



planning  
+ design

# PLANNING RATIONALE

43-C Eccles Street, Ottawa, ON, K2G 3M5

[www.q9planning.com](http://www.q9planning.com)

[christine@q9planning.com](mailto:christine@q9planning.com)

**Date:** May 15, 2024

**File:** 020224 - 7084 Mason Street

**To:** Michel Bellemare, Secretary Treasurer  
Committee of Adjustment  
City of Ottawa, 101 Centrepointe

**Committee of Adjustment**  
Received | Reçu le

**2024-05-28**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

## RE: PROPOSED MINOR VARIANCE APPLICATION FOR 7084 MASON STREET

Dear Mr. Bellemare,

Q9 Planning + Design have been retained by Aman Dhaliwal to prepare a Planning Rationale regarding the minor variance application in order to construct a new detached dwelling on the subject site at 7084 Mason Street.

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

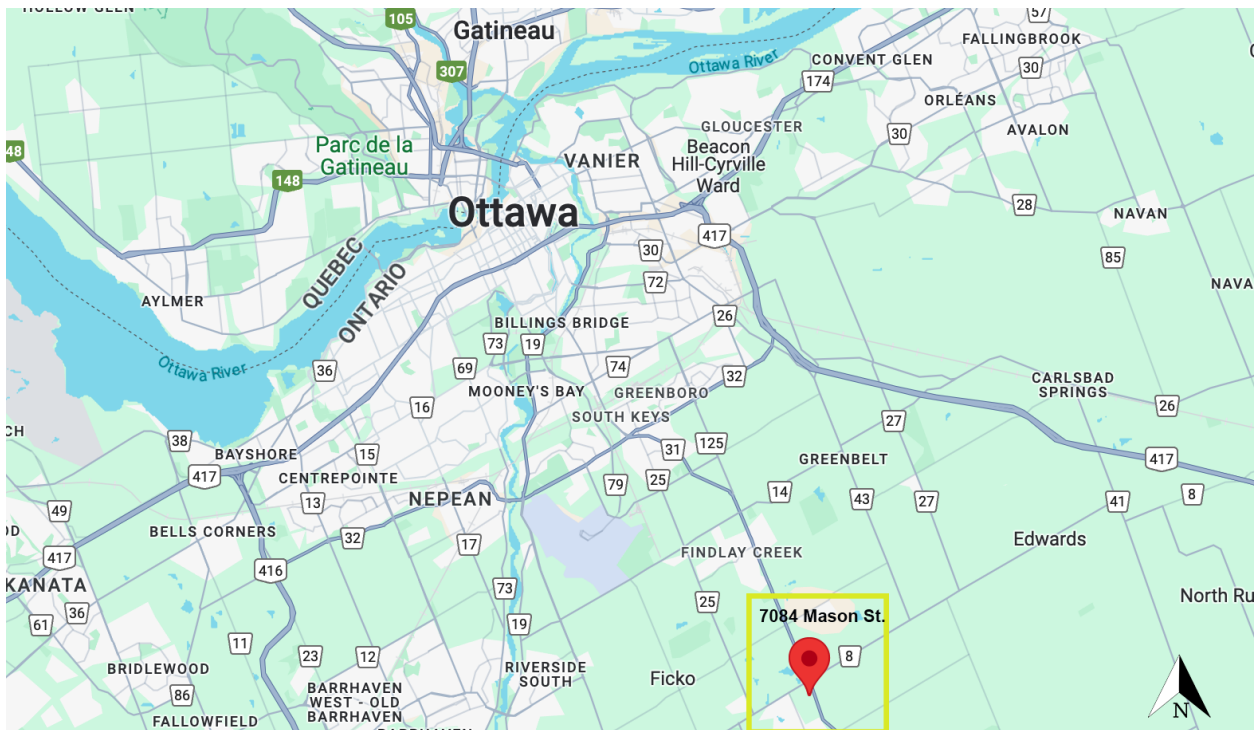


Figure 1: Location Plan (Source: Google Maps)

## OVERVIEW

The subject site is a rectangular, interior lot located on the south side of Mason Street in the Village of Greely, within Ward 20 - Osgoode in the City of Ottawa. The neighbourhood is characterized by low-rise, ground-oriented detached dwelling on large lots. The site is located south west of the intersection of Bank Street and Mitch Owens Road. The site is located within the northern portion of the Village of Greely

The proposed development is to construct a new detached dwelling with a lot coverage of 26%. In order to facilitate this development, a minor variance is required.

### **Minor Variance Requested**

The requested variance for the application is identified below:

Single-Detached Dwelling (7084 Mason Street)

- (a) To permit a lot coverage of 26%, whereas there maximum permitted lot coverage is 15%. (Section 239, Table 239)

### **Documents Required and Submitted**

The following lists all required and submitted documents in support of the identified Committee of Adjustment application.

- [ Site Plan
- [ Elevations
- [ Survey
- [ Planning Rationale (this document)
- [ Fee
- [ Application Form

## SITE & CONTEXT

### Site

The subject site is a rectangular interior lot located along the south side of Mason Street in the Village of Greely. The property is currently vacant and has fill on the site. The surrounding lots on both sides of Mason Street and on McMartin and Marco Streets to the north, are of similar size and shape to the subject site, with wide frontages and reasonably sized lot areas. The site has 30.48 metres of frontage along Mason Street and is approximately 1,411 square metres in area. The abutting properties to the north, east and west are single detached dwellings between 1 to 2 storeys in height. The following list provides the lot dimensions for 7084 Mason Street:

- [ Lot frontage: 30.48 m
- [ Lot depth: 46.23 m
- [ Lot area: 1409 m<sup>2</sup>



Figure 2: Site Map (Source: GeoOttawa)





*Figure 3: Photo of subject property, vacant site*



## Context

The subject property is located in an established residential neighbourhood consisting of a variety of ground-oriented residential dwelling types. The immediate context is characterized by single-detached, with a variety of architectural styles and features, indicating gradual and continuous redevelopment of the area over time. The property forms part of the north side of a block that is bounded by Mason Street to the north, a rural property to the south, Esther Street to the west, and Bank Street to the east. There are eleven lots located along the northern end of the block including the subject property.

