

Committee of Adjustment

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PLANNING RATIONALE:

**185 Kamloops Ave
MINOR VARIANCE APPLICATION**

PREPARED ON BEHALF OF:

NAME

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20 Jamie Ave.
Ottawa, ON

PREPARED FOR:

**City of Ottawa
Committee of Adjustment**
110 Laurier Avenue West
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PREPARED BY:

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TERRAIN

TO: CITY OTTAWA - COMMITTEE OF ADJUSTMENT

**RE: 185 Kamloops Ave. MINOR VARIANCE
PLANNING RATIONALE**

The following information is provided to the Committee of Adjustment in support of the application for a minor variance to allow for the continued construction of a new residential building at 185 Kamloops Ave., under an existing building permit (No. 2401184).

The following minor variance is necessary to allow for the proposed residential development to continue construction:

185 Kamloops Ave

Building Height: 8.51m proposed vs 8.0m specified in Column IV of the R1GG subzone provisions in Table 156A of City of Ottawa ZBL 2008 - 250.



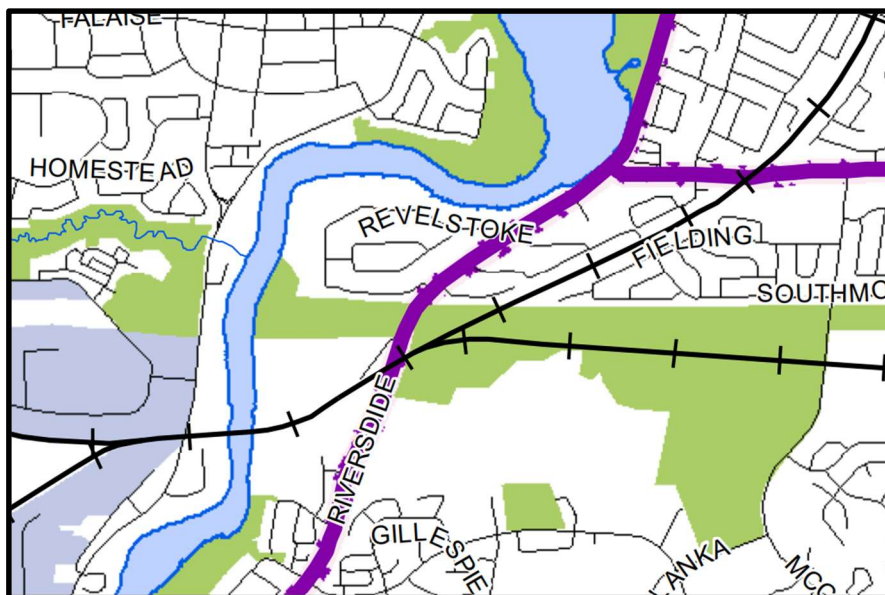
1.0 SUBJECT SITE

The subject site is at 185 Kamloops Ave, Ottawa. The lot is located in the Revelstoke neighborhood, on the east side of the Rideau River, west of Riverside Drive and south of Walkley Rd. The lot was previously severed through a consent and is currently under construction with an active building permit. During construction a higher than anticipated groundwater table was identified and the geotechnical engineer has recommended raising the underside of footing (USF) to 0.3m above the Normal High Ground Water Table (NHGWT).

