



June 4, 2024

Mr. Michel Bellemare
Secretary Treasurer
Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-06-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Application for Consent
2094 Boyer Road
PART LOTS 4 AND 5, CONCESSION 2
City of Ottawa
Owner: Talen Homes Inc.

Dear Committee Members:

HP Urban and The Stirling Group have been retained by the Property Owner to assist with the Consent Application for the property located at 2094 Boyer Road, described as PART LOTS 4 AND 5, CONCESSION 2, OTTAWA FRONT, GLOUCESTER, PARTS 3 AND 4, PLAN 5R-9573 CITY OF OTTAWA. The property is a corner lot, rectangular in shape and resides within the Orleans Community, Ward 2. The property owner is proposing to sever the existing lot into two lots fronting on to Boyer Road. The existing house on the property today is proposed to be demolished in time.

The subject property resides within the Neighbourhood land use designation in the Official Plan, Schedule B8 Suburban (East) Transect. The subject property is zoned Residential Second Density, subzone N (R2N) in the City of Ottawa Zoning By-Law.

To proceed with the development as proposed, a consent application is required. If approved, the development would consist of a long semi-detached dwelling and one standard semi-detached dwelling.

SITE LOCATION

The subject property is a corner lot located at the intersection of Boyer Road and Meadowglen Drive with a civic address of 2094 Boyer Road, Part of Lots 4 and 5, Concession 2, in the former Township of Gloucester (Figure 1). The lot is approximately 1,348 m² and currently contains a single detached dwelling.

As seen in Figure 1, the other surrounding land uses predominantly consist of residential.



