



August 2, 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 : 2024-09-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Applications for Minor Variance
1598 Prince of Wales Drive
PT LT 17, PL 455, PART 1 & 2 , 5R13964 ; S/T CR569104,CR584624 OTTAWA/NEPEAN
City of Ottawa
Owner: Roca Land Holdings Inc.

Dear Committee Members:

On May 10, 2024, the Committee approved a Consent application and a series of minor variances under the following file numbers:

- Consent File No(s): D08-01-24/B-00042 to D08-01-24/B-00044
- Minor Variance File Nos.: D08-02-24/A-00059 to D08-02-24/A-00061 & D08-02-24/A-00072

Both applications were final and binding on June 3, 2024.

The owner has applied for a building permit and is in the process of satisfying all the conditions for the consent approval.

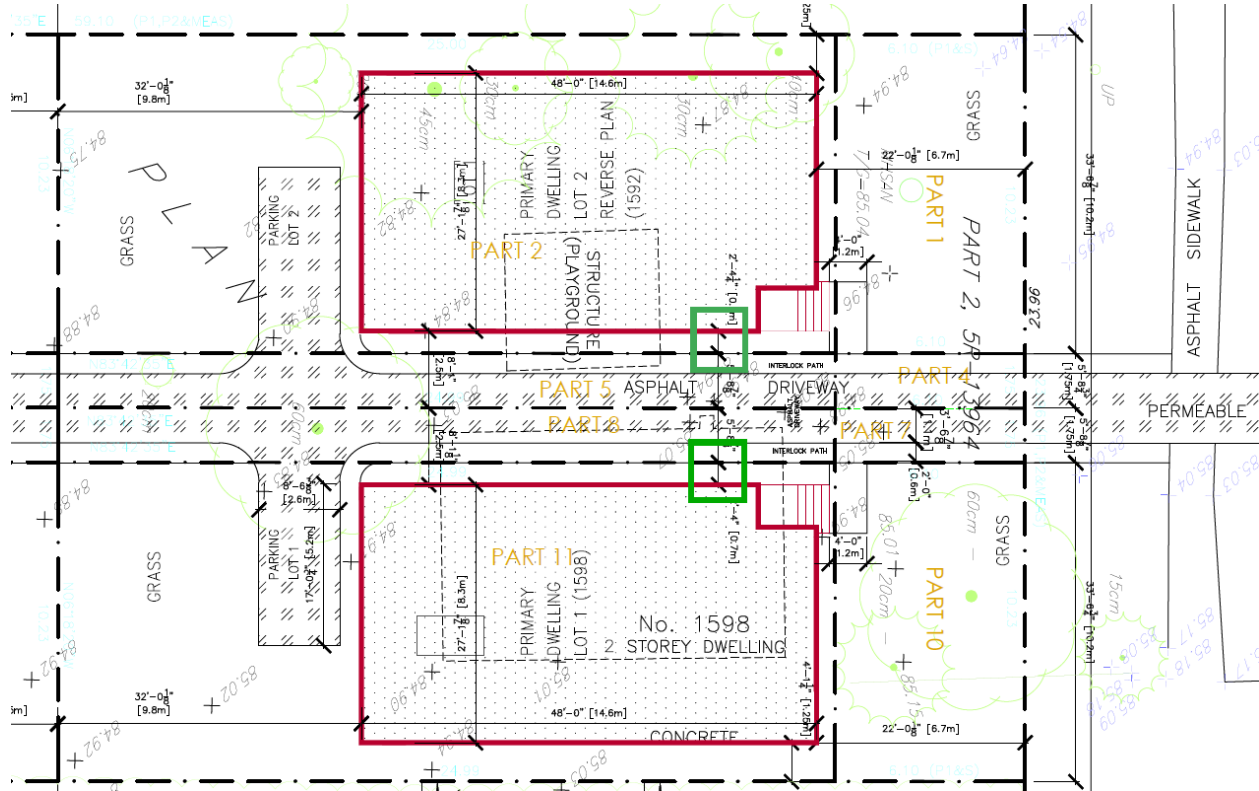
During the zoning review at Building Code Services the requirement for an additional variance was identified (zoning letter attached):

The minimum side yard setback in the R1GG zone is a total of 3.6m, minimum 1.2m on one side. The proposed side yard setback is shown as 1.25m on the south side and 0.7m on the north side of the lot. It appears as though the setback was taken to the incorrect lot line (shown as the centre of the driveway).