The neighbourhood surrounding 185 Kamloops Ave is currently zoned R1GG

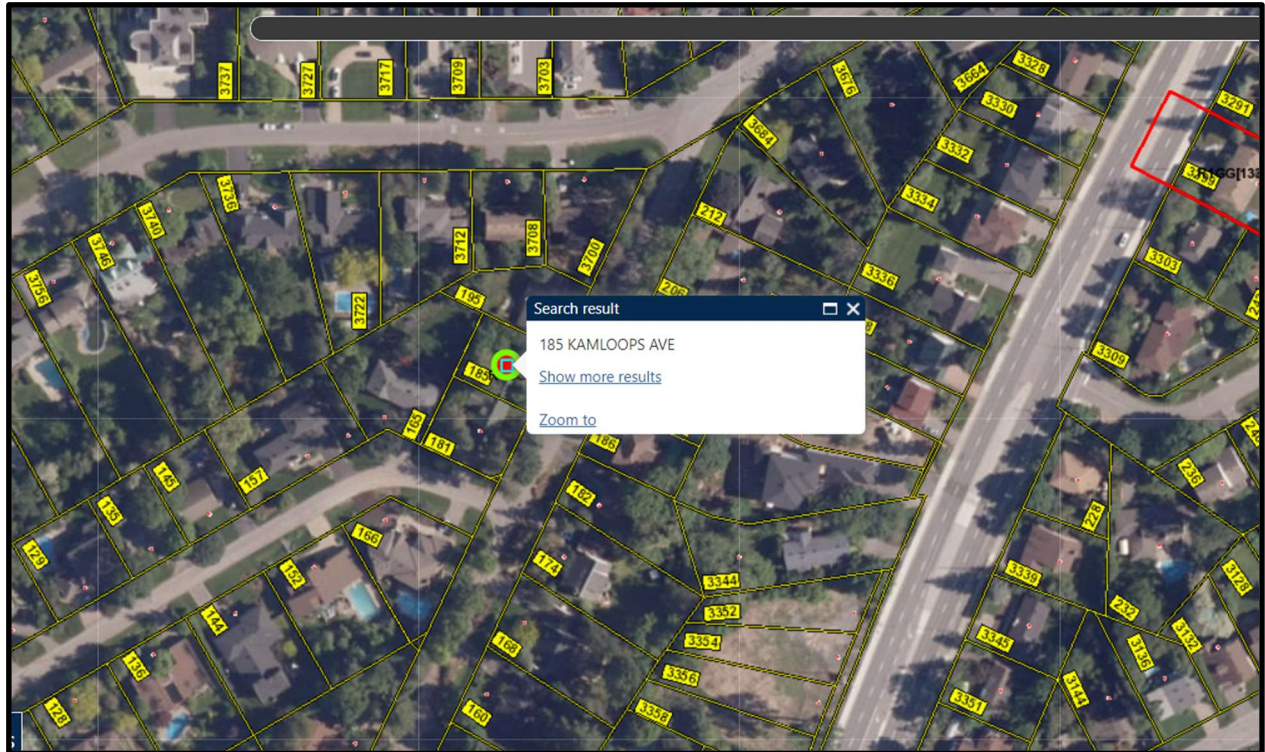
The site is within Ottawa's *Urban Boundary Area* in the *Outer Urban Transect*. The site is located in a *Neighbourhood* and is not located near a *Hub* or along a *Mainstreet* or *Minor Corridor*, nor is it within the *Evolving Neighbourhood Overlay*. The neighbourhood is a *15-Minute Neighbourhood*.

Currently the site is being prepared for construction of a detached dwelling.

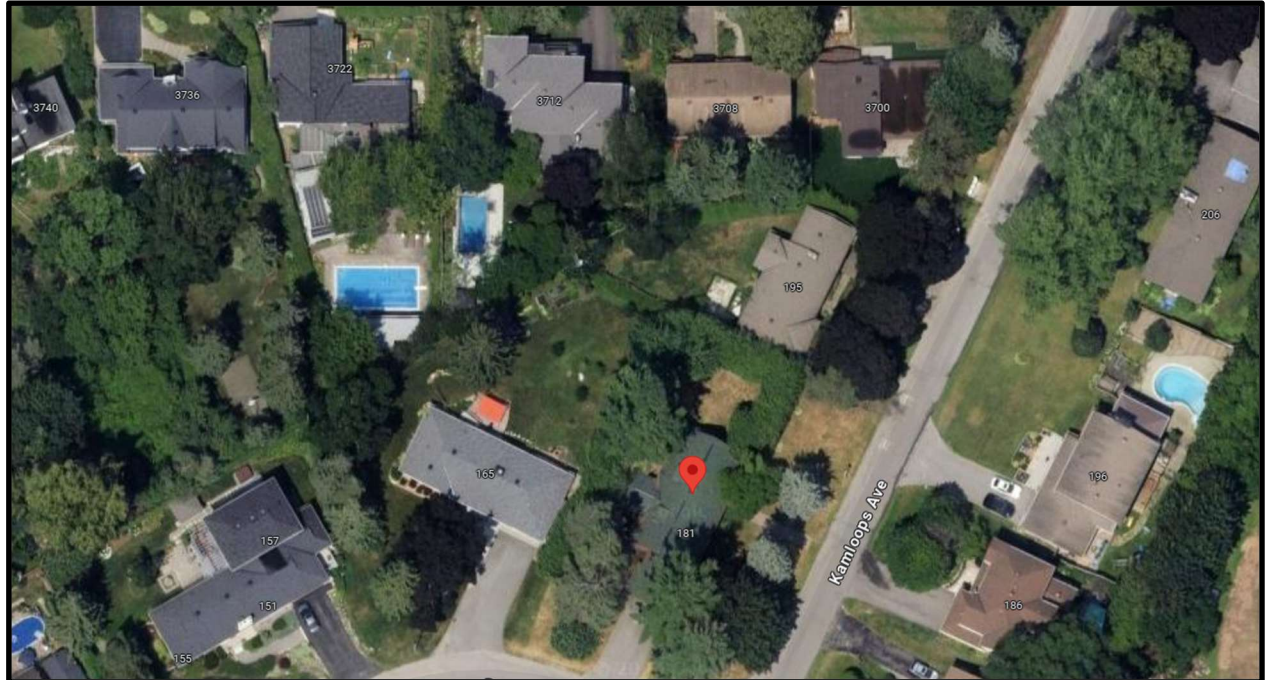


City of Ottawa Official Plan, Schedule B3 – Outer Urban Transect





Context Map – 185 Kamloops Ave. and surrounding neighborhood.