Most of the lots in the immediate area along Mason Street consist of detached 1 to 2 storey homes situated inline on large, similar-sized, square/rectangular lots.

Mason Street itself is a east-west street that runs from Old Prescott Road in the west to Bank Street in the east. It features one lane of travel in each direction. There are no sidewalks along Marco Street or other streets in the close vicinity.



Figure 4: Context Map (Source: Open Street Map, edited by Q9 Planning)





*Figure 5: Mason Street, looking west at intersection of Mason & McMartin Street*



*Figure 6: Across the street from the subject site on Mason Street*





*Figure 7: Across the street from the subject site on Mason Street*



*Figure 8: Mason Street, looking east toward Bank Street*



## PROPOSED DEVELOPMENT

The proposed development is to construct a new detached dwelling on the subject property. It will be constructed with a mix of masonry veneer and precast band. The garage will be recessed slightly behind the front porch, providing a design that is not dominated by a garage. The dwelling will be two-storeys in height. The development will provide increased living space on a large existing lot in a village context.

The dwelling is designed to be compatible with neighbouring dwellings, with an appropriate two-storey scale that compliments the low-rise character of the neighbourhood. The selected materials will further ensure that the home will be compatible with the neighbourhood character.

The development will feature a front yard setback of 8 metres, interior yard setbacks of 2.61 metres and 2.80 metres, and a rear yard setback of 21.16 metres. The property will have a landscaped area of approximately 36%.

The proposed variance is to permit a increased lot coverage. The lot is large and the new dwelling will maintain an adequate amount of soft landscaping in all yards, in a similar manner to what is observed in the surrounding neighbourhood.

The proposed building will have a footprint of 366 m<sup>2</sup>. The lot area is 1,409 m<sup>2</sup>. The proposed development is to construct a new detached dwelling with a lot coverage of 26%. In order to facilitate this development, a minor variance is required.

The following pages contain the Site Plan and Elevations.

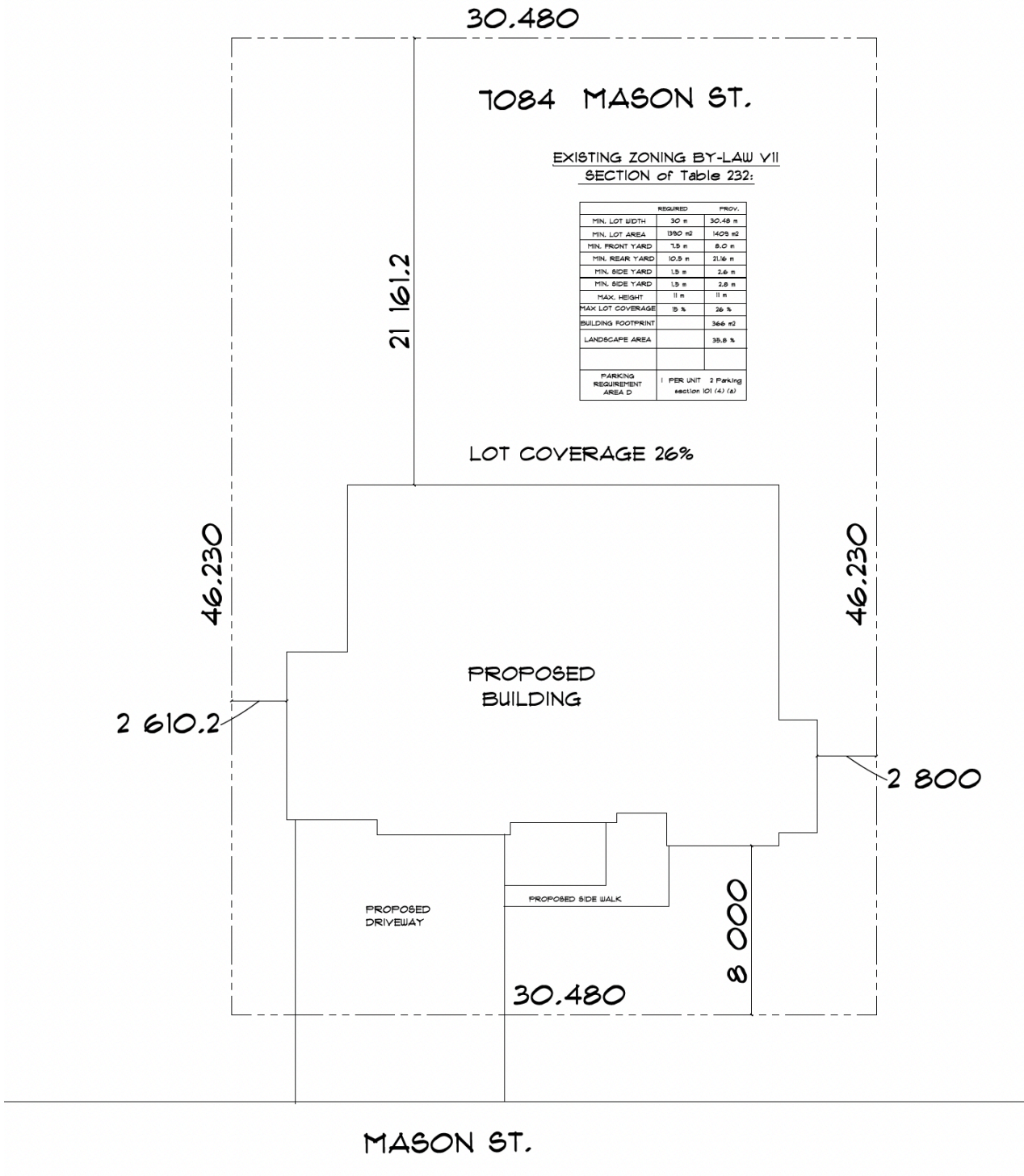


Figure 9: Site Plan prepared by Andre Theriault



Figure 10: Front Elevation, prepared by Andre Theriault, April 30, 2024



Figure 11: Rear Elevation, prepared by prepared by Andre Theriault, April 30, 2024



