

July 30, 2024

**Mr. Michel Bellemare**  
Secretary-Treasurer  
Committee of Adjustment  
101 Centrepointe Drive, Fourth Floor  
Ottawa, ON K2G 5K7

**RE: Application for Consent and Minor Variance  
451 Roosevelt Avenue, Ottawa**

**Committee of Adjustment**  
Received | Reçu le

**2024-07-31**

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

Dear Mr. Bellemare,

Fotenn Consultants Inc. ("Fotenn") has been retained by the owner of 451 Roosevelt Avenue, as agent to submit a Consent and Minor Variance application to the Committee of Adjustment. The intent of the application is to sever the existing lot into two (2) separate lots and seek relief from the minimum required soft landscape buffer abutting the rear lot line and the front façade provision of the Westboro Development Overlay.

In addition to this cover letter, the following materials have been enclosed in support of this application:

- / Application Form (completed);
- / Parcel Abstract;
- / Site Plan;
- / Building Elevations;
- / Draft Reference Plan (R-Plan);
- / Tree Information Report;

Sincerely,



Thomas Freeman, B.URPL  
Planner



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Partner

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# 1.0 Introduction

Fotenn Consultants Inc. ('Fotenn') has been retained to prepare this Planning Rationale in support of Consent to Sever and Minor Variance applications for the site known municipally as 451 Roosevelt Avenue (the "subject property") in the Westboro Neighbourhood of the City of Ottawa.

The intent of this Planning Rationale is to assess the proposed applications against the applicable policy and regulatory framework and to demonstrate how the proposed easement meets the criteria established in Section 51(24) of the Planning Act, represents "good planning principles" and that the proposed Minor Variance meets the "Four Tests" under the Planning Act.

## 1.1 Purpose of Application

A Consent application seeks to subdivide the subject property into two (2) lots and establish an easement for the proposed driveway. A Minor Variance is required to reduce the width of the required landscape buffer along the rear property line of 2.25 metres where 4.5 metres is required.