Context map – 185 Kamloops Ave and surrounding neighborhood



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182 Kamloops, across the street from subject site (and south)



196 Kamloops, across the street from subject site (and north)

2.0 THE PROPOSAL



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3.0 PLANNING POLICY CONFORMANCE & MINOR VARIANCE TESTS

The minor variance for height requested at 185 Kamloops satisfies all four minor variance tests as established by Section 45 (1) of the Planning Act:

A. The proposed minor variance maintains the general intent and purpose of the Official Plan:

<p><u>Section 2: Strategic Directions</u></p> <p>2.2.1 Intensification and Diversifying Housing Options</p> <p><i>1) Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods</i></p>	<p>The project was subject to a previous severance and will be adding one additional detached dwelling overall after construction is complete. However, the current variance is to allow for the intensification to be completed with the site conditions encountered.</p> <p>Therefore, the detached housing proposed for the site is appropriate, and the variance is required to bring it in conformance.</p>
<p><u>Section 2: Strategic Directions</u></p> <p>6) Build resilience to future flood risks and increased stormwater runoff. Flooding is now the costliest type of natural disaster in Canada. Floods damage property and infrastructure, contaminate drinking water and affect people’s safety, finances and physical and mental health. Changing snow and rainfall patterns and increases in the total amount and intensity of rainfall can increase flooding near watercourses and in neighbourhoods. Increased stormwater runoff also negatively impacts local watercourses. Resilience to floods and the ability to manage increased stormwater runoff will be strengthened by:</p> <ul style="list-style-type: none"> • Restricting development in flood plains and mitigating risks in areas vulnerable to flooding under future climate conditions; • Implementing stormwater management practices and designing infrastructure that is resilient to future climate conditions, including extreme weather events; and • Using Low Impact Development stormwater management features where feasible to manage smaller, frequent rainfall events. 	<p>The project requires a height variance so that the building foundation is not in conflict with groundwater and at risk of flooding or water damage. The minor variance to height brings the proposed in line with the Official Plan.</p>
<p><u>Section 4: City-Wide Policies</u></p>	<p>The proposed development has been designed</p>



<p>4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.</p> <p><i>6. Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.</i></p>	<p>with the neighbourhood context in mind. As well, the design seeks to minimize any potential impacts on adjacent lots. The proposed two-storey design is similar to the nearby two-storey homes. The building design respects both by-law and Official Plan direction. The minor variance to height does not impact the project's ability to align with the Official Plan.</p>
<p><u>Section 5: Transects</u></p> <p>5.3.1 Recognize a suburban pattern of built form and site design</p> <p><i>2) The Outer Urban Transect is generally characterized by low- to mid-density development. Development shall be:</i></p> <p><i>a) Low-rise within Neighbourhoods and along Minor Corridors;</i></p> <p><i>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; and</i></p> <p><i>c) Mid- or High-rise in Hubs.</i></p>	<p>The proposed project is within the Outer Urban Transect. It is within a neighbourhood and is low-rise in height. The minor variance to height does not impact the project's ability to align with the Official Plan.</p>
<p><u>Section 5: Transects</u></p> <p>5.3.4 Provide direction to Neighbourhoods located within the Outer Urban Transect</p> <p><i>c) Generally provides for up to 3 storeys height permission, and where appropriate 4 storeys height permission to allow for ground oriented higher-density Low-rise residential development;</i></p>	<p>The proposed development is a two-storey development, under the height maximums of three storeys laid out in the Official Plan. The minor variance to height does not impact the project's ability to align with the Official Plan.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p><i>2. Permitted building heights in Neighbourhoods shall be Low-rise, except:</i></p> <p><i>a) Where existing zoning or secondary plans allow</i></p>	<p>The proposed development is a low-rise project in an Outer Urban neighbourhood. The minor variance to height does not impact the project's ability to align with the Official Plan.</p>



<p><i>for greater building heights; or</i> <i>b) In areas already characterized by taller buildings.</i></p>	
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The proposed minor variance does not present any conflict to alignment with Ottawa’s Official Plan. Currently, the unoccupied lot does not align with the City of Ottawa’s vision for the area, however, upon completion of construction, the project will provide new housing in this existing community. If granted, the proposed minor variance would maintain the general intent and purpose of the Official Plan by accommodating the development of a two-storey detached dwelling in an Outer Urban neighbourhood.

The proposed minor variance maintains the general intent and purpose of the Official Plan.