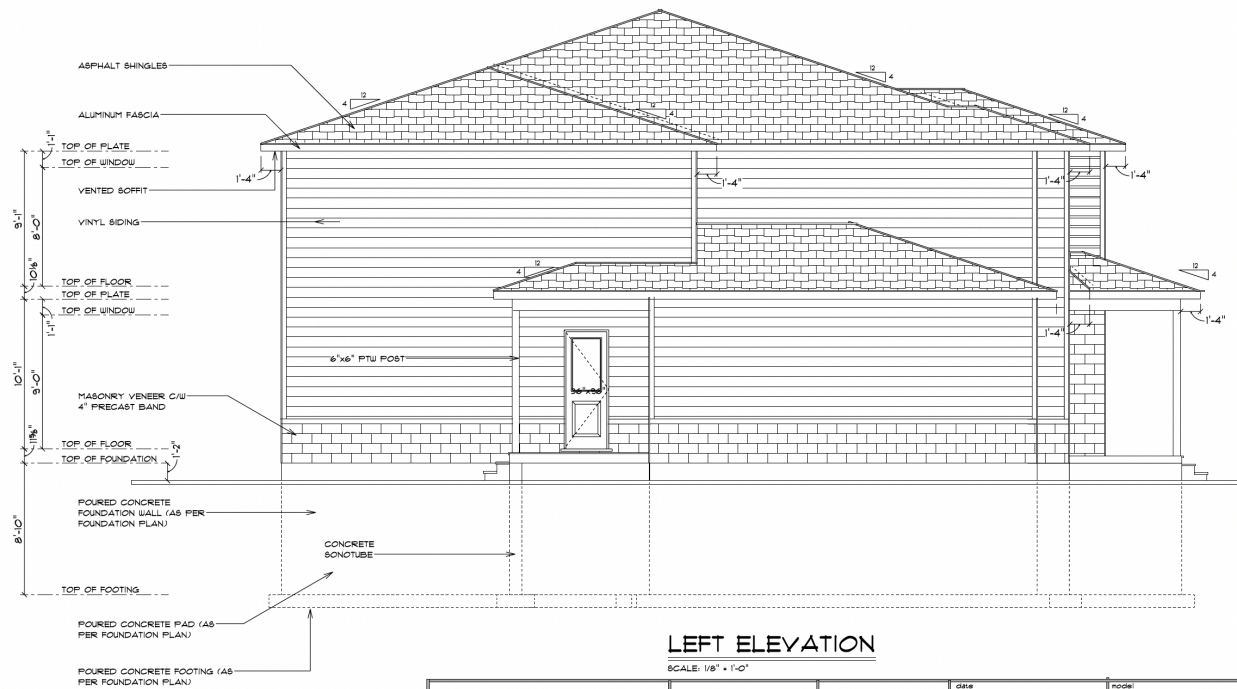


Figure 12: Left Elevation, prepared by prepared by Andre Theriault, April 30, 2024

