



Variance Rational

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18 June 2024

Contents:

1.0 INTRODUCTION and PROJECT OVERVIEW:	Page 2
2.0 SITE OVERVIEW & COMMUNITY CONTEXT:	Page 2
3.0 DEVELOPMENT PROPOSAL	Page 8
4.0 POLICY AND REGULATORY FRAMEWORK:	Page 9
5.0 CONCLUSION:	Page 14

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-06-18
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 to permit the construction of a 3 Townhouse Project with the demolition of an existing detached dwelling unit. The property is located at on Heron Road between Hollington Street and Silver Street in Overbrook McArthur. The variances requested are for building height.

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 15.24m (east/west) and a depth of 41.45m (north/south). It has a lot area of 464.17 m². The zoning is R3A.

It is located in the Schedule B2 - Inner Urban Transect. The site is in a designated emerging neighbourhood.



Surrounding Land Uses:



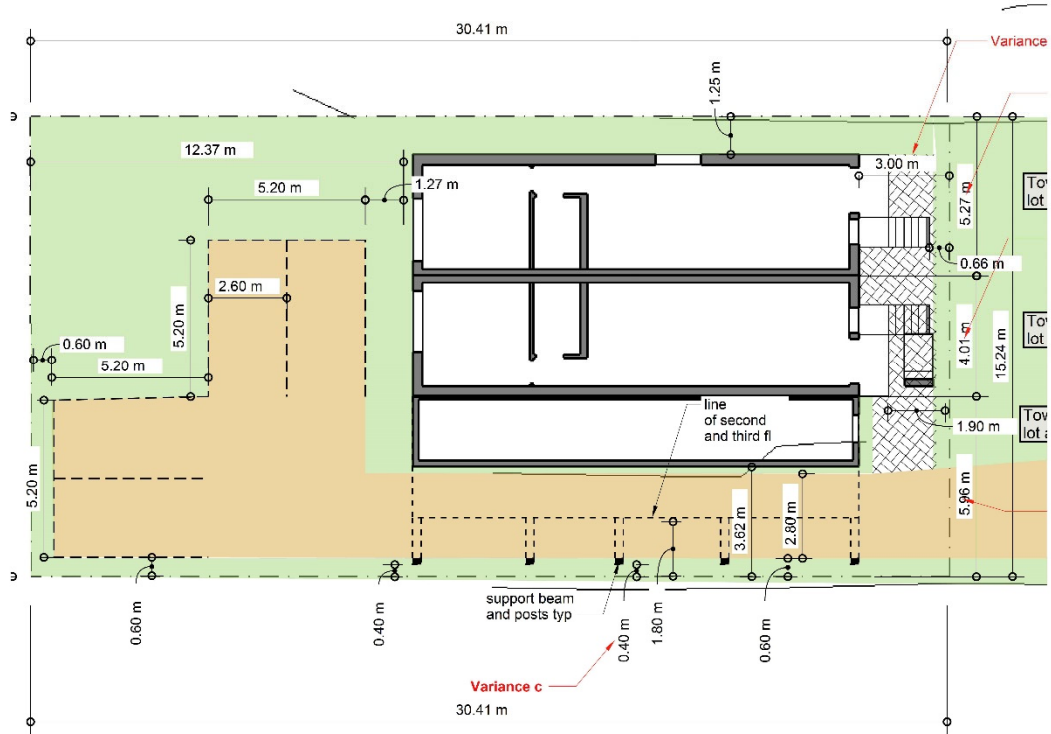
The property is bounded primarily by detached dwellings and some low-rise apartments to the north. Heron road is to the south and there are a mix of detached and small multi unit residential buildings. The right of way of Heron is 46m at this location.

