

2024-08-06

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



August 2, 2024

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

**RE: Applications for Reauthorization of Minor Variances  
340 Poulin Avenue, City of Ottawa, K2B 5V1  
PART OF LOT 12, SOUTH SIDE OF CONN STREET, PLAN 227 DESIGNATED AS PARTS 1,2  
PLAN 4R-34714; CITY OF OTTAWA  
Owner: 13370445 CANADA INC.;**

Dear Committee Members:

HPUrban and The Stirling Group have been retained by the Property Owner to assist with the minor variance application for the property located at 340 Poulin Avenue, described as PART OF LOT 12, SOUTH SIDE OF CONN STREET, PLAN 227 DESIGNATED AS PARTS 1,2 PLAN 4R-34714; CITY OF OTTAWA. The property is a corner lot, rectangular in shape and resides within the Bay Community, Ward 7.

The property was subject to minor variance and consent applications under File Numbers:

- D08-01-22/B-00114
- D08-01-22/B-00115
- D08-02-22/A-00104
- D08-02-22/A-00105

These applications were heard in May of 2022 and approval was granted. Since that time, the design has changed and as a result, reauthorization of the variances is required.

The subject property resides within the Neighbourhood land use designation with an Evolving Neighborhood overlay in the Official Plan, Schedule B2 Inner Urban Transect. The subject property is zoned Residential Second Density, subzone F (R2F) in the City of Ottawa Zoning By-Law.

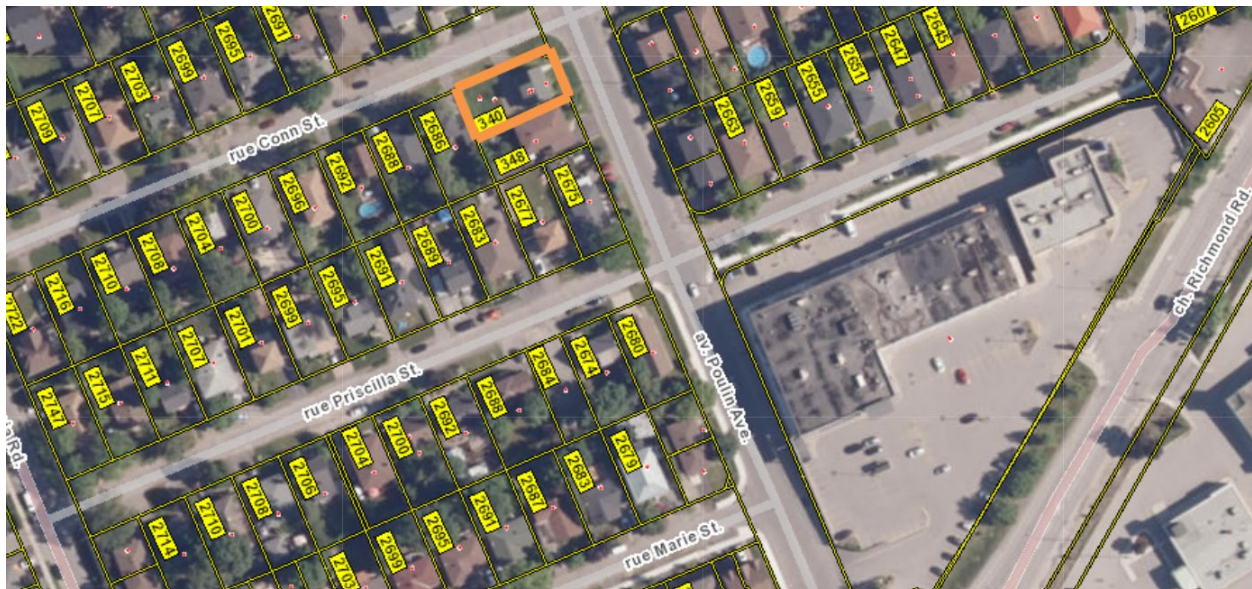
The property owner is proposing a semi-detached dwelling with additional dwelling units in each side of the semi. One dwelling will front on to Poulin Avenue and one dwelling will front

on to Conn Street. To proceed with the development as proposed, reauthorization of the minor variances is required.

