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Variance Rational
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1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of an application for minor variances to the construction of two semi-detached dwellings. The variances are for only lot area. The property is on a corner through lot bounded by Kirkwood Ave on the east, Wesley Ave on the north and Dawson Ave on the west.

2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

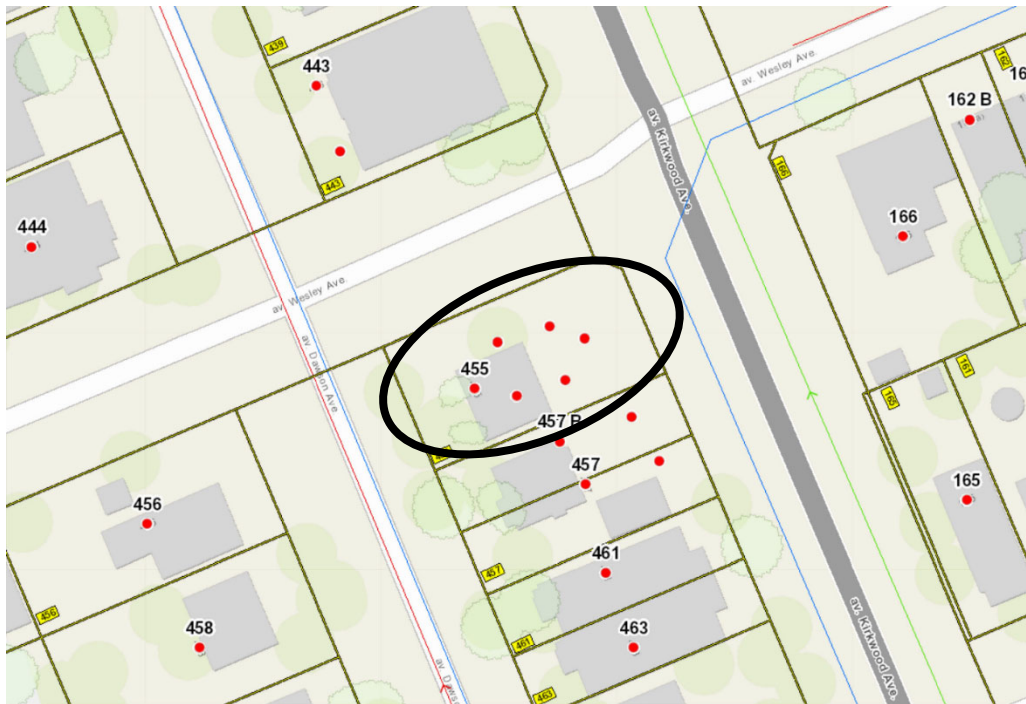
The property is currently vacant. The property is in the City of Ottawa. The existing lot has a street frontage width of 15.248m (north/south) and a depth of 28.61 m (east/west). It has a lot area of 433.3 m². The zoning is R2G.

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

Surrounding Land Uses:

The property is in an area with primarily by detached dwellings with some semi-detached 2 1/2 storey and small apartment buildings on the north, south, east and west sides.

Subject Site



Subject Site



Kirkwood



Dawson



Wesley



3.0 DEVELOPMENT PROPOSAL

The proposed variances will permit the construction of two semidetached dwellings.

The 2 lots created are fully compliant in lot width. The proposed semidetached dwellings are fully in compliance with the zoning bylaw in all aspects except lot area. R2G requires a lot area of 225 sqm.

The requested variances are:

- a) Part 1 on the draft RPlan: permit a minimum lot area of 215.3 sqm whereas the bylaw requires a minimum lot area of 225 sqm
- b) Parts 2,3,4 on the draft RPlan, permit a minimum lot area of 218.0 sqm whereas the bylaw requires a minimum lot area of 225 sqm

The variances will permit gentle intensification in the neighbourhood meeting the priorities of the City of Ottawa and the Province of Ontario. The proposed semidetached dwellings are permitted in the R2 zone. Each semidetached will have a primary unit and 2 additional units adding 6 new rental properties to the inner city suburb complying with the City of Ottawa's Official Plan intensification targets.

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 “Neighbourhood” under Schedule B2 Inner Urban Transect.

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 190 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-minuteneighbourhoods 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;

OP Section 5. Transects

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

“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.

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is currently R2G

Purpose of the Zone

1. The purpose of the R2- Residential Second Density Zone is to:

(1) restrict the building form to detached and two principal unit buildings in areas designated as General Urban Area in the Official Plan;

(2) allow a number of other residential uses to provide additional housing choices within the second density residential areas;

(3) permit 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 detached and two principle 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. They are minor and desirable.
 - a. The lot area is minor as it similar to the street pattern of lots, a semidetached would require a very small variance to permit a 215.3 and 218 sqm lots vs the 225 sqm required by the zoning bylaw
2. The general intent and purpose of the Zoning By-law is maintained
 - a. the intent of the bylaw is to permit semidetached dwellings.
 - b. The intent of the bylaw that the new infill properties respect the existing character of the 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 established residential urban areas