The location of the proposed buildings has not changed and the side yards, both interior to the driveway and on the exterior, are the same as was presented to the Committee at the hearing held on April 30, 2024.

As a result, in order to receive a building permit to build the **2 proposed dwellings** an additional variance is required::

- To allow a side yard of total of 1.95m with one yard, no less than 1.2m



The consent has not been perfected as of the date of filing for this variance, but the variance would apply to the follow parts on the draft Rplan (attached):

- Parts 1 and 2
- Parts 10 and 11

The Policy Support for this variance is the same as was presented to Committee at the April 30, 2024, hearing and is repeated and adjusted on the following pages.

The subject property resides within the Neighbourhood land use designation in the Official Plan, Schedule B3 Outer Urban Transect. The property is zoned Residential First Density, subzone GG (R1GG) in the City of Ottawa Zoning By-law. Detached dwellings are a permitted use under the current zoning.

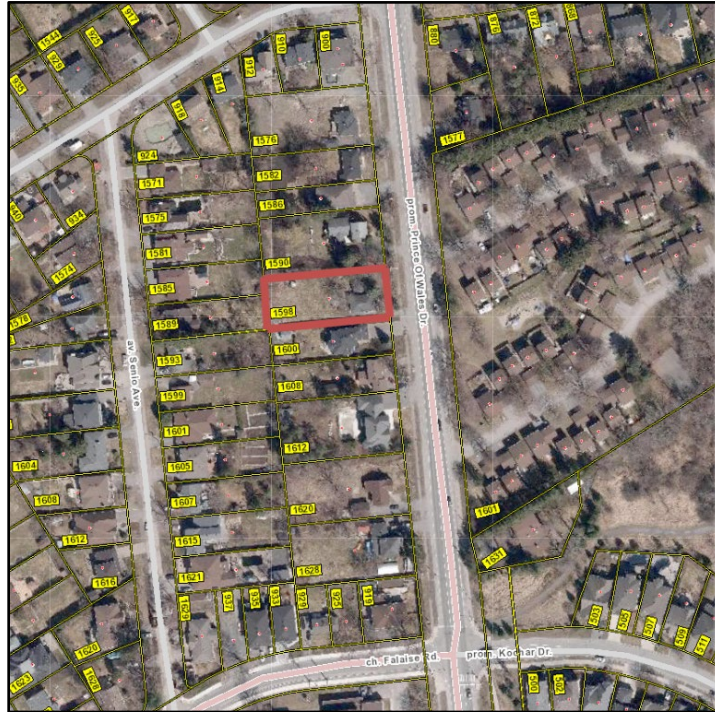


Figure 1 – 1598 Prince of Wales Drive; subject property outlined in Red.



Figure 2 – View looking West at the subject site from Prince of Wales Drive.

SITE LOCATION

The subject property is located on Prince of Wales Drive, South of Normandy Crescent, and North of Falaise Road. It is bound by residential properties to the east and the Rideau River. The civic address is 1598 Prince of Wales Drive and the legal description is PT LT 17, PL 455, PART 1 & 2, 5R13964 ; S/T CR569104,CR584624 OTTAWA/NEPEAN.

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

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 minor variance adhere to this policy as it will add housing 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 variance offering opportunities for additional housing. 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 units 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 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 B3– Outer Urban Transect – of the Official Plan identifies the land designation for the subject property as Neighbourhood.