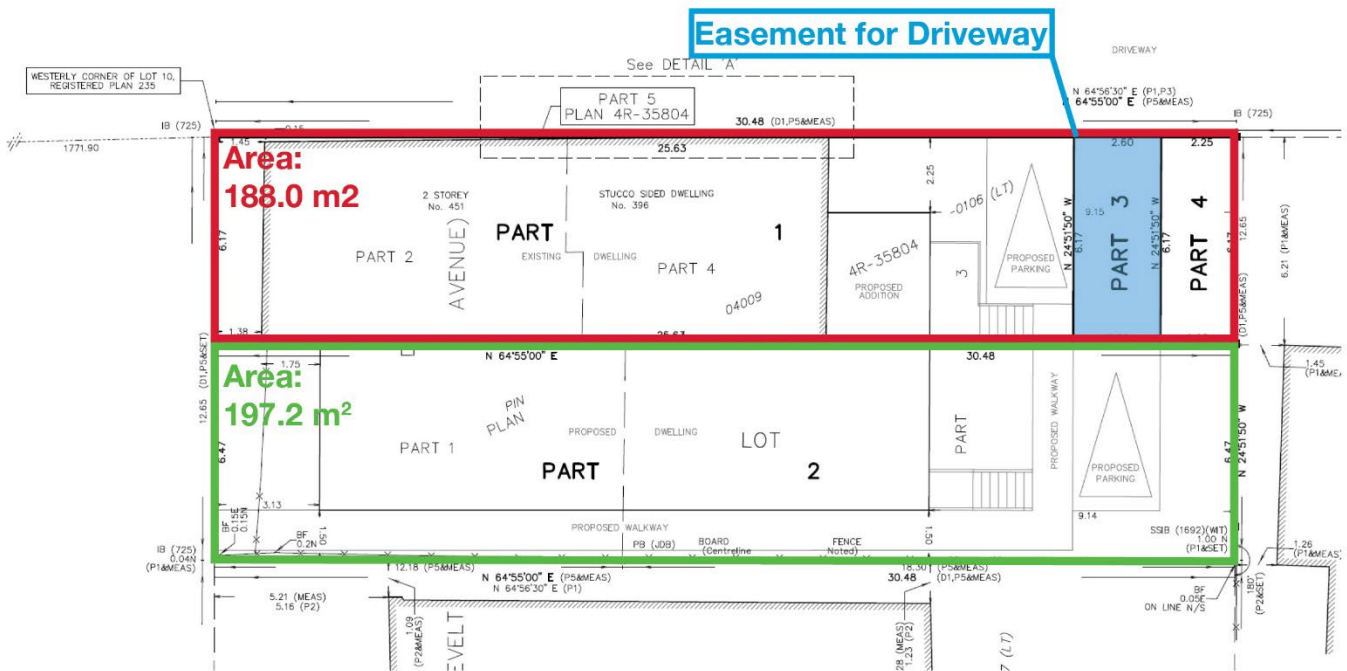


Figure 1: Proposed severed (red) and retained (green) parcels.

## 1.2 Application History

In August 2023 previous consent and minor variance applications were approved by the Committee of Adjustment for the subject property. The applications sought a stratified consent along the demising wall of the existing semi-detached dwelling. Upon further investigation of the structure, extensive work to the foundation was required. Therefore, the previous plan was abandoned in favour of the subject design. The previous severance was approved by the Committee of Adjustment and registered with the Ontario Registry Office; however, the parcel is being consolidated to simplify the existing lot and the proposed new severance.

## Site Context and Surrounding Area

The subject property, municipally known as 451 Roosevelt Avenue, consists of a rectangular lot of 385.47 square metres, with 12.65 metres of frontage on Roosevelt Avenue and 30.48 metres of frontage on Ravenhill Avenue. The subject property is currently occupied by a two-storey semi-detached building and carport accessed from Roosevelt Avenue.



Figure 2: Subject Property and surrounding area

### 2.1 Surrounding Context

The subject property is located in the Westboro neighbourhood. The neighbourhood is characterized by a range of low-rise housing typologies including detached, semi-detached, townhouse, and low-rise apartment dwellings.

**North:** The subject property abuts Ravenhill Avenue to the north. North of Ravenhill Avenue there is a row of detached dwellings as well as detached dwellings and a semi-detached dwelling fronting onto Roosevelt Avenue. Further north there is a four-storey office building fronting onto Richmond Road.

**East:** The subject property abuts a detached dwelling with attached three (3) car garage to the east.

**South:** Immediately south of the subject property there are several detached dwellings fronting onto Roosevelt Avenue.

**West:** The subject property abuts Roosevelt Avenue to the west. Further west on Ravenhill Avenue there are several Triplex dwellings.

## 2.2 Transportation

The subject property is located near public transit, active transportation, and urban road networks.

### 2.2.1 Transit

The subject property falls outside of the 600 metre radii of the future Kichi Sibi LRT Station (expected to open in 2025), but is nonetheless within walking distance, generally considered to be 800 metres by foot, not as the bird flies.

The stretch of Richmond road closest to the subject property is considered a Transit Priority Corridor in the new Official Plan with frequent bus service.

Bus service is provided by two (2) bus routes, with stops within a five (5) minute walk of the subject property:

- / Route 11 Parliament ↔ Bayshore via Wellington Street West, with a stop at Roosevelt and Richmond.
- / Route 50 Tunney's Pasture ↔ Lincoln Fields, with a stop at Churchill and Kenwood.

### 2.2.2 Road Network

The subject property is located on a neighbourhood street. Nearby roads and their classifications include:

- / **Arterial Roads:** Richmond Road, Carling Avenue
- / **Major Collector Roads:** Churchill Avenue
- / **Collector Roads:** Byron Avenue, Golden Avenue, Dovercourt Avenue
- / **Provincial Highway:** Highway 417
- / **Federally Owned Roads:** Sir John A. Macdonald Parkway, Island Park Drive

# 3.0 Application Overview

## 3.1 Proposed Development

The proposed development of the subject property is a semi-detached dwelling. As part of the proposed development, the existing driveway facing Roosevelt Avenue will be removed. The principal Semi-detached units will each include 2 additional dwelling units as permitted under section 133 of the Zoning By-law, for a total of 6 dwelling units (3 on each lot). The proposed development includes one (1) parking space for each lot located in the rear yard, accessed from Ravenhill Avenue.



