development on an underutilized lot in an existing community within close proximity of commercial uses and frequent transit service. This is in line with the City’s strategic direction of intensification and diversification of housing options as outlined in Section 2.2.1. The policy intents of this section include to 1) Direct of residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods; and 2) Provide housing options for larger households, both of which are supported by this development. Section 3 of the OP describes high demand for ground-oriented dwelling units, including the typologies provided by this development.

The corner townhouse dwellings and associated garage exhibit considered and complementary design features to the surrounding area. Further, the dwelling complies with the relevant permitted use, urban design, and compatibility

policies of the Official Plan. The subject property is located in the Neighbourhood designation and adheres to the general intent of the Official Plan by providing low-rise development, which includes a garage that is permitted and a compatible use, and characteristic of the surrounding community. The proposed development includes a considerable number of ground-oriented dwelling units, seen as desirable by the OP, and will be able to proceed through to registration following approval of these Minor Variance applications.

3.2 Do the Minor Variances Maintain the General Intent and Purpose of the Zoning By-law?

The subject property is split-zoned Residential Third Density, Subzone YY – R3YY, with two different exceptions, 2723 and 2724. The future lots subject of this application are located within the R3YY[2723] part of the subject property. The R3 zone allows for a variety of ground-oriented built forms, ranging from single detached dwellings to townhouse dwellings. The purpose of the zone is as follows:

- / Allow a mix of residential building forms ranging from detached to townhouse dwellings in areas designated as General Urban Area in the Official Plan; (By-law 2012-334)
- / Allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- / Allow ancillary uses to the principal residential use to allow residents to work at home;
- / Regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced: and