Neighbourhood





Subject Site





1) Subject Property





2) The Streetscape looking to the East



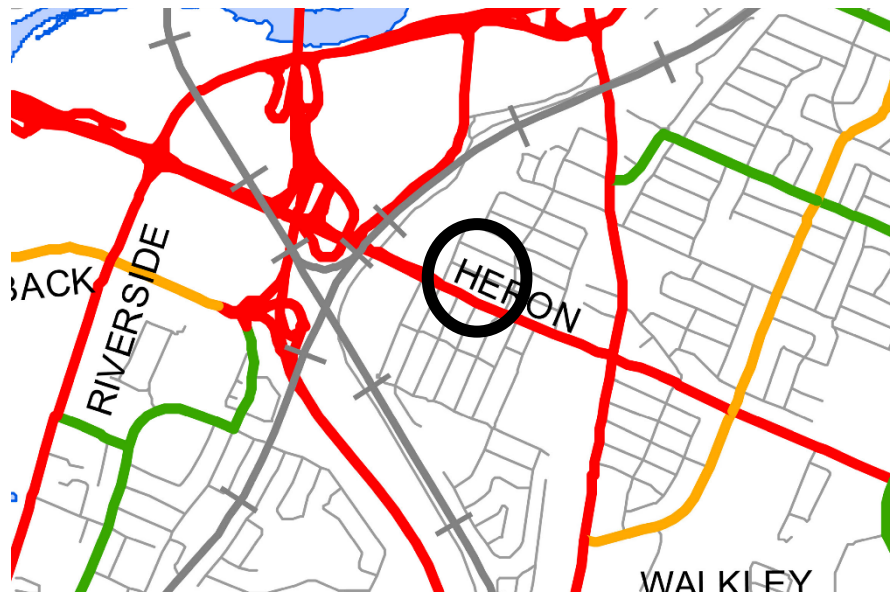
3) The Streetscape looking to the West





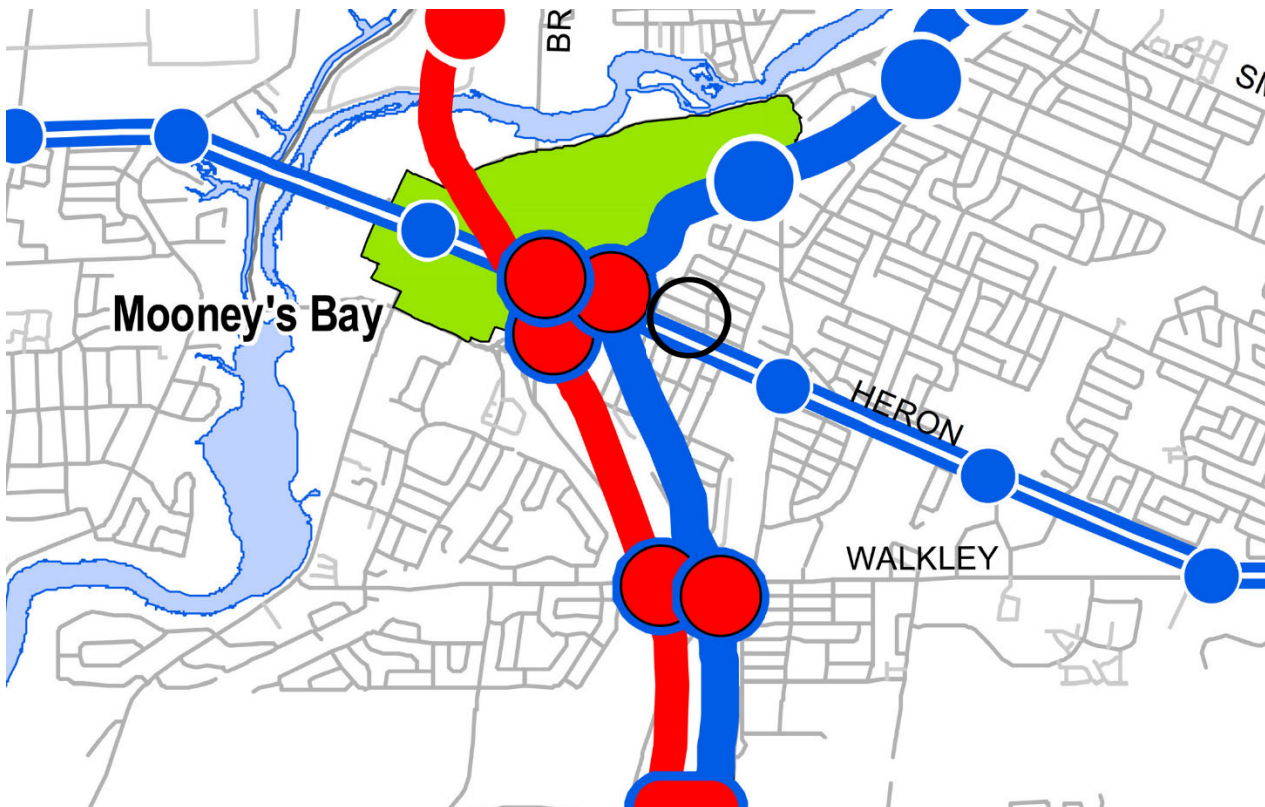
Road Network:

Heron Road that is classified as an arterial on Schedule C4 - Urban Road Network.



Transit Services:

Heron has planned Major Transit Station & Routes, Transitway - At Grade Crossings





Level Br

Community Services:

The site is located in the west of Bank street that is a commercial strip in the location of Bank and Heron Road

3.0 DEVELOPMENT PROPOSAL AND VARIANCES

The proposed building is an existing single-family home. The proposed variances will permit the construction of 3 townhouse dwellings

The requested variances are as follows:

- 1) to permit a maximum building height of 11.92m whereas the bylaw permits a maximum building height of 10.0m
- 2) permit a front yard setback of 3.0m, whereas the bylaw requires a min 6.0m front yard setback
- 3) permit westerly side yard of 0.4m (townhouse west), whereas the bylaw requires a min side yard of 1.2m
- 4) permit a lot area of 161.17 sqm (townhouse east), whereas the bylaw requires a lot area of 180 sqm
- 5) permit a lot area of 122.17 sqm (townhouse middle), whereas the bylaw requires a lot area of 180 sqm
- 6) permit a lot width of 5.27 m (townhouse east), whereas the bylaw requires a lot width of 6.0m
- 7) permit a lot width of 4.01 m (townhouse middle), whereas the bylaw requires a lot width of 6.0m
- 8) permit a lot width of 5.99 m (townhouse west), whereas the bylaw requires a min 6.0m front yard setback
- 9) permit a reduced soft landscaped area east front yard 8% soft landscaped, whereas bylaw requires soft landscaped area of 30%
- 10) permit a reduced soft landscaped area middle front yard 0% soft landscaped, whereas bylaw requires soft landscaped area of 30%
- 11) permit a reduced soft landscaped area west front yard 8% soft landscaped, whereas bylaw requires soft landscaped area of 30%

The proposed variances are all minor as they reflect the changes that will come to Heron Road as result of the new approved Official Plan.

- 1) The official plan identified the proposed max heights for a 4 to 6 storeys so the proposed “tall 3 storey” variance is minor
- 2) As a minor corridor the new zoning bylaw proposes CM2 for Heron Road at this location. It proposes a min front yard setback of “(c) Minimum front yard setback (m) No minimum” and we are proposing 3m, 50% of the required 6m



3) The westerly side yard reduction is for posts and beam structure to support the further setback second storey at 1.8m to permit the laneway access to the rear. The required setback is 1.2m, and as such the variance is minor.

4),5),6),7),8),all relate to lot width and lot area and should be deemed minor as in the proposed CM2 zone there is no min lot area and lot width.

9),10),11) The reduction min percentage of soft landscaping is a result of the reduced min front yard setback and the desirability of individual entrances to all 8 units. The amount of soft landscaping at the rear is greater than required as is the rear yard setback.