Figure 1 – Aerial View of Subject Property

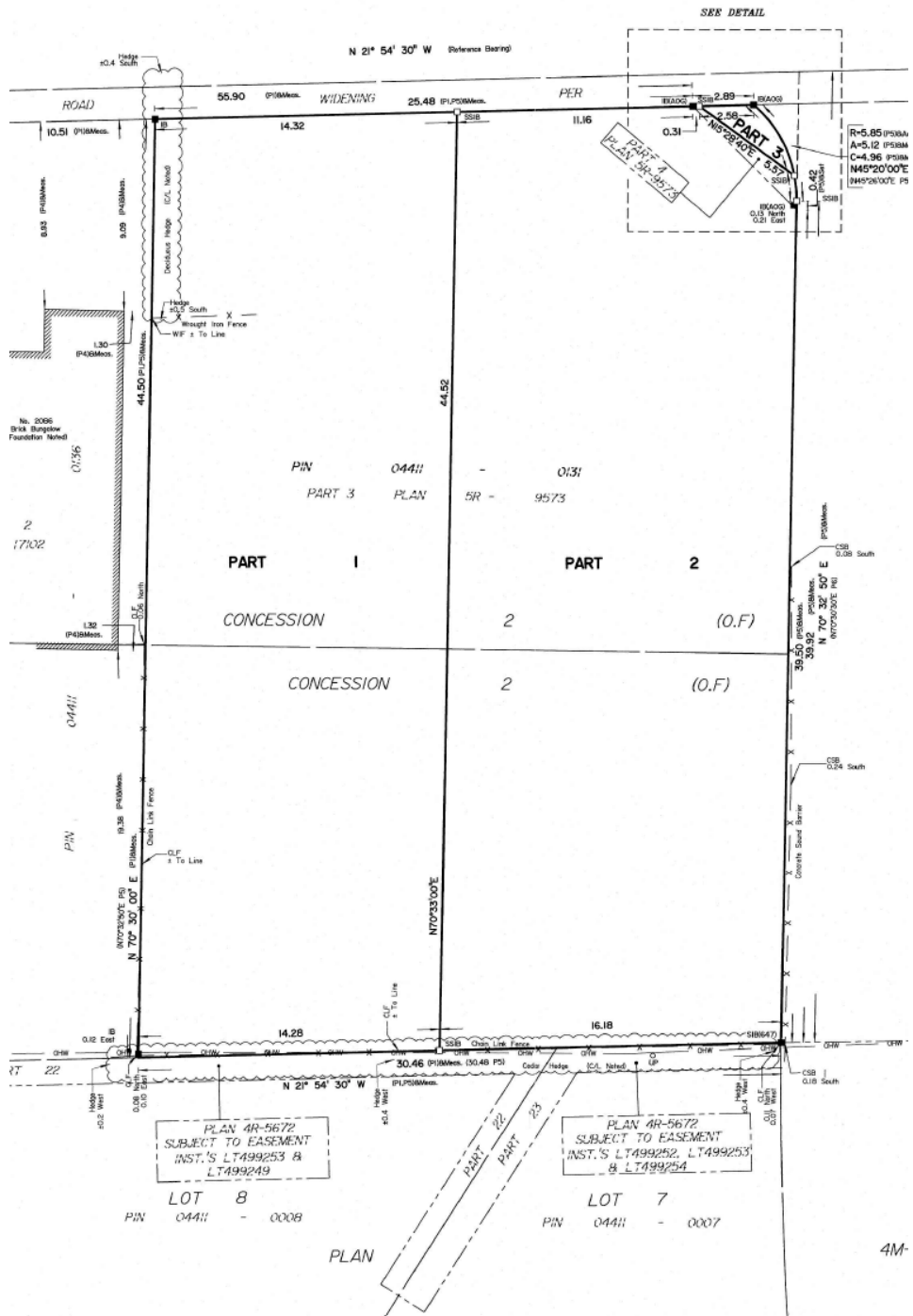


Figure 2 – Proposed Draft R-Plan

PROVINCIAL POLICY STATEMENT, 2020

The Provincial Policy Statement (PPS) 2020 was issued under Section 3 of the *Planning Act* and came into effect May 1, 2020, replacing the Provincial Policy Statement issued April 30, 2014. The PPS provides policy direction on matters of Provincial interest relating to land use planning while providing for appropriate development that protects resources of provincial interest, public health and safety and the quality of the natural and built environment.

Section 1.0 speaks to efficient land use and development patterns to support sustainability through the promotion of strong, liveable, healthy, and resilient communities.

- *The proposed severances adhere to this policy as it will add two new lots creating an increase in value to the land and to the community while maintaining compatibility with its surrounding area.*

Section 1.1 speaks about managing and directing land use to achieve efficient and resilient development.

- *The subject site is located within a built-up community with the proposed severances offering opportunities for two additional lots for the purpose of building long semidetached dwellings. This promotes the sustainability of these communities without affecting settlement area boundaries or the surrounding environment.*

Section 1.6 speaks about infrastructure and public service facilities.

- *The proposed severances will require services through the existing City infrastructure already in place. This makes good use of existing services that have the capacity to support these two new lots.*

Section 2.2 speaks to Water, *with no water resources identified on the subject property.*

Section 2.3 speaks to Agriculture, *with no identified agricultural resources or prime agricultural areas identified the subject property.*

Section 2.4 speaks to Minerals and Petroleum, *with no identified resources found on the subject property* while **Section 2.5** speaks to Mineral Aggregate Resources, *with no identified resources found on the subject property.*

Section 3.0 of the PPS speaks to Protecting Public Health and Safety

- *The subject site does not contain any identified natural hazards or known man-made hazards and there have been no documented sources of contamination on the property.*

As shown above, the proposed consent applications align with the Provincial Policy Statement (2020).

CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B8 – Suburban East – of the Official Plan identifies the land designation for the subject property as Neighbourhood.

The City of Ottawa’s Growth Management Framework is set out in Section 3 of the Official Plan. It focuses on the goal of providing sufficient development opportunities to increase sustainable transportation mode shares and use of existing and planned infrastructure, while reducing greenhouse gas emissions.

The intent of the City’s Growth Management Framework is:

- To provide an appropriate range and mix of housing that considered the geographic distribution of new dwelling types and/or sizes to 2046;
- To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
- To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

The proposed consent and minor variance applications at 2094 Boyer Road which would allow for intensification on the subject site meets the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
 - *The subject property is designated Neighbourhood, and the proposal seeks to provide for gentle intensification of the site.*
- **Policy 4 in Section 3.2** states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.
 - *The subject property has municipal water and sewer services along Boyer Road.*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.

- *The proposed development seeks to develop the subject site with two long semi-detached dwellings and a semidetached dwelling. Unit sizes are proposed to be 800 square feet to about 1000 square feet.*

As defined in the Official Plan... *“Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities.”*

Section 6.3.1 of the Plan speaks to the function of Neighbourhoods and Policy 4) notes that “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: b) “Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);”

Section 6.3.2 1) further notes that “The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15- minute neighbourhoods. Innovative building forms include, but are not limited to:... development of a single lot or a consolidation of lots to produce missing middle housing;”

- *As noted on the cover page, if approved, these applications would allow for the creation of missing middle housing units on a single lot where one single detached dwelling had previously existed all while meeting most of the provisions of the R2N Zoning.*

As demonstrated above, the proposed severances comply with and are supported by the policies found within the City of Ottawa Official Plan (2022).

CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted above, the subject site is zoned Residential Second Density, subzone N (R2N).

Section 157 outlines the permitted uses within the R2N Zone as follows:

- bed and breakfast,
- *detached dwelling*
- diplomatic mission
- duplex dwelling
- group home
- home-based business
- home-based daycare
- linked-detached dwelling
- retirement home
- additional dwelling unit
- ***semi-detached dwelling***
- urban agriculture

Further, **Section 145** provides standards for long semi detached in the R2N zone. Those standards are:

- A long semi-detached dwelling is permitted on any interior lot in an R2 zone where a semi-detached dwelling is permitted.
- The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the long semi-detached dwelling including both dwelling units.
- Where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes.

The subject site is a corner lot, however once severed, the corner lot is proposed to be a semidetached dwelling while the interior lots are proposed as long semidetached dwellings.

Thus, as shown in Section 157 in conjunction with Section 145, long semidetached dwellings and semidetached dwellings are permitted uses within this zone.

The below tables outline how this proposed development meets the R2N zoning provisions as provided by Table 158A and illustrated on the attached site plan.

A Draft R-Plan has been provided in Figure 2.

- Long Semidetached unit proposed on Part 1 (Lot 1)
- Semi Detached unit proposed on Parts 2 & 3 (Lot 2)

R2N Provisions – Long Semi Detached	Required	Proposed
Minimum Lot Width	10m	14.31
Minimum Lot Area	300 m ²	636 m ²
Building Height	11m	8.5m
Minimum Front Yard	5m	5.05m
Minimum Rear Yard	7m	14.47m
Minimum Interior Side Yard	1m	2.67m /3.16m

R2N Provisions – Semi Detached Dwelling	Required	Proposed
Minimum Lot Width	9m	16.18
Minimum Lot Area	270 m ²	715.7 m ²
Building Height	11m	~8.5m
Minimum Front Yard	5m	5.05m
Minimum Rear Yard	7m	13.88m
Minimum Interior Side Yard	1m	2.67m
Minimum Corner Side Yard	5m	5.05m

As shown above, the proposed long semidetached and semi-detached lots fully comply with the R2N Zoning provisions set out in the City of Ottawa Zoning By-Law.

A copy of the proposed conceptual site plan has been submitted with the applications and is shown below.