Figure 3: Rendering of the proposed development as viewed from Roosevelt Avenue

## 3.2 Proposed Minor Variance

The proposed consent complies with all the zoning provisions of the R4UA Subzone. However, the proposed driveway does not comply with the provisions of the Westboro Development Overlay (section 146 of the Zoning By-law). More specifically, the proposal does not meet the minimum required landscape buffer abutting the rear lot line of 4.5 metres. Instead, the proposal includes a soft landscape buffer of 2.25 metres abutting the rear lot line with soft landscaping in other portions of the rear yards.

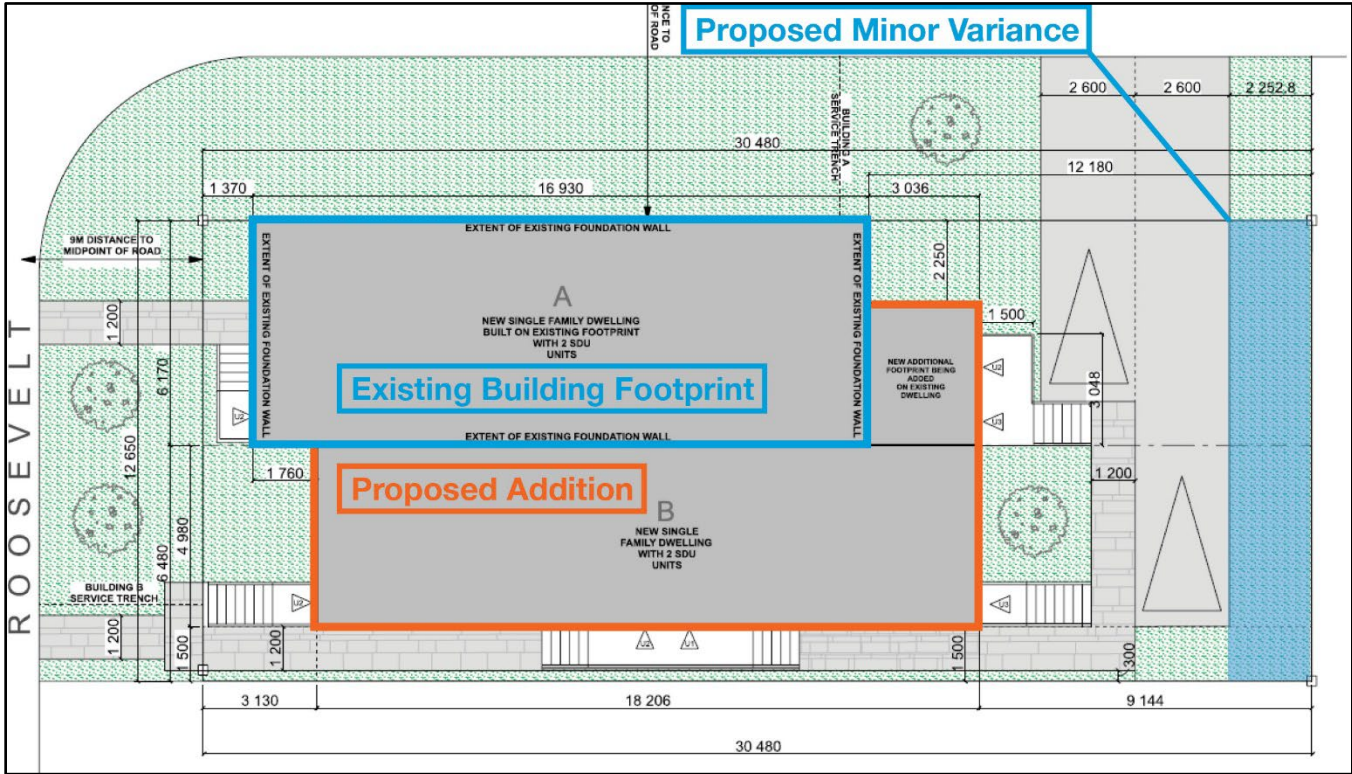


Figure 4: Proposed Site Plan (area in blue showing the proposed landscape buffer along the rear property line)