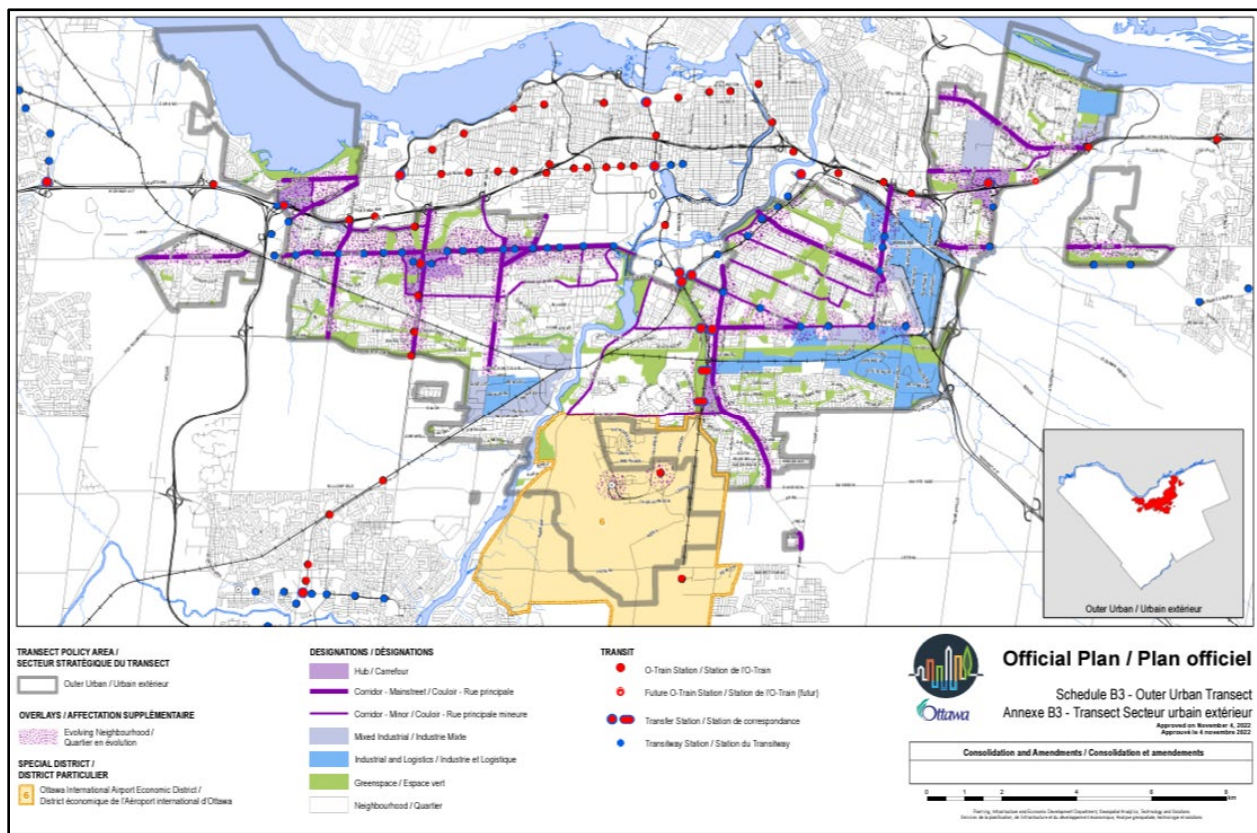


Figure 4 – City of Ottawa Official Plan (2022), Schedule B3, Outer Urban Transect

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 minor variance applications at 1598 Prince of Wales which would allow for intensification on the subject site meets the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.1** states that the urban area and villages shall be the focus of growth and development. It further states that household growth targets are 93% within the urban area with 47% of that falling within the built-up or developed urban area.
- **Policy 1 in Section 3.2** sets the target amount of dwelling growth in the urban area that is to occur through intensification at 51%, representing the proportion of new residential dwelling units
 - *The subject property falls within the Outer Urban Area of the City’s Official Plan. The proposed development utilizes a single lot to introduce four detached dwellings in the Outer Urban Area which contributes towards the City’s intensification target and helps to meet the growth targets set forth in the Official Plan.*
- **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.*
 - *As shown in Figure 4, above, the subject site is within close proximity to the Fisher Avenue and Meadowlands Drive Corridors.*
- **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 site is within proximity to existing municipal infrastructure. Extensions will be required to access the site, but capacity is not a concern.*
- **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 four detached dwellings within a non-traditional lot fabric therefore providing more variety of housing choices for an end user.*

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;”