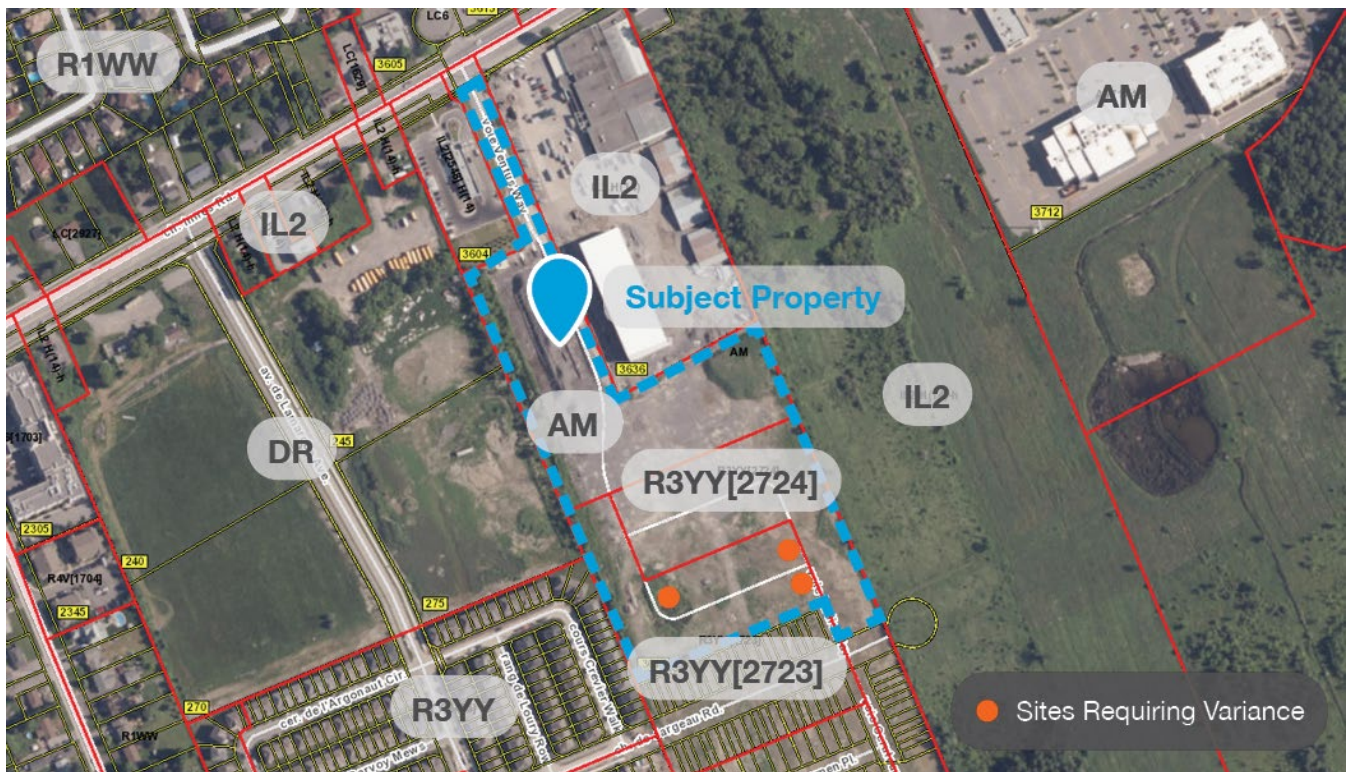


Figure 7: Zoning map of the subject property and surrounding area.

The following table outlines the relevant zoning provisions as they pertain to the subject property:

Provision	Required	Provided	Compliance
Minimum Lot Area	1,400 square metres	529.7 square metres	Yes
Minimum Lot Width	18 metres	14.1 metres	Yes
Minimum Front Yard Setback (Urban Exception 2723)	4.75 m	4.41 - 4.45 metres	NO
Minimum Corner Side Yard Setback (Urban Exception 2723)	2.5-4.25 m	5.97 metres +	Yes
Minimum Interior Side Yard Setback	1.5 m	3.2 m total (1.6 m on each side)	Yes
Minimum Rear Yard Setback	6 metres	6 metres	Yes
Maximum Building Height	12 metres	<12 metres	Yes
Minimum Parking Spaces <i>Table 101 – Area C</i>	1 per dwelling unit	2 spaces	Yes
Maximum Front Yard Area for Driveway Use (Urban Exception 2723)	65%	~47 - 51%	Yes

Table 1: Zoning provisions for the subject property.

As identified in the above zoning table (Table 1), the subject property is compliant with all relevant provisions of the R3YY [2723] zone in terms of built form and use, with the exception of the required minimum front yard setback. The requested relief of 0.35 metres will not prohibit the orderly contemplation of future development. It is worth noting that the abutting R3YY[2724] zone allows for a minimum front yard setback of 4.25 metres, under which the garages would be compliant. As the relief only applies to corner lots, a variance to the exception can be targeted to this specific condition.

The Minor Variance applications meet the general intent and purpose of the Zoning By-law, by providing low-rise development in an area so characterized. The requested relief will legalize garages that extend less than 0.35 metres into the front yard beyond what is permitted, maintaining the general intent and purpose as reflected in the neighbouring R3 zone.

3.3 Is the Variance Desirable for the Appropriate Development or Use of the Land?

The requested Minor Variances are desirable, as they will allow for well-designed townhouse dwellings and attached garages within an approved Draft Plan of Subdivision to be lawfully permitted. Allowing the variances will permit dwelling units with the appropriate use of materiality, design features, and overall scale that respects, reflects, and builds upon the existing character of the neighbourhood, which includes similar attached garages throughout the Orleans community. As illustrated on the submitted survey and photographs, the attached garages are designed and located to align with the existing front yard character of the area to assist in compatibility with the suburban built form of residential development of the area.

In approving the variance to permit a front yard setback 0.35 metres shorter than required, the development can proceed, and the residential subdivision can be brought to market, providing well-needed housing stock within a built-up area, as directed by provincial and municipal policy documents.

3.4 Is the Variance Minor in Nature?

The requested Minor Variances do not inhibit the existing development from meeting all other provisions within the Zoning By-law and will continue to allow the subject property and neighbouring properties to develop in a manner that is consistent with the built form and planned uses of the surrounding area.

The proposed Minor Variances look to reduce front yard setbacks for three future lots in a neighbourhood that is characterized by similar uses in the form of front-facing attached garages. Further, the reduction in setback of a maximum of 0.35 metres (roughly one foot) may not be perceptible from the viewpoint of the street, especially when considering the reduced setback permitted by abutting zoning exception 2724.

The general intent of regulating setbacks is to protect the surrounding area, allow residents to enjoy their space, and accommodate visitor parking in front of the garage. Such a small variance in this area is unlikely to reduce the protection afforded to surrounding areas or the enjoyment of space by residents and visitors. It will also continue to allow visitor parking in front of the garage without vehicles impacting sidewalks or roadways.

As the consideration of this test relates to undue adverse impact on adjacent properties, the minor reduction can be said to be minor in nature.