The proposed double-wide driveway confirms with section 140 of the Zoning By-law as it is located in the rear yard of the proposed development. Section 140(6), which establishes provisions for double-wide driveways, only applies to driveways located in the front or corner side yard, therefore the proposed driveway meets the provisions under Section 140. The proposed parking spaces meet the minimum width and length requirements of 2.6 m and 5.2 m respectively.

An easement is proposed for the portion the driveway leading to lot B that crosses lot A (Part 3 on the submitted draft 4R-Plan).

As required under section 146 (7) of the Zoning By-law, the proposed driveway will be constructed with permeable materials to allow for reduced stormwater run-off and increased infiltration.

The proposed parking configuration represents the most functional approach with the parking directed to the back of the building, away from the public realm and hidden from view by a large cedar hedge along the rear property line that should be spared from development impact due to the separation distance from the driveway area.



Figure 5: View of the subject property from the rear showing the existing cedar hedge to remain along the rear property line.

The existing cedar hedge that runs along the rear property line is proposed to be retained to maintain privacy between the subject property and the adjacent property to the east. The portion of the hedge that on the subject lands that runs parallel to Ravenhill Avenue is proposed to be removed to allow for parking in the rear yard.

### 3.3 Tree Retention

As detailed in the Tree Information Report, prepared by Dendron Forestry Services, dated July 25, 2024, tree retention is proposed for trees 1,2,3 & 6 within the City ROW. Two privately owned trees are proposed to be removed as well as a portion of the Cedar hedge along Ravenhill Avenue.