B. The proposed Minor Variance maintains the general intent and purpose of the zoning by-law:

<p>The purpose of the R1 - Residential First Density Zone is to:</p> <ol style="list-style-type: none"> 1. <i>Restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;</i> 2. <i>Allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;</i> 3. <i>permit ancillary uses to the principal residential use to allow residents to work at home;</i> 4. <i>regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and</i> 5. <i>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.</i> 	<ol style="list-style-type: none"> 1. Maintains. The proposed development contains a detached dwelling on a lot in the <i>General Urban Area</i>. 2. Maintains. The proposed development does not inhibit the development of additional housing choices within detached dwelling residential areas. 3. N/A. 4. Maintains. The proposed development is not trying to achieve uses, heights, densities, massing, or forms that are out of character to the surrounding neighbourhood. The neighbourhood’s context was considered as the building was designed. The development of this building at 185 Kamloops will enhance the character of the neighbourhood. 5. N/A.
<p><i>R1- Residential First Density (detached dwellings)</i></p>	<p>Maintains. The proposed development contains a single detached dwelling.</p>



<i>TABLE 156A – R1 SUBZONE PROVISIONS</i>	
1. Minimum lot width = 18m	1. Achieves
2. Minimum lot area = 665m ²	2. Achieves
3. Maximum building height = 8m	<u>3. VARIANCE REQUIRED</u> 8.51m requested vs 8.0 allowed.
4. Minimum front yard setback = 6m	4. Achieves
5. Minimum Corner Side Yard Setback = 4.5	5. Achieves
6. Minimum rear yard setback = Varies	6. Achieves
7. Minimum interior side yard setback = 3.6m total (no less than 1.2m on one yard)	7. Achieves
8. Maximum lot coverage: N/A	8. N/A

The purpose and intent of the R1 zone in Zoning By-law No. 2008-250 is to guide the development of detached dwellings. This project is a detached dwelling development. While a single minor variance to building height is required to address potential conflict with the groundwater conditions, the general intent and purpose of the by-law is maintained. The requested variance does not permit a development better suited for a different residential zone like R2 or R3, but rather the variance is requested to allow for a detached dwelling suitable for the R1 GG subzone.

The proposed minor variance maintains the general intent and purpose of the zoning by-law.

C. The variance is desirable for the appropriate development of the property:

The minor variance allows for a project that is appropriate for the circumstances of property, the neighbourhood, and the City of Ottawa. On the property level, the 0.51m height variance is necessary in order to elevate the building footings to 0.3m above the Normal High Ground Water Table (NHGWT) at the site. The development meets all of the zoning by-law requirements as set out in Table 156A, apart from the slight change to the maximum height. The slight height increase required does not impact any neighbors. It does not present privacy or shadow concerns to any neighbors. It also does not create a built form in conflict with the neighboring buildings. When examining the project’s impact on the neighbourhood, it is evident that the development is not proposing anything that would alter the character of the area. The required minor variance to height does not permit the construction of a building or site that contains setbacks, landscaping, massing, building designs, density, or uses that conflict with the neighborhood. The proponent and the design team have taken care to create a development that respects the form and character of the neighbourhood. Regarding the appropriateness to the city, the proposed development is in adherence with the Official Plan and zoning by-law.



The minor variance is desirable for the appropriate development of the property.

D. The proposed variance is minor in nature:

The proposed variance to maximum height is being requested to facilitate development that is appropriate for the site, neighbourhood, and city. If this minor variance is granted, the project will continue to be developed in alignment with the zoning by-law and official plan. The proposed variance is minor in nature when the magnitude of the height increase and its impacts are considered.

The increase of 0.51m from 8.0m (permitted maximum) to the requested 8.51m represents a minimal height increase. The proposed variance to height is minor in nature and its impacts are insubstantial and indiscernible.

The increase in height will not be apparent to those examining the property from the street nor to the neighbors. The design of the home has a large amount of articulation, varied frontage elements, and varied roof slopes and pitches. These design features mitigate against any visual cues to the increased height. These design features are common for the neighbourhood and on the street and do not look out of place. As such, the 0.51m height increase would be visually hard to distinguish from the 8.0m that is allowable under the zoning by-law.

The proposed variance is minor in nature.



4.0 CONCLUSION

This report demonstrates that the proponent should be granted a minor variance for height at 185 Kamloops Ave. The general intent and purpose of the Official Plan is maintained, the general purpose and intent of the Zoning By-Law is maintained, the variance is desirable for the appropriate development of the property, and the proposed variance is minor in nature.

The following minor variance is necessary to allow for the proposed residential development to continue construction:

Building Height: 8.51m proposed vs 8.0m specified in Column IV of the R1GG subzone provisions in Table 156A of City of Ottawa ZBL 2008 - 250.

Terrain Development Consulting and our proponent welcome the review of this submission.



Jennifer Murray, P.Eng., MBA
Owner, Terrain Development Consulting



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