### SITE LOCATION

The subject property is a corner lot located at the intersection of Poulin Avenue and Conn Street with a civic address of 340 Poulin Avenue, PART OF LOT 12, SOUTH SIDE OF CONN STREET, PLAN 227 DESIGNATED AS PARTS 1,2 PLAN 4R-34714; CITY OF OTTAWA (Figure 1). The lot is approximately 456 m<sup>2</sup>.

As seen in Figure 1, the other surrounding land uses predominantly consist of residential. A commercial shopping plaza is located to the southeast of the subject property at the intersection of Poulin Avenue and Richmond Road.



Aerial View of Subject Property

## 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 development adheres to this policy as it will add additional dwelling units on a lot that historically held one single detached dwelling. It will provide 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 development offering opportunities for additional dwelling units. 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 development will require services through the existing City infrastructure already in place. This makes good use of existing services that have the capacity to support this semidetached dwelling.*

**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 minor variances 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 B2 – Inner Urban – of the Official Plan identifies the land designation for the subject property as Neighbourhood with an Evolving Neighborhood overlay.

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 application at 340 Poulin Avenue would allow for intensification on the subject site and 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. The subject property is in close proximity to the Lincoln Field Transit station and subsequent Hub surrounding that area.*
- **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 Poulin Avenue.*
- **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 a semidetached dwelling with additional dwelling units in each side. This provides for a variety of unit sizes and choices.*

**Section 4.2.1** of the new Plan’s housing policy provides that the City will support mid density low rise multi unit housing by allowing housing forms that are denser, of smaller scale, of 3 or more units in appropriate locations.

- *The proposed semi-detached dwelling conforms to the new plans housing direction.*

Further, **Section 4.6.6** further outlines that low-rise buildings shall be designed to respond to context, and shall include areas for soft landscaping, front porches, or balconies, where appropriate.

- *The proposal at 340 Poulin Avenue provides for low-rise buildings that include room for soft landscaping and front porches.*

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, if approved, the application 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 R2F Zoning.*

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

## THE PROPOSAL

As noted earlier, the property was subject to minor variance and consent applications under File Numbers: D08-01-22/B-00114, D08-01-22/B-00115, D08-02-22/A-00104, & D08-02-22/A-00105. These applications were heard in May of 2022 and approval was granted.

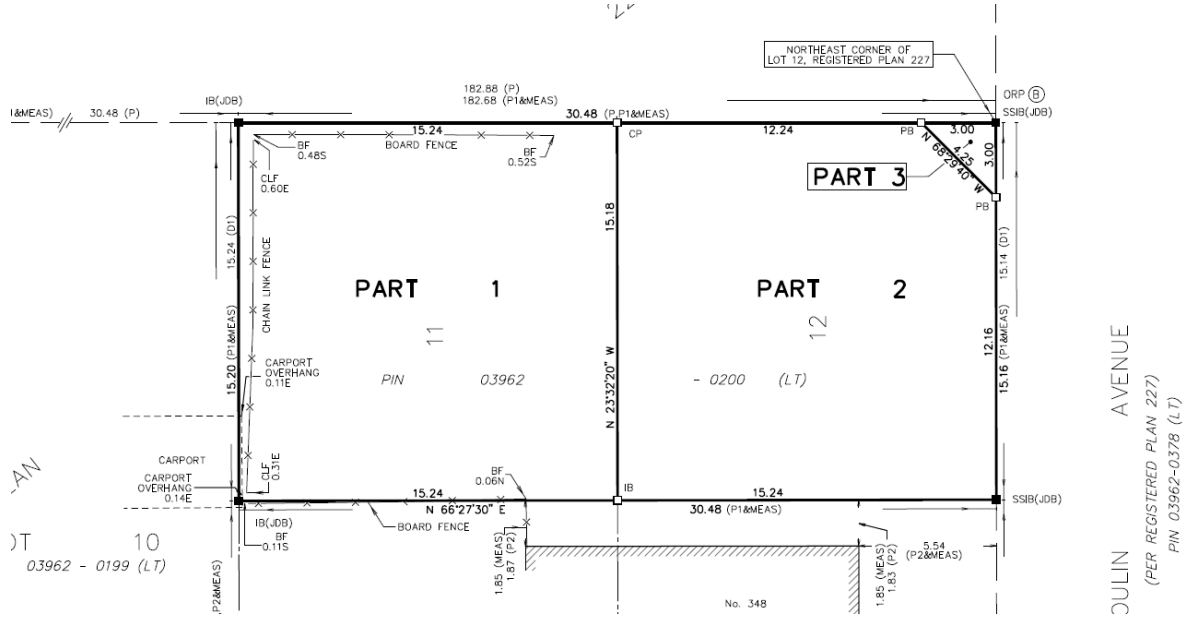
The design of the development has changed slightly, and it was determined in consultation with Committee and Building Code Services Staff that the minor variances for front yard setback, interior side yard setback and corner side yard setback need to be reauthorized. Building Code Services has confirmed that the lot area variances received under the previous application are valid however out of an abundance of caution they are included in this application.