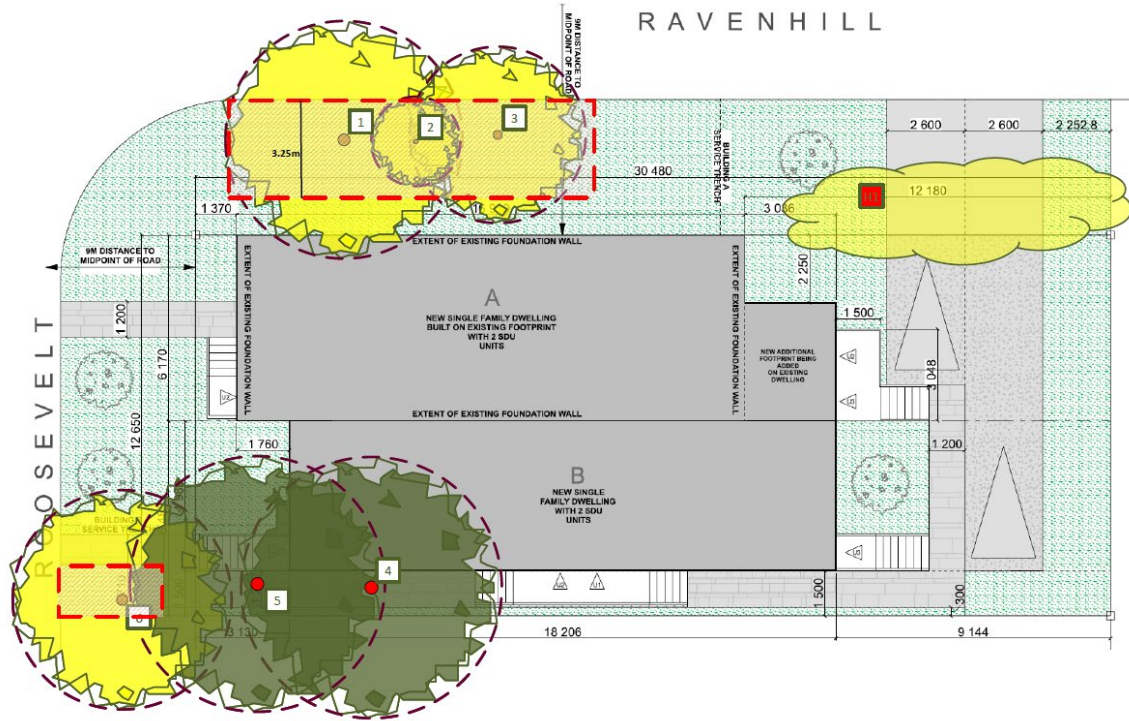


Figure 6: Tree Conservation Plan, prepared by Drendon Forestry Services

Four (4) trees are proposed to be planted. Two (2) along Roosevelt Avenue, one (1) along Ravenhill Avenue and (one (1) in the rear yard of lot B.

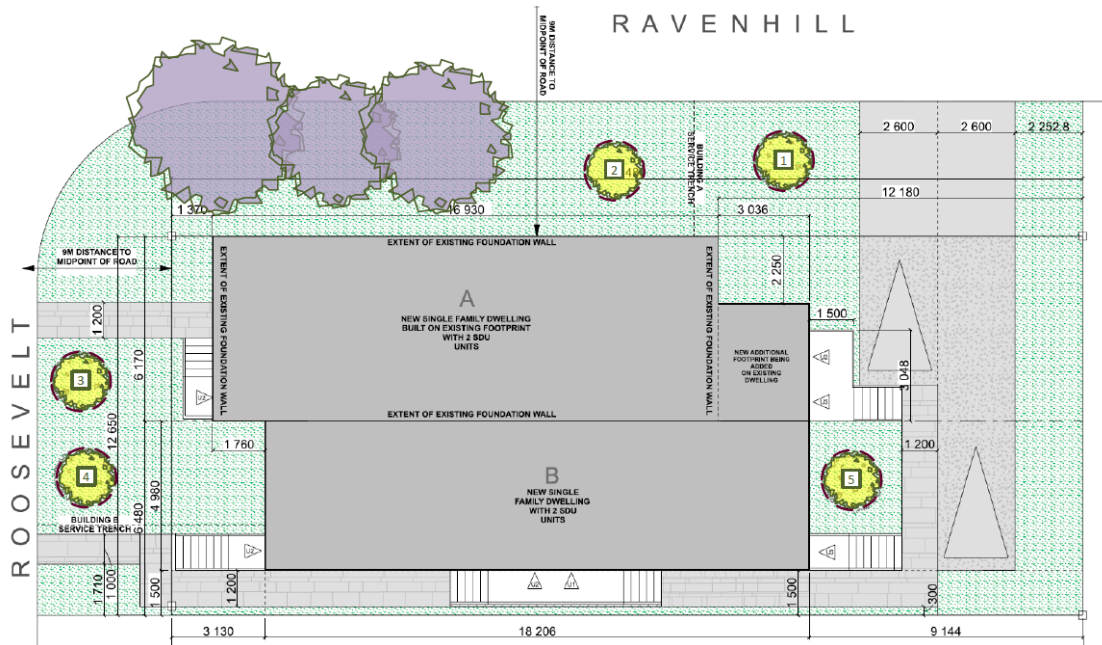


Figure 7: Tree Planting Plan, prepared by Drendon Forestry Services



## 4.0

# Policy and Regulatory Framework

## 4.1 Planning Act

The Planning Act is provincial legislation that empowers municipalities to engage in land use planning activities in Ontario. Sections 53(1), 53(12), and 51(24) of the Planning Act establish the criteria for the severance of land. As the proposal includes one severed lot and no public infrastructure, a plan of subdivision is not required for the orderly development of the lands. The proposed severance meets the criteria established in Section 51(24) of the Planning Act as follows:

**a) The effect of development of the proposed subdivision on matters of provincial interest**

The proposed Consent application has regard for matters of provincial interest found in Section 2 of the Planning Act and is consistent with the policies of the Provincial Policy Statement (2020) by providing for an additional lot within the urban area that will efficiently use the land, existing infrastructure, and public service facilities.