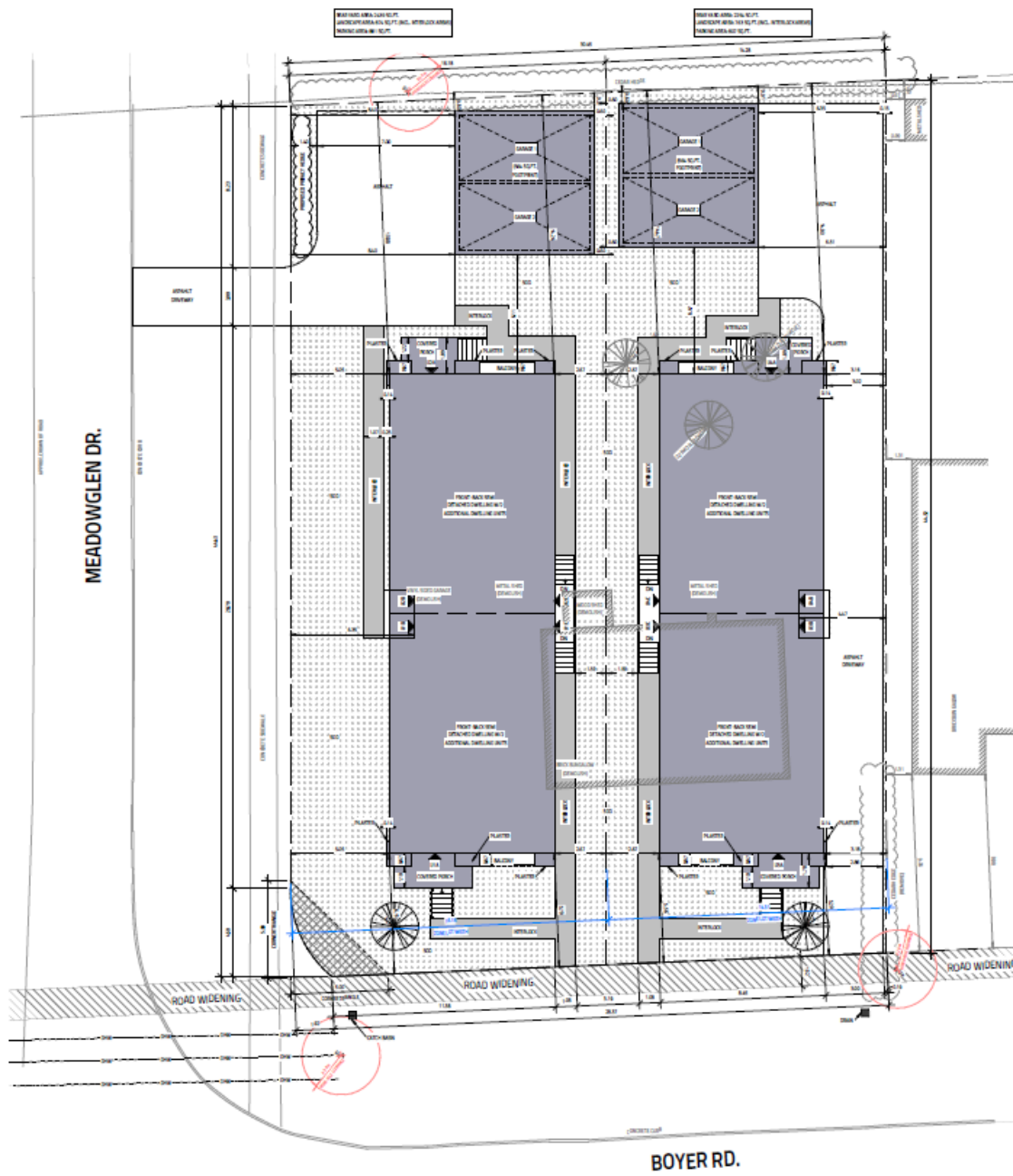


Figure 3 – Proposed Site Plan

COMMUNITY CONTEXT



Figure 4 – View looking at the subject property from Boyer Road; 2094 Boyer Road.



Figure 5 – View of the subject property from the corner of Boyer Road and Meadowglen Drive.

DISCUSSION

Planning Act Section 51 – Part 25 Compliance

Provision	Applicability	Application Compliance
(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.	Yes	The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs taking advantage

		of existing infrastructure. The proposed consent conforms to the overall objectives and intent of the PPS and supports one of its main tenets, specifically Section 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.
(b) Whether the proposed subdivision is premature or in the public interest;	Yes	The subject lands are zoned for the development. The consent is therefore in the public interest as it allows for the development of much needed rental family style housing.
(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The parcels conform to both the appropriate OP and Secondary Plan policies.
(d) The suitability of the land for the purposes for which it is to be subdivided;	Yes	The consent application is meant to facilitate the creation of a new lot that will allow the construction of a new building. Any development that occurs will adhere to City zoning and building regulations.
(e) If any affordable housing is being proposed the suitability of the proposed units for affordable housing;	No	

<p>(f) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;</p>	<p>No</p>	
<p>(g) The dimensions and shapes of the proposed lots;</p>	<p>Yes</p>	<p>The retained parcel is of an appropriate size to continue to function in the same manner as it does today – it is fully zoning compliant. The severed parcel is also fully zoning compliant and are of a size and dimension that is an appropriate in the context of the streetscape as demonstrated in this Planning Letter.</p>
<p>(h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on the adjoining land;</p>	<p>No</p>	
<p>(i) Conservation of natural resources and flood control;</p>	<p>No</p>	
<p>(j) The adequacy of utilities and municipal services;</p>	<p>Yes</p>	<p>Full Municipal Services exist on Boyer and can service the development in accordance with City of Ottawa servicing standards</p>
<p>(k) The adequacy of school sites;</p>	<p>No</p>	
<p>(l) The area of land, if any, within the proposed subdivision that, exclusive of highways is to be</p>	<p>No</p>	

conveyed or dedicated for public purposes;	
(m) The extend to which the plan’s design optimized the available supply, means of supplying, efficient use and conservation of energy; and	No
(n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30;2001, c. 32, s. 31(2); 2006, c.23, s. 22 (3,4); 2016, c. 25, Sched. 4, s. 8 (2).	No

SUMMARY

The applicant is seeking a consent for the property known as 2094 Boyer Road for the purpose of developing a long semidetached dwelling and one semidetached dwelling.

The proposed severance is consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with the Zoning By-Law requirements of the Residential Second Density, subzone N (R2N) zone for the intended uses of the new lot.

Please contact us if you require any additional information.

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group