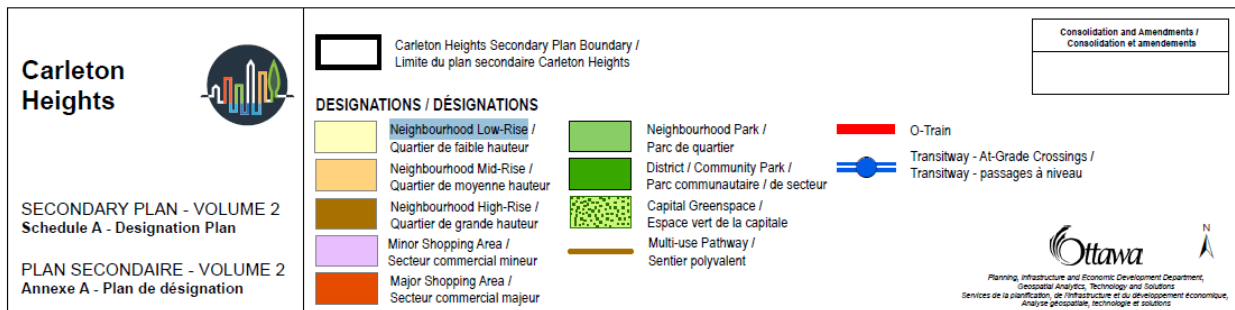
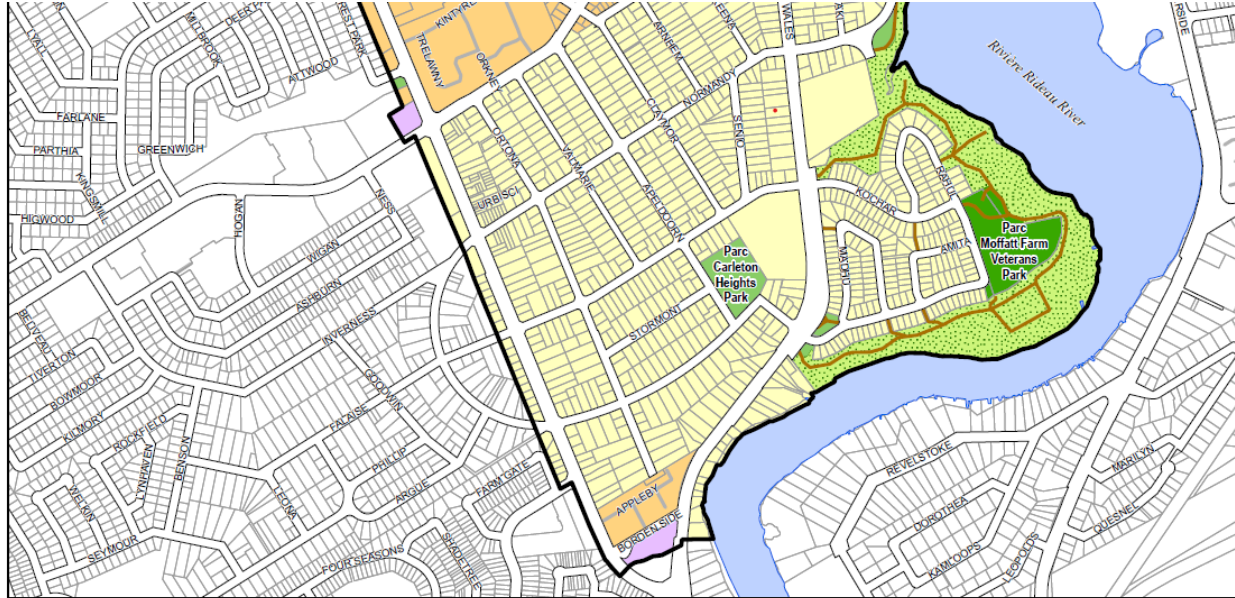
- *As noted on the cover page, if approved, these applications would allow for the creation of missing middle housing units with innovative building forms through the development of additional housing.*

Section 11.5 (Title: Provide direction to Committee of Adjustment processes) gives guidance on lot size and fabric when it indicates that in support of the Outer Urban Transect Policies that encourage development applications that provide for a low-rise built form, generally permitting 3 storeys, the Committee of Adjustment shall consider for applications for Consent with lot patterns and dimensions that result in intensification in support of ground oriented medium density residential that is consistent with the planned context.