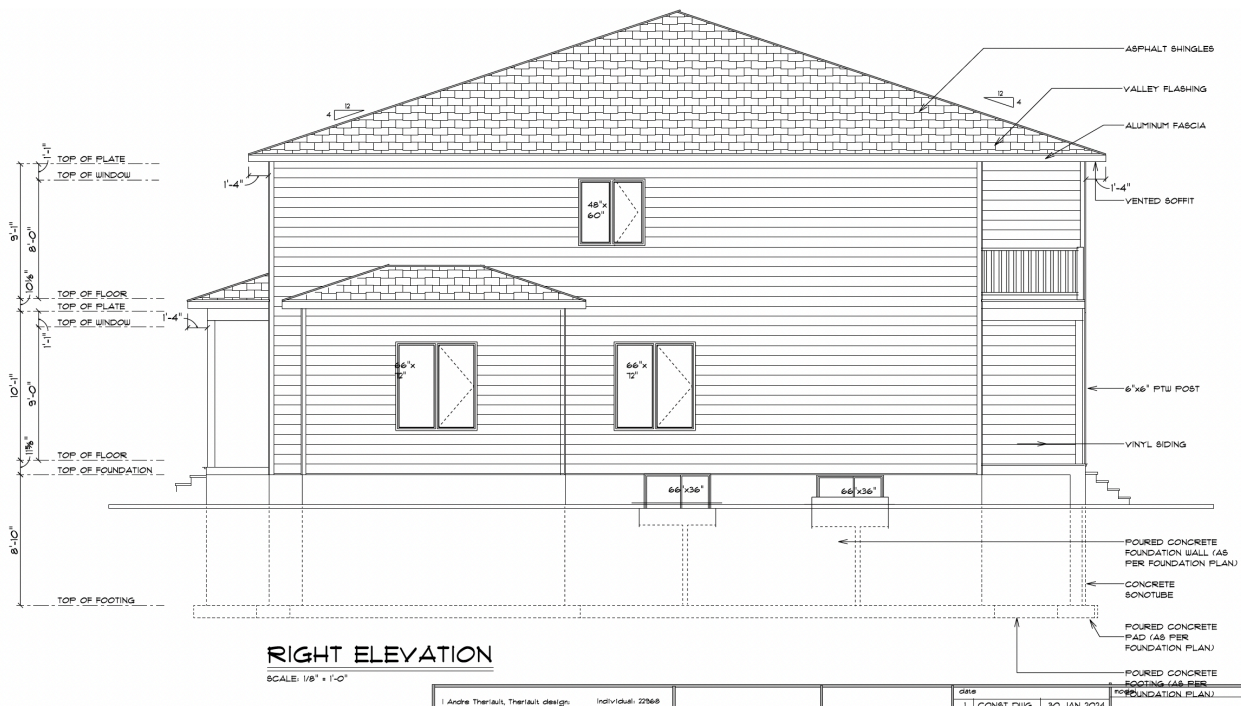


Figure 13: Right Elevation, prepared by prepared by Andre Theriault, April 30, 2024

## POLICY REVIEW

In order to obtain approval of the proposed minor variance required to construct a new single-detached dwelling on the property, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

### Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020 and provides broad policy direction on matters of provincial interest related to land use planning and development. The Plan is intended to provide for appropriate development while protecting Provincial resources of interest, public health and safety, and the quality of the natural and built environment. The PPS is complemented by other Provincial plans as well as municipal plans such as Official Plans and Secondary Plans. All plans and decisions affecting planning matters “shall be consistent with” the PPS.

Section 1.0 intends to wisely manage change and plan for efficient land use and development patterns, which in turn help support sustainability through strong, liveable, healthy, and resilient communities.

#### 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.*

**Comment:** The proposed development results in the construction of a new detached dwelling on an existing lot within a village in the rural settlement area. It contributes to the overall housing supply in the area and better reflects the needs of the current homeowners.

*1.1.3.1 Settlement areas shall be the focus of growth and development.*

*1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

**Comment:** The subject site is located inside the village of Greely which is a settlement area within the rural area. The proposed developments results in the creation of a new home on an existing lot within an established residential area, avoiding the creation of an additional lot in a greenfield area. The proposal makes use of existing private services, infrastructure, public services and transportation networks and does not require their uneconomical expansion.

*1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- b) permitting and facilitating:*
  - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
  - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of*



*housing and facilitate compact form, while maintaining appropriate levels of public health and safety.*

**Comment:** The proposed development results in the creation of one new detached dwelling on the subject property through a contextually-appropriate redevelopment of the existing site. The new house will be created on an existing privately serviced lot and does not necessitate the expansion of municipal infrastructure or services. Furthermore, the home will retain the low-rise, ground-oriented context of the area and achieves an appropriate design response that is compatible in scale, height, and massing with the surrounding neighbourhood. The proposal more optimally utilizes the available space on the lot while preserving the existing tree canopy and providing sufficient landscaping (36% landscaped area).

Section 2.0 of the PPS aims to ensure Ontario's long-term prosperity, environmental health, and social well-being through the wise management and conservation of natural resources. This includes policy direction on conserving biodiversity, protecting the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources.

Section 3.0 of the PPS intends to provide for Ontario's long-term prosperity, environmental health, and social wellbeing by reducing potential natural and human-made hazards and threats to public safety. Development is to be directed away from natural or human-made hazards.

**Based on our review, it is our professional planning opinion that the proposed development conforms with the Provincial Policy Statement (PPS), 2020.**

## **City of Ottawa Official Plan**

**Designation:** *Village, within the Rural Transect*

The new City of Ottawa Official Plan was passed by City Council on November 24th, 2021 and was approved by the Ministry of Municipal Affairs and Housing (MMAH) on November 4th, 2022. The Official Plan builds on the Five Big Policy Moves identified in the City's Strategic Plan and provides renewed goals, objectives, and policies intended to guide future growth and land use decision-making into the year 2046.

Section 2 contains the overarching strategic directions of the new Official Plan, centred around the Five Big Moves. These five broad strategic directions call for increased growth through intensification, sustainable transportation, context-based urban and community design, environmental, climate, and health resiliency embedded into planning policy, and planning policies based on economic development. Six cross-cutting issues have also been identified as essential to the achievement of liveable cities, which are related to intensification, economic development, energy and climate change, healthy and inclusive communities, gender equity, and culture.

**Comment:** The proposed development results in the construction of a new home on an existing property within a Village (Rural) area. It achieves a context-based and compatible design that is appropriately scaled to the neighbourhood and fits within the existing

streetscape. The development also accommodates the expanded needs of the current homeowners through redevelopment of an existing property, helping to manage growth through infill development and intensification. The proposal is appropriate based on the surrounding neighbourhood context and its location within a Village in the Rural Transect, contributing to the achievement of the Five Big Policy Moves.

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate land is provided to accommodate new growth. Most of the future growth in population and jobs is expected to occur within the urban settlement area, with the balance being accommodated in rural areas. Six transect policy areas underpin this growth management framework, with each transect policy area planning for new growth accommodation in accordance with the existing development context. Tailored direction is provided to gradually transition lands within these transects towards 15-minute communities.

**Comment:** The subject site is located in the rural settlement area within an established residential neighbourhood in the Rural Transect Area. The subject site is currently vacant. The proposed development provides the same residential use within the same single-detached typology. It helps retain a contextual form and dwelling type on the site while supporting growth accommodation and accommodating the owner's needs on an existing lot. This aligns with the planned direction for growth management in urban areas. A larger dwelling supports diversity and life cycle adjustments for growing families and multi-generational families.

Section 4 of the Official Plan provide policies applicable to development throughout the City, including those for more sustainable modes of transportation and the design and creation of healthy, 15-minute neighbourhoods. It also promotes housing choice to accommodate a variety of needs.