**b) Whether the proposed subdivision is premature or in the public interest;**

The proposed Consent allows for one additional lot within the urban area where municipal servicing is available. The severed and retained parcels will be used for purposes established in the Official Plan and Zoning By-law, and the Consent contributes to the housing and intensification goals of the City of Ottawa and the Government of Ontario. The application is therefore not premature and is in the public interest.

**c) Whether the plan conforms to the Official Plan and adjacent plans of subdivision, if any;**

The proposed Consent conforms with the policies of the City of Ottawa Official Plan (2022) and permits intensification within the Neighbourhood designation within the Inner Urban Transect. The proposed severed and retained lots are consistent with the lot fabric of the surrounding area and are both individually serviced.

**d) The suitability of the land for the purpose for which it is to be subdivided;**

The intent of the proposal is to create one (1) new lot from the existing parcel of land which is consistent with the low-rise character and intensification patterns within the area. The proposed severed and retained parcels meet the provisions of the Zoning By-law for lot area and width, are able to be serviced by full municipal services and are void of any natural or man-made constraints.

**e) The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;**

The abutting roads are all publicly maintained and connected to the larger urban road network of the City of Ottawa. The proposed retained lot will front onto Roosevelt Avenue and the proposed severed parcel will front onto Ravenhill Avenue. The severance line was set based on the layout of the existing building. No new construction or structural alterations are proposed.

**f) The dimensions and shapes of the proposed lots;**

The proposed lot sizes and shapes are consistent with the lot fabric for other properties in the surrounding area. The lots are designed to accommodate the existing semi-detached dwelling footprint on the site.

**g) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;**

No easements or restrictive covenants are registered on title. An easement is proposed to facilitate the proposed parking configuration in the rear yard. The easement will establish access rights over the lot A in favour of lot B for parking.

**h) Conservation of natural resources and flood control;**

The subject property is not located in a sensitive ecological area or in a floodplain. No adverse impacts are anticipated on natural resources and flood control

**i) the adequacy of utilities and municipal services;**

The severed and retained lots will be independently serviced by existing Municipal services, including watermain and sanitary services.

**j) the adequacy of school sites;**

The subject property is within proximity to existing public school sites.

**k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;**

No land is proposed to be conveyed or dedicated for public purposes.

**The proposed Consent has proper regard to the criteria found in Section 51(24) of the Planning Act.**

## 4.2 Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS), issued under the authority of Section 3 of the Planning Act, provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters be consistent with policy statements issued under the Act.

The PPS promotes the development of strong communities, which relies on the establishment of efficient land use and development patterns and the accommodation of an appropriate range and mix of uses.

The relevant policy interests to the subject application are as follows:

### 1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

#### 1.1.1 Healthy, liveable, and safe communities are sustained by:

- / promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- / accommodating an appropriate affordable and market-based range and mix of residential types and other uses to meet long-term needs;
- / 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; and
- / ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

#### 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:

- / efficiently use land and resources; and
- / 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.

Land use patterns within settlement areas shall also be based on a range of uses and opportunities for intensification and redevelopment, where this can be accommodated.

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.
- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.
- 1.1.3.5 Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions. However, where provincial targets are established through provincial plans, the provincial target shall represent the minimum target for affected areas.
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.

## **1.4 Housing**

- 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:
- / permitting and facilitating:
    - 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,
    - all types of residential intensification, including additional residential units;
  - / 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.

## **1.6 Infrastructure and Public Service Facilities**

- 1.6.6.1 Planning for sewage and water services shall:
- a. accommodate forecasted growth in a manner that promotes the efficient use and optimization of existing:
    1. municipal sewage services and municipal water services; and
    2. private communal sewage services and private communal water services, where municipal sewage services and municipal water services are not available or feasible;
  - d. integrate servicing and land use considerations at all stages of the planning process.
- 1.6.6.2 Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety.

Within settlement areas with existing municipal sewage services and municipal water services, intensification and redevelopment shall be promoted wherever feasible to optimize the use of the services.