The proposed development is low rise ground-oriented intensification and is appropriate in the planned context. The proposal side yard variance do not compromise key zoning standards such as front or rear yard setback and were presented to the Committee at the early hearing and received no negative comments.

CARLETON HEIGHTS SECONDARY PLAN, 2022

Schedule A - Designation Plan of the Carleton Heights Secondary Plan designates 1598 Prince of Wales as Neighbourhood Low-Rise.



The Neighbourhood Low-Rise designation generally permits a built form of four storeys and will predominately feature single-detached and semi-detached dwellings. The secondary plan also imposes development standard to prevent creating further demands on existing stormwater management facilities.

The Secondary Plan indicates that no new driveways are permitted regardless of the number of units proposed, no existing driveways or private approaches may be widened and that all new development or redevelopment that reinstates an existing driveway, and any new surface parking spaces created on-site, are required to observe the maximum driveway width and parking space dimensions prescribed in the Zoning By-law.

The proposed development meets the policy framework provided in the Secondary Plan. The proposed development is single detached consistent with the Policy and the reinstated driveway and associated parking space dimensions meet the requirements of the zoning bylaw.

Policy Conclusion

In the Outer Urban Transect section of the Official Plan Section 5.3.1 states that the established pattern of built form and site design is suburban as described in Table 8. It is expected that over time these lots will evolve towards an urban (15-minute) model as outlined in Table 8. The table expects that this evolution will replace the existing detached housing with higher-density ground-oriented housing.

The minor variance requested complies with and are strongly supported by the policies found within the City of Ottawa Official Plan (2022) and the direction provided to the Committee in the Plan in Section 11.5.

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 First Density, subzone GG (R1GG).

Section 155 outlines the permitted uses within the R1 Zone as follows:

- bed and breakfast
- *detached dwelling*
- diplomatic mission
- group home
- home-based business
- home-based daycare
- park
- retirement home, converted
- additional dwelling
- urban agriculture

The below tables outline how this proposed development meets the R1GG zoning provisions as provided in Table 156A and illustrated on the attached site plan. It further denotes which Lots require minor variances and for which provision – shown in **RED**.

R1GG Provisions – Detached Dwelling	Required	Lot 1	Lot 2
Minimum Lot Width	18m	10.23	10.23
Minimum Lot Area	665 m ²	318.07	318.07
Building Height	8m	7.281	7.281
Minimum Front Yard	6m	6.7	6.7
Minimum Rear Yard	30% of lot depth	Require 9.33 Provided 9.7	Require 9.33 Provided 9.7
Minimum Interior Side Yard	1.2m min with total of 3.6 m	1.25 min with a total of 1.95 m for both side yards	1.25 min with a total of 1.95m for both side yards
Minimum Corner Side Yard	4.5m	N/A	N/A

The zoning requirements identified in green were granted at the April 30, 2024 hearing.