**Comment:** The proposed development provides a new single-detached dwelling within the rural settlement area, contributing to the housing choice and meeting the needs of the current homeowners.

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City, especially in Design Priority Areas. The subject site is not located within a Design Priority Area.

**Comment:** The proposed development contributes a well-designed single-detached home to the area which provides more living space for the current homeowners to better accommodate their needs. It results in a more functional site design that efficiently uses the available space on the lot while providing adequate zoning compliant setbacks and sufficient landscaping. The contextually-appropriate height and the overall scale and massing of the home is compatible with the abutting homes and fits into the streetscape context of surrounding detached dwellings with varied architectural styles. No shadowing, overlook, or other adverse impacts onto neighbours will result from the home. The attached garage, as proposed, is slightly recessed and integrates seamlessly into the front facade of the building, de-emphasizing the garage's visual appearance. As designed, the home provides a generous 8.0 m setback from the street ensuring that the provision of landscaping is sufficient and that the urban tree canopy can be supported. Overall, the

proposed development contributes an attractive, aesthetically pleasing, and more functional dwelling to the area that maintains the consistency of front yards, while preserving landscaping and the urban tree canopy, which aligns with the urban design policies of the Official Plan.

Section 5 provides detailed policies for each of the six transect policy areas within the City. Each of the transect policy areas recognize the existing development patterns and provide tailored approaches to transition towards healthier, more sustainable 15-minute communities. The subject site is located within the **Rural Transect** and is designated **Village**.

Section 9.4 provides policies for the the Village Designation of the Rural Transect. Villages play an important role to the vitality and identity of the rural area. These Villages range in land size and population. Some Villages enjoy municipal services, water and/or wastewater, while others are serviced privately. The majority of development within the Rural area occurs within Villages in order to reduce conflicts with other uses such as agriculture, mineral extraction, Rural Industrial and Logistics and areas of natural significance. The City will support the health and liveability of village communities with sustainable growth practices, by supporting small-medium enterprises that support the local community and boost tourism, large industries in strategic locations and diversify housing where adequate services are available.

**Comment:** The proposed detached dwelling represents a contextually-appropriate building height that aligns with the height direction for Villages in the Rural Transect. The development contributes to enhancing the existing built form in the neighbourhood, improving the residential use of the property through a newer home that better meets the owner's needs while being compatible in scale with abutting properties.

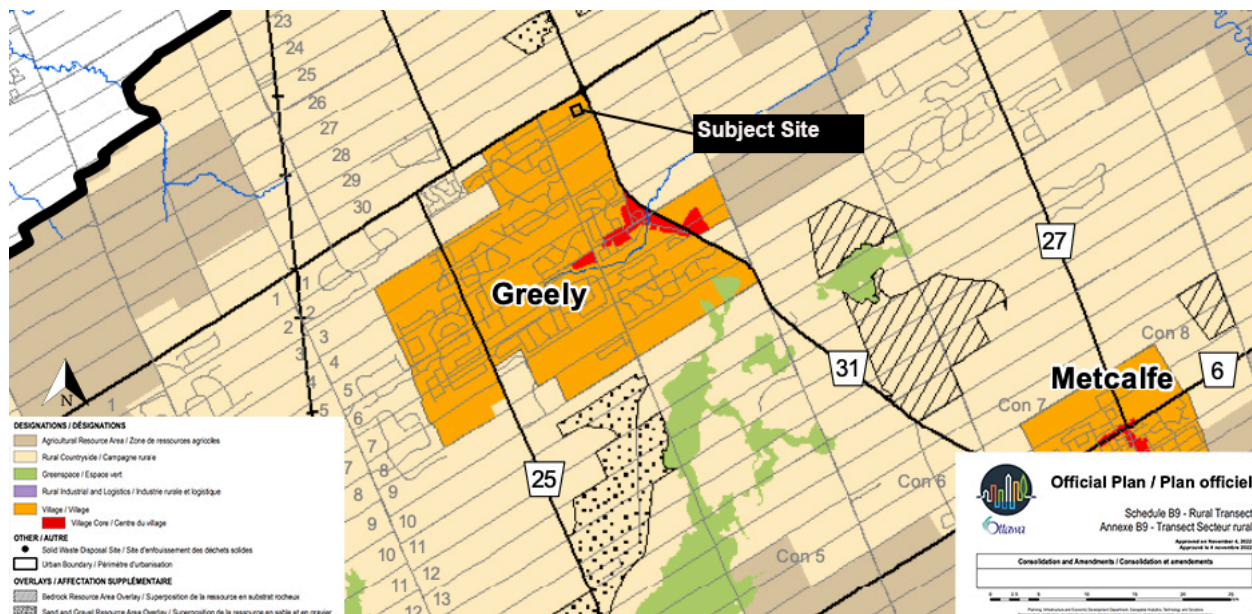


Figure 14: City of Ottawa Official Plan, Schedule B9. (Source: City of Ottawa).



Section 9.0 contains policies specific to the Village designation.

Section 9.4.2 states that the following are generally permitted uses within Villages unless prescribed by a secondary plan: a) Residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing; b) Small-scale office, retail and commercial uses; c) Institutional uses such as schools, care facilities, recreation and community facilities and places of worship; d) Community gardens, indoor and outdoor crop production market gardens and farmers markets; e) Small scale craft manufacturing of food, beverages and goods for sale; and f) Parks, recreation and community facilities which may include fairgrounds but does not include large scale facilities.

**Comment:** The proposed development provides results in one new detached dwelling within a stable neighbourhood that is characterized by low-rise, ground-oriented dwelling types such as single-detached dwellings. The proposed use aligns with the permitted uses in the Village designation and the dwelling provides a compatible scale and height that falls within the planned height context for the designation. The development results in an appropriate built form type, density, and scale in a well-designed dwelling that aligns with the neighbourhood context and contributes to an enhanced streetscape.

**Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Official Plan.**

## **Village of Greely Secondary Plan**

**Designation:** *Village Residential*

The subject property is designated village in the Village of Greely Secondary Plan. The vision for the village of Greely is to enhance the rural village setting by concentrating opportunities for small-scale retail uses and services in a village core area that is connected to other areas of the village by multi-modal infrastructure. The village of Greely will become a complete village that has amenities for all ages and life stages such as parks and recreational facilities, employment, and services.

Section 3.2 of the Secondary Plan provides a policy direction for lands designated Village Residential. Detached dwellings are the prominent residential use in the village, however, multi-unit dwellings and institutional uses may also be possible at ideal locations. On lands designated Village Residential, only detached dwellings are permitted.

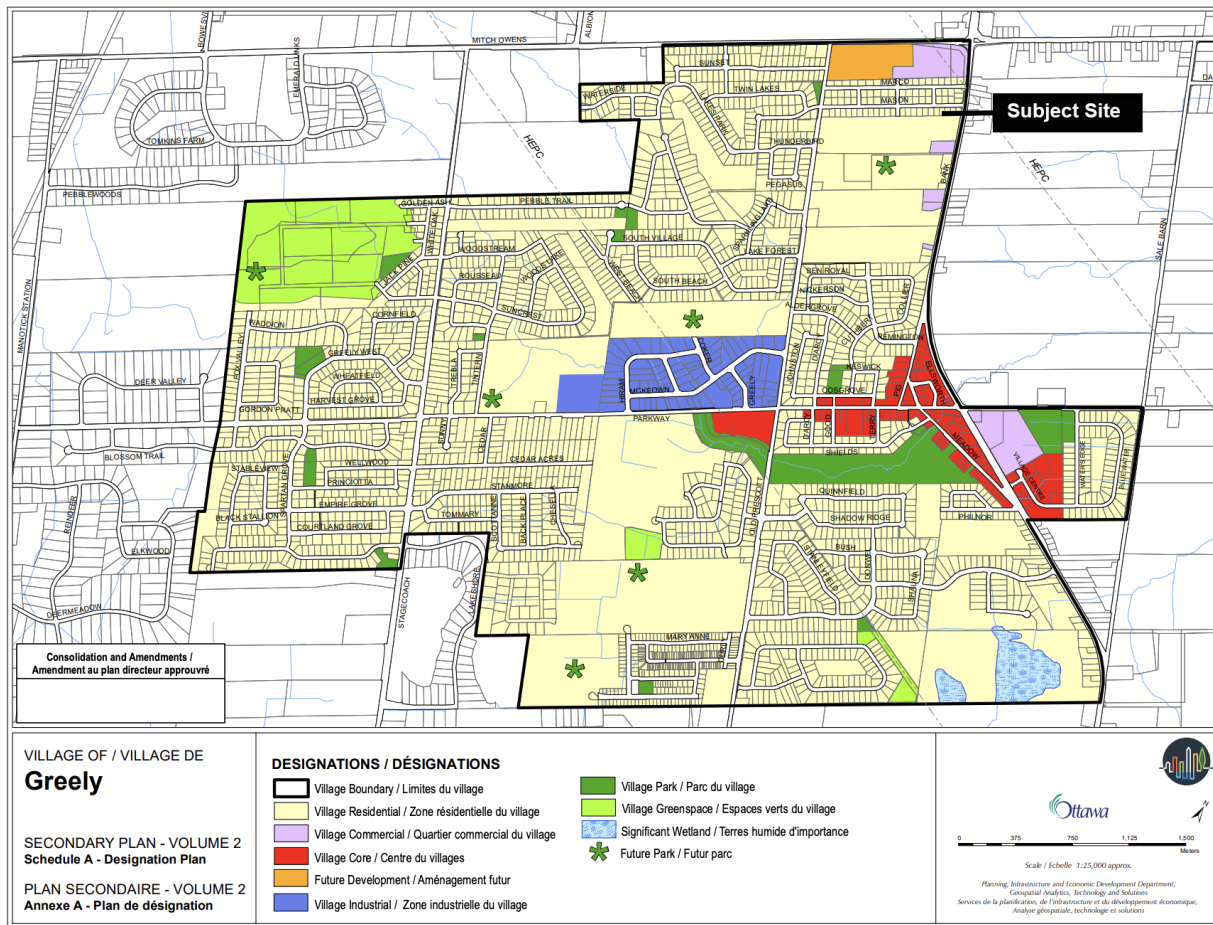


Figure 15: City of Ottawa Official Plan, Secondary Plan Volume 2. (Source: City of Ottawa).

**Comment:** The proposed development provides results in one new detached dwelling within a stable neighbourhood that is characterized by low-rise, ground-oriented dwelling types. The proposed use aligns with the permitted uses in the Village designation and the dwelling provides a compatible scale and height that falls within the planned height context for the designation. The development results in an appropriate built form type, density, and scale in a well-designed dwelling that aligns with the neighbourhood context and contributes to an enhanced streetscape. The building will be sited and sized appropriately relative to the size of the property and will not detract from the provision of outdoor amenity area on the property. The site will maintain a landscaped area of approximately 36%.

## City of Ottawa Zoning By-law

The City of Ottawa zones this site as V11 - Village First Residential Density, Subzone I. The intent of the V1 Zone is to regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced. The table below provides an overview of the required provisions for this zone and the proposed development's compliance.