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 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 “Evolving Neighbourhood” under Schedule B1 - Downtown Core Transe

The Proposal supports 15 min neighbourhood through the following:

- a) 4 car parking space have been placed in the rear to comply with the official plan main street designation for Heron Road.
- b) Amenity space is provided in the rear yard.
- c) Lighting will be for safety purposes and will respect the dark skies initiative.
- d) The building will not generate additional noise.
- e) The additional people living in the neighbourhood will increase the number of commercial services that might chose to locate in the area as well as better utilize transit services.

OP Section 3. Growth Management Framework

OP 3.2 Support Intensification

Table 3b

“Housing density

Inner Urban Transect, 60 to 80,”

This project helps move the inner urban transect closer to 60 to 80 units per hectare with a net density of 170 units per hectare.

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;
- b) Allowing housing forms of eight or more units in appropriate locations as-of-right within the Zoning By-law;”.

OP Section 5. Transects

OP 5.1.5 Provide direction to the Neighbourhoods located within the Inner City Transect

5.2.3 Provide direction to the Hubs and Mainstreet Corridors located within the Inner Urban Transect

3) Along Minor Corridors, permitted building heights are as follows, subject to appropriate height transitions and step backs:

- a) Generally, not less than 2 storeys and in the maximum height range of between 4 to 6 storeys, except where a secondary plan or area-specific policy specifies different heights;
- b) Where the Zoning By-law permits a Low-rise building, an amendment to this Plan shall not be required to consider a building of 5 or 6 storeys;
- c) The wall heights directly adjacent to a street of such buildings shall be proportionate to the width of the abutting right of way, and consistent with the objectives in the urban design section on Mid-rise built form in Subsection 4.6.6, Policy 7); and
- d) The height of such buildings may be limited further on lots too small to accommodate an appropriate height transition.

“5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect

1) Neighbourhoods located in the Downtown Core shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the following:

- a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;*
- c) Provides for a Low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density Low-rise residential development;*
- d) Building on Table 6, provides an emphasis on regulating the maximum built form envelope that frames the public right of way; and*
- e) In appropriate locations, to support the production of missing middle housing, prohibit lower-density typologies.*



The site is located in the Inner Urban Transect, Evolving Neighbourhood designation

5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect

1) Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:

a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;

5.6.1.1 Provide built form direction for the urban area where intensification is anticipated to occur

The Evolving Overlay will be applied generally to the properties that have a lot line along a Minor Corridor ;lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metreradius of a rapid transit station. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing:

a) Guidance for a gradual change in character based on proximity to Hubs and Corridors,

b) Allowance for new building forms and typologies, such as missing middle housing;

c)Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals; and

d)Direction to govern the evaluation of development.

OP Section 6. Urban Designations:

The site is designated a 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...”

And

“4) The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential 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);”

The proposed building responds to these requirements by proposing a three storey townhouse residential dwelling.



Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern and keeps the exiting building fronting on the street, 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 R3A:

Purpose of the Zone

The purpose of the R3 - Residential Third Density Zone is to:

- (1) 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)
- (2) allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- (3) allow 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 mixed 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 variances should be considered minor for the following reasons:

1. It is minor and desirable.
 - a. The property is located on a minor corridor as designed by the Official Plan and an existing arterial. The future zoning bylaw will likely designate Heron Road as a main street as the Official Plan and Transportation Plan show a future at grade transit corridor. Height limits encourage min 2 storeys, with 4 to 6 storeys preferred. The variances for height and front yard setback are minor considering the current Official Plan designations. The min lot width and lot are should be considered minor in that a much higher density will be developed along this future transit corridor. Parking is placed in the rear to permit an active streetscape and the ability to eliminate the parking in future when transit become predominant.
2. The general intent and purpose of the Zoning By-law is maintained
 - a. the intent of the bylaw is to permit townhouses.
 - b. The intent of the bylaw that the new infill properties respect the existing character of the evolving 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