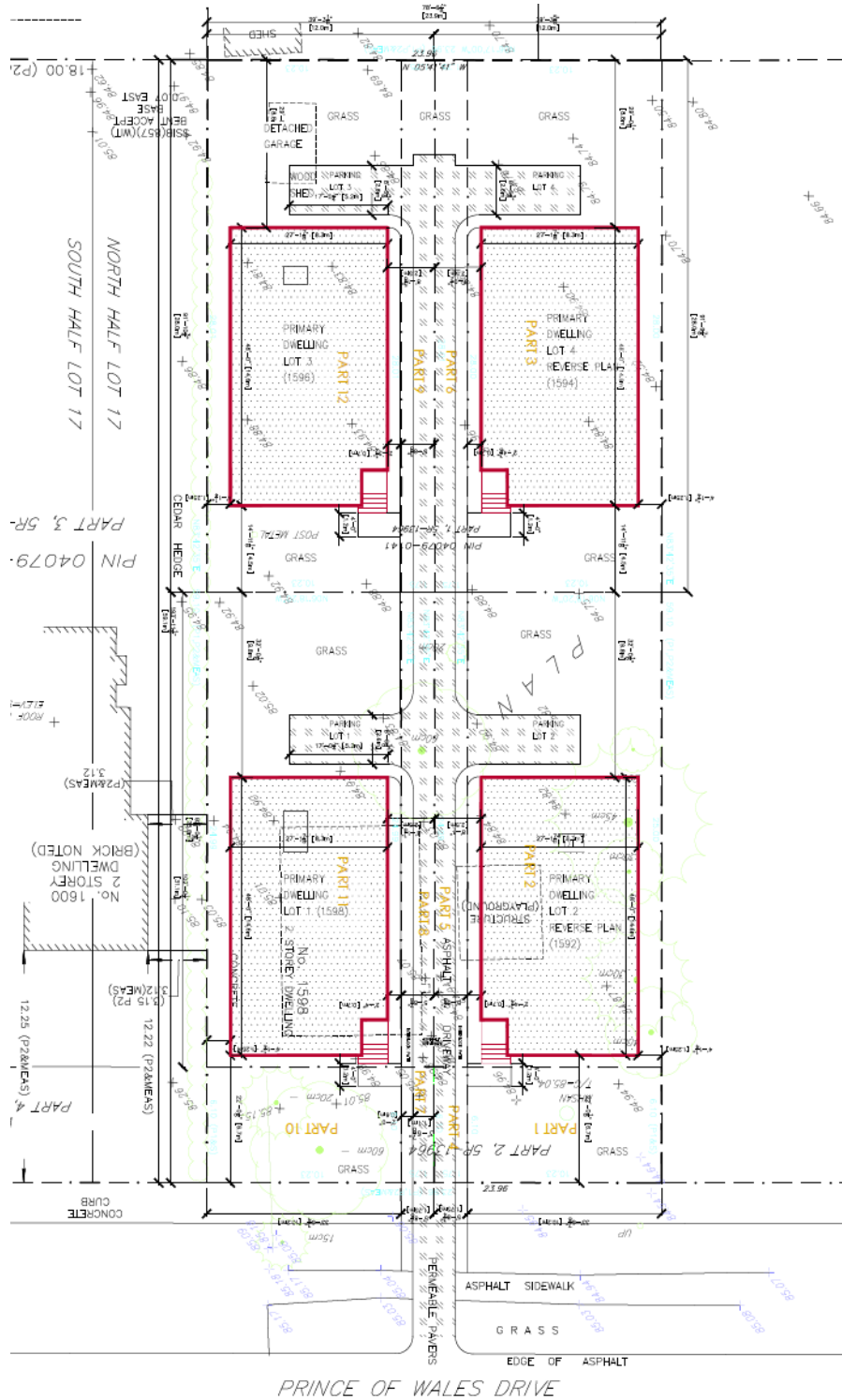


Figure 5 – Full Site Plan, 1598 Prince of Wales

COMMUNITY CONTEXT



Figure 6 – View looking East on Prince of Wales Drive, directly across the street from the Subject Property. Carillon Co-op Housing consists of 54 units.





Figure 7,8 – detached dwellings flank either side of the Subject property. 1590 Prince of Wales and 1600 Prince of Wales shown, respectively.

FOUR TESTS

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.

The requested variance adjusts the zoning bylaw to conform to the previous Committee approval and is consistent with the information provided during that hearing and as such those adjustments are minor.

2. The variance is desirable for the appropriate development or use of the property.

The requested variances are appropriate so that sensitive infill development can be constructed.

3. The general intent and purpose of the Zoning By-law is maintained.

Singles are a permitted use in the R1GG zone. As shown in the Community Context section above, several other examples of similar lot fabrics and lot sizes within the local R1GG zone and as such it is clear, by way of existing example that the general intent and the regulatory purpose of the zoning bylaw is maintained.

4. The general intent and purpose of the Official Plan is maintained.

The site is designated Neighbourhood and as such the proposed intensification and new construction is consistent with the strategic direction of the Official Plan.

SUMMARY

The applicant is seeking a minor variance to implement the development approved by the Committee and facilitate new rental housing construction.

The proposed variance meets the 4 tests of the Planning Act and is consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan and the Secondary Plan.

Please contact us if you require any additional information.

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group