EXISTING ZONING BY-LAW V11	Requirement	Provided	Section
Lot Coverage	15%	<b>26%</b>	Section 232, Table 232
Parking Requirement: Area D	1 per unit	2 parking spaces	Section 101(4)(a)

## PLANNING ACT REVIEW

### Review of Section 45(1) Minor Variances

The *Planning Act* requires that minor variances are only to be permitted so long as they meet the four tests as set in Section 45(1). These tests are: whether the variance is minor; whether the variance meets the intent and purpose of the Official Plan; whether the variance meets the intent and purpose of the Zoning By-law; and lastly whether variance is suitable and desirable for the use of the land.

### Are the variances minor?

#### **Variance: Lot Coverage**

The variance is to permit a lot coverage of 26%, whereas there required lot coverage is 15%.

The test for a variance to be considered minor is based on whether the variance constitutes a minor change or whether it is too large or too important to be considered minor. The proposed variance to permit an increased lot coverage is considered a minor change. The intent of the lot coverage regulation is to ensure there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. Lot coverage is intended to ensure that the size of the dwelling is appropriate relative to the size of the property and does not detract from the provision of outdoor amenity area on the property. The proposed property is large and regular in shape. The new dwelling will comprise approximately 26% of the lot coverage for the building, leaving approximately 36% of the site for soft landscaping and trees. This will therefore leave a generous amount of lot area for landscaping thus permitting stormwater infiltration.

The impact of the increased lot coverage is also minor as the larger dwelling will not negatively impact the streetscape along Mason Street. As demonstrated by the map, there are numerous properties within the area that have lot coverage that exceed the required 15%, including a couple properties that have a similar lot coverage to the proposed.

Given that the intent of the lot coverage required is to ensure that new development does not adversely impact the streetscape and contributes to appropriate setbacks and good urban design, the proposed dwelling with an increased lot coverage will not negatively impact the streetscape or abutting properties.



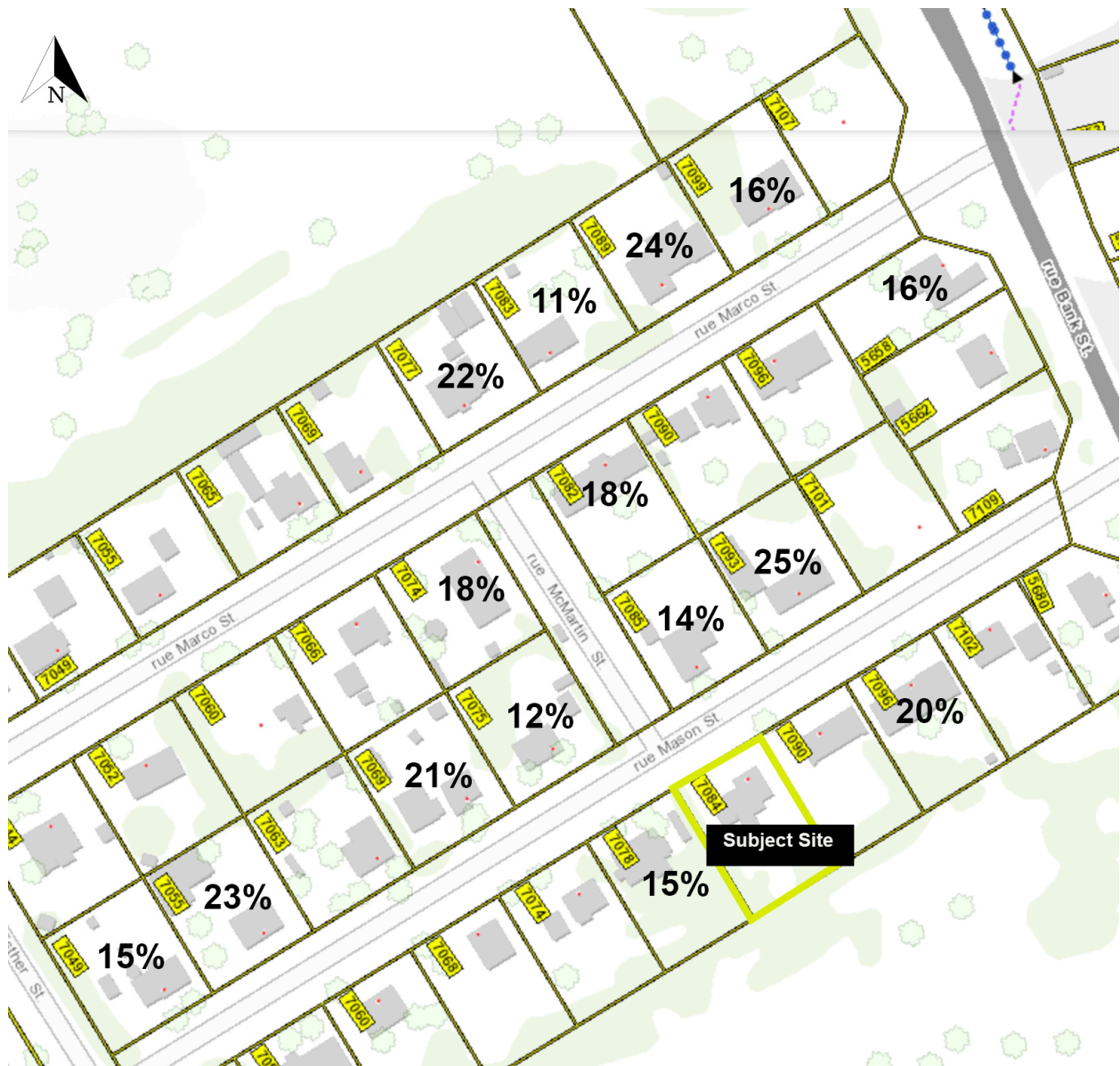


Figure 17: Approximate lot coverages of surrounding properties

## **Do the variances meet the intent and purpose of the Official Plan?**

The intent and purpose of the Official Plan as it applies to this property is to accommodate a wide range of ground-oriented, low-rise residential dwelling types within Villages in order to promote the creation of 15-minute communities. The proposal achieves this intent by providing a contextual, detached dwelling with a compatible height that is similar in overall massing and scale to other homes in the area. It also results in an attractively designed home that contributes positively to the streetscape, meets the building setbacks and landscape requirements and an overall more functional design for the current homeowners.