The consent applications (D08-01-22/B-00114, D08-01-22/B-00115) that were previously approved have expired. At this time the severance of the parts is not being pursued and if required in future the Owner will reapply.

The below reference plan has been deposited on the property and the variance in lot areas was approved under applications A-00104 and A-00105.

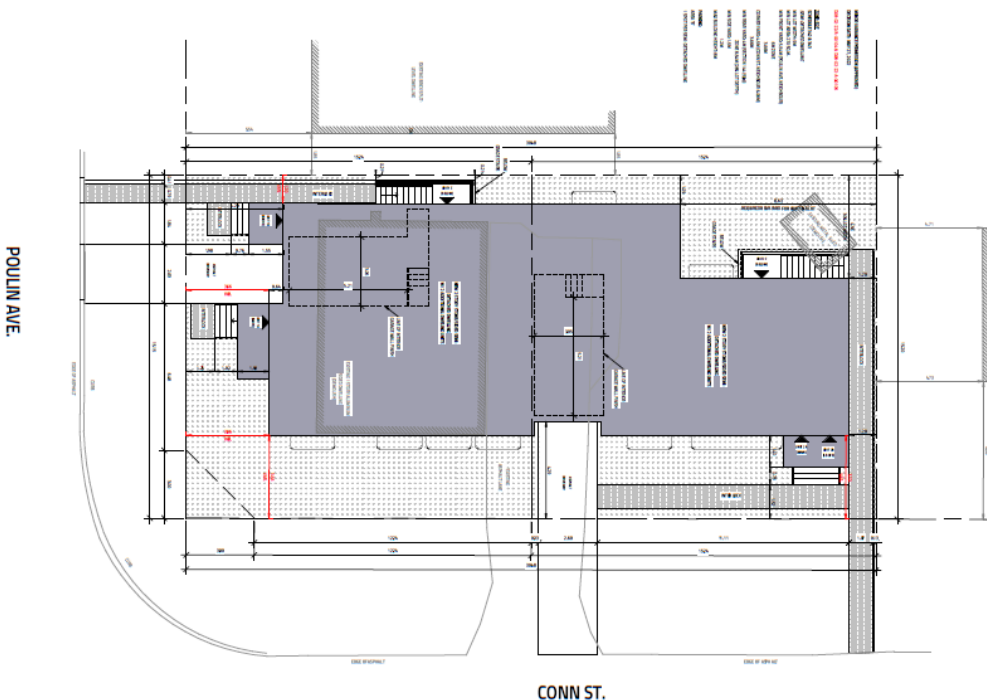
- A-00104 – Part 1 - To permit a reduced lot area of 231.5 square metres, whereas the By-law requires a minimum lot area of 270 square metres
- A-00105 – Part 2 - To permit a reduced lot area of 231.19 square metres, whereas the By-law requires a minimum lot area of 270 square metres





To facilitate the development of the semidetached dwelling with additional dwelling units within each side, reauthorization of the previously approved minor variances is required.