**The severance of the lands to create one (1) new parcel on full municipal services promotes the efficient use of the land in accordance with housing and growth management policy direction. The subject property is well suited for intensification being located close to transit and neighbourhood amenities, Overall, the proposed consent and minor variance are consistent with the policies of the 2020 Provincial Policy Statement.**

### 4.3 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for development in the City until 2046, when it is expected that the City’s population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

The subject property is located within the Inner Urban Transect and is designated as Neighbourhood and has an Evolving Neighbourhood Overlay applied, as shown on Schedule B2 – Inner Urban Transect, figure 6 below.



Figure 8: Schedule B2 - Inner Urban Transect

#### 4.3.1 Inner Urban Transect

**Policy 5.2.1.1** states that the Inner urban Transect’s built form and site design includes both urban and suburban characteristics and that its intended pattern is urban.

**Policy 5.2.4.1** states that Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors 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 built form requirements as described in Subsection 5.6.1, as applicable and that:

- 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 the Official Plan;
- b) The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;
- 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) Provide an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and
- e) In appropriate locations, to support the production of missing middle housing, lower-density typologies may be prohibited.

#### **4.3.2 Neighbourhood Designation**

Neighborhoods are contiguous urban areas that constitute the heart of communities. They are planned for ongoing gradual, integrated, sustainable, and internally compatible development. Neighbourhood policies will allow for the development of a full range and choice of housing, with complementary small-scale non-residential land uses to support the creation of 15-minute neighbourhoods.

**Policy 6.3.1.2** states that Permitted building heights in Neighborhoods shall be Low-rise.

**Policy 6.3.1.4** states that the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

- a) Generally, a full range of low-rise housing options sufficient to meet or exceed the goals of Table 2 and 3b;
- b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Policy 6.3.2.1.

**Policy 6.3.1.5** states that the Zoning By-law will distribute permitted densities in the Neighbourhood by:

- a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation form, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;
- b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and
- c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).

**Policy 6.3.2.1** states 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.

**Section 11.5 of the Official Plan provides direction to the Committee of Adjustment process.**

**Policy 11.5.4** states that in support of Policy 5.2.4, 1 b) and c) 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.

**Policy 11.5.6** states that when considering an application, the Committee of Adjustment shall have due regard for the professional advice provided, including legal, planning, engineering, etc., and the Committee shall provide an explanation as to what effect the written and oral submissions it received had on the decision, if any.

The proposed consent and minor variance conform with the policies of the City of Ottawa Official Plan, including the Neighbourhood designation and the policies in Section 11.5 which provide direction to the Committee of Adjustment process.

#### 4.4 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject property is zoned Residential Fourth Density, Subzone UA -R4UA[2686] H(8.5) in the City of Ottawa Comprehensive Zoning By-law 2008-250.