The proposed developments meets the intent and purposes of the new Official Plan by supporting the following policies:

### Section 2: Strategic Directions

Section 2.2.1: Policy intent (2): Provide housing options for larger households.

### Section 3: Growth Management Framework

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate land is provided to accommodate new growth. The proposed development aligns with the planned direction for growth management in urban areas as a larger dwelling supports large family households, life cycle adjustments for growing families, and multi-generational families.

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City. The proposed development contributes a well-designed single-detached home to the area which provides more living space for the current homeowners to better accommodate their needs, supports aging-in-place, and growing families. It results in a more functional site design that efficiently uses the available space on the lot while exceeding the required zoning setbacks. The attached garage as proposed integrates seamlessly into the front facade of the building, de-emphasizing the garage's visual appearance and resulting in a functionally and aesthetically superior design to the permitted cantilever design. The placement of the home on the property provides a setback that is in line with neighbouring dwellings and greatly exceeds the requirements in the Zoning Bylaw. The remaining landscaped area (36% of the lot area) is sufficient to support water infiltration, trees and landscaping.

Section 5 of the Official Plan provides direction for transect areas and identifies that the Villages occur within the Rural Area in order to reduce conflicts with other uses such as agriculture, mineral extraction, Rural Industrial and Logistics and areas of natural significance. The City will support the health and liveability of village communities with sustainable growth practices, by supporting small-medium enterprises that support the local community and boost tourism, large industries in strategic locations and diversify

housing where adequate services are available. At two-storeys, the proposed design and use meets the intent of the OP for the transect area.

Section 9 of the Official Plan sets out the policies for the rural designations, including Villages. The intent of this designation is to support residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing. The proposed development conforms to the policies of the applicable Village designation.

Section 3.2 of the Village of Greely Secondary Plan provides a policy direction for lands designated Village Residential. Detached dwellings are the prominent residential use in the village, however, multi-unit dwellings and institutional uses may also be possible at ideal locations. On lands designated Village Residential, only detached dwellings are permitted. The proposed development conforms to the policies of the Village of Greely Secondary Plan.

Overall, the proposed development contributes an attractive, aesthetically pleasing, and more functional dwelling to the area that maintains the consistency of all built form setbacks, while preserving landscaping, which aligns with the urban design policies of the Official Plan.

Given the directions in the new Official Plan to support accessibility, gender equity and families, an permitting a larger dwelling on the subject property, as designed, allows a number of functional benefits without creating any undue or adverse impacts and as such the intent and purpose of the Official Plan is met.

***Do the variances meet the intent and purpose of the Zoning By-law***  
***Variance: Lot Coverage***

The intent of the lot coverage regulation is to ensure there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. Lot coverage is intended to ensure that the size of the dwelling is appropriate relative to the size of the property and does not detract from the provision of outdoor amenity area on the property. This intent is met by a new development that meets all of the setbacks requirements and provide adequate soft landscaping on the property. The proposed lot coverage is similar to what is existing in the neighbourhood and the proposed new dwelling is similar in size or smaller in scale to the newer buildings in the area. Approximately 36% of the lot area will consist of soft landscaping which will provide amenity area, greenery and absorb stormwater run-off. There is plenty of space for tree plantings to contribute to the canopy coverage in the area. The new building will meet all other setbacks and performance standards as outlined in the zoning.

Furthermore, with respect to the design, the proposed building utilizes a prominent front porch and additional setback of the garage door to further reduce emphasis on the garage and increase the visual presence of the rest of the house. By utilizing large, well-placed windows and a variety of materials, the home design adds visual articulation and interest to the facade that aligns with the streetscape character.

***Are the variances suitable for the use of the land?***

The development with the requested variances constitute a suitable and desirable use of land to support the needs of the future residents. The proposal results in a new detached dwelling being constructed on an existing lot in a manner that suits their needs now and in the future.

The requested variances do not negatively impact the streetscape or neighbourhood context, exceed landscaping and zoning requirements, and provide adequate space on the site for soft landscaping that will support stormwater infiltration and tree plantings. The variances result in a desirable and suitable use for the subject lot.

**CONCLUSION**

As noted, the proposed development with the requested variance result in the construction of a new detached dwelling that provides an improved living space for the homeowners while still being compatible in height, scale, and massing with the surrounding properties. The home will align with the low-rise, ground-oriented context along Mason Street and contributes an aesthetically-pleasing and well-designed dwelling to the area.

The proposed development requires a variance to permit a lot coverage that is larger than what is permitted in the Zoning By-law.

As demonstrated in this cover letter, the proposed variance is minor in nature and ensures there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. The proposal also meets the intent of the Official Plan by contributing a large family dwelling through contextual urban development and meets the intent of the Zoning By-law. Lastly, the proposed development is demonstrated to be a suitable and desirable use of land.

Collectively considered, the development with the requested variances meets the four tests required under Section 45(1) of the *Planning Act*.

It is the opinion of Q9 Planning + Design that the proposed minor variance constitutes good land use planning and meets the required tests and criteria set out in the *Planning Act*.

Yours truly,



Dayna Edwards, RPP MCIP M.PI  
Partner Senior Planner + Project Manager

CC: Aman Dhaliwal



# APPENDIX SURVEY