A conceptual site plan is provided below.



## 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 F (R2F).

**Section 157** outlines the permitted uses within the R2 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

R2F Provisions – Semidetached	Required	Proposed
Minimum Lot Width	9m	15.15m
Minimum Lot Area	Part 1 - 231.5m <sup>2</sup> <i>Approved under application A-00104</i>	231.5m <sup>2</sup>
	Part 2 231.19 m <sup>2</sup> <i>Approved under application A-00105</i>	231.19m <sup>2</sup>
Building Height	8m	8m
Minimum Front Yard	6m	3.66m
Minimum Rear Yard	8.54m	8.63m
Minimum Interior Side Yard	1.5m	1.2m
Minimum Corner Side Yard	4.5m	3.66m

As noted above, minor variances are required to modify the provisions of the required front yard setback, interior side yard setback and corner side yard setback.

The property is zoned Residential Second Density Zone Subzone F (R2F), which permits a range of residential uses, including semi-detached dwellings. The purpose of this zone is to limit



development to detached and two principal unit buildings, provide additional housing choices, and regulate development in a manner that is compatible with existing land use patterns. The proposed semi-detached dwelling also includes two secondary dwelling units in the basement.

### COMMUNITY CONTEXT



View looking at the subject property from Poulin Avenue; 340 Poulin Avenue.



View of the subject property from the frontage along Conn Street.

## DISCUSSION

As noted earlier in the Letter, minor variances are required to be reauthorized for the front yard setback, interior side yard setback, and corner side yard setback and lot area.

The intent of the front yard and corner yard setback provisions are to establish a consistent built form along the street, and to ensure that there is appropriate separation from the street. The requested reduced front yard setback and corner side yard setback still accommodate the appropriate built form along the street edge. Existing lots in the neighbourhood have varying degrees of front yard and corner yard setbacks. The below image shows a handful of front yard and corner side yard setbacks existing today.



Various front yard and corner side yard setbacks existing today

The interior side yard setback is minor in nature and does not cause any adverse impact to the neighboring property at 348 Poulin Avenue. As shown in the above photo, the dwelling at 348 Poulin Avenue is built right to the lot line. The proposed setback of 1.2m instead of the required 1.5m does not impact the existing neighbor.

Finally, the semidetached unit has been designed in such a way to ensure that it is compatible with existing abutting residential dwellings which are designed in a hip roof style.

## 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 variances are minor in nature and will have no impact on adjacent properties.
2. The variance is desirable for the appropriate development or use of the property.  
The requested variance is appropriate so that sensitive infill development can be constructed meeting the City of Ottawa's housing goals and contributing to a density that supports the 15-minute neighbourhood.
3. The general intent and purpose of the Zoning By-law is maintained.  
The proposed semidetached dwelling is a permitted use in the R2F zone. The intent of the zoning bylaw provisions related to front and corner side yard is to create a relatively uniform and pleasing streetscape. The requested variance does not alter the existing streetscape and therefore the proposed variance is not out of keeping with the neighbourhood.
4. The general intent and purpose of the Official Plan is maintained.  
The site is designated Neighbourhood and as such the construction of rental housing in a low-rise denser form is consistent with the strategic direction of the Official Plan.

## SUMMARY

The applicant is seeking to reauthorize the minor variances for the property known as 340 Poulin Avenue for the purpose of developing a revised semidetached dwelling.

The proposed variances are consistent with the policies in the 2020 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with most of the Zoning By-Law requirements of the Residential Second Density, subzone F (R2F) zone for the intended use of the lot.

Please contact us if you require any additional information.

Peter Hume  
HP Urban Inc.

Alison Clarke  
The Stirling Group