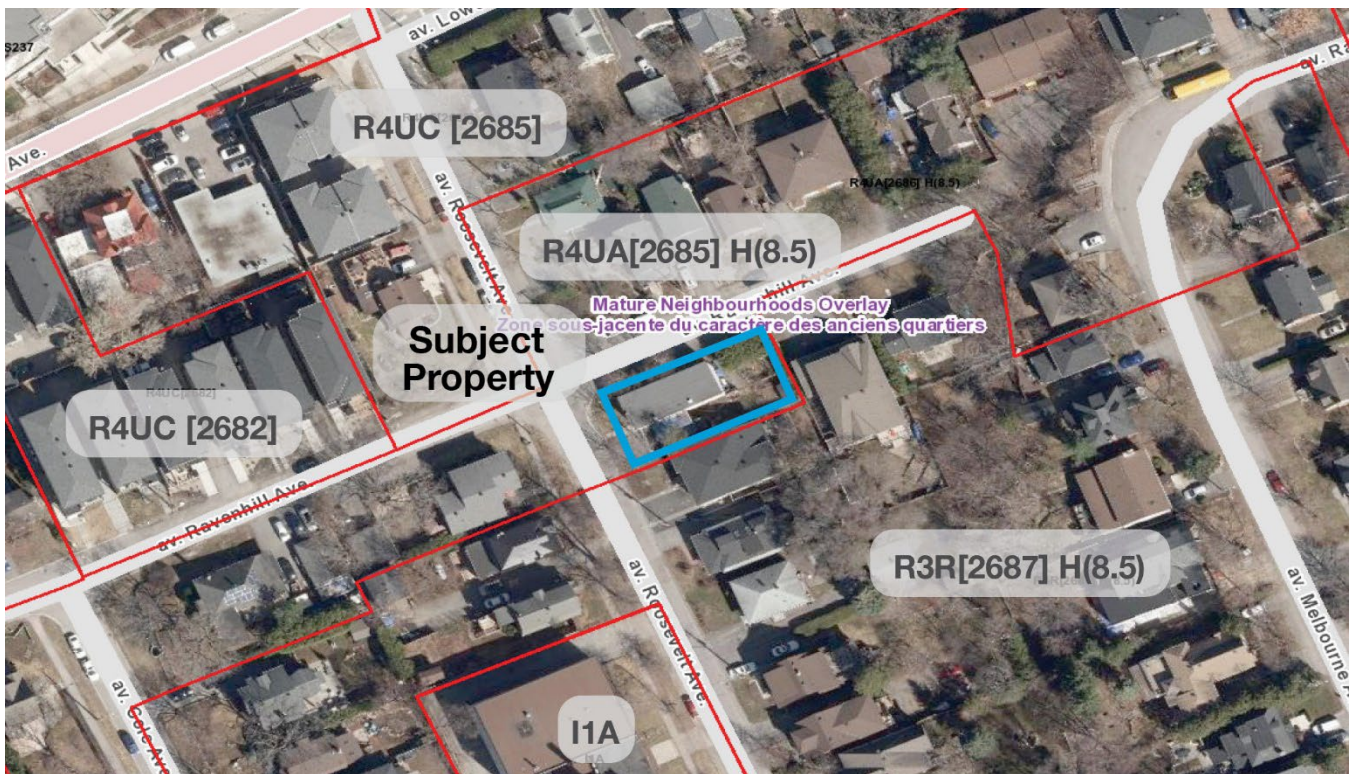


Figure 9: Zoning Map of the Subject property

The table below evaluates the proposed lots against the performance standards in the R4UA subzone.

R4UA Zoning for a Low – Semi detached	Requirement	Severed	Retained	Compliance
<b>Minimum Lot Width (m)</b> s.162, Table 162A	6 m	6.49 m	6.17 m	Yes
<b>Minimum Lot Area (m<sup>2</sup>)</b> s.162, Table 162A	180 m <sup>2</sup>	197.815 m <sup>2</sup>	188.06m <sup>2</sup>	Yes

<b>R4UA Zoning Provisions</b>	<b>Requirement</b>	<b>Provided</b>	<b>Compliance</b>
<b>Minimum Front Yard Setback (m)</b> S. 162, Table 162A S. 3 (3) (b)	Required Minimum: 4.5 m  Existing Semi: Legal non-conforming: 1.37 m  Proposed addition: halfway between the required provision and existing non-complying situation.	Existing Semi: 1.37 m  Proposed addition: 3.13 m	<b>Yes</b>
<b>Minimum Corner Side Yard Setback (m)</b> S. 162, Table 162A S. 3 (3) (b)	Required Minimum: 4.5 m  Existing Semi: Legal non-conforming: 0 m  Proposed addition: halfway between the required provision and existing non-complying situation.	Existing Semi: 0.0 m  Proposed addition: 2.25 m	<b>Yes</b>
<b>Minimum Rear Yard Setback (m)</b> 30% of lot depth S.144	9.144 m	9.144 m	<b>Yes</b>
<b>Minimum Interior Side Yard Setback (m)</b> s.162, Table 162A	1.5 m	1.5 m	<b>Yes</b>
<b>Maximum Building Height (m)</b> H suffix	8.5 m	8.5 m	<b>Yes</b>
<b>Minimum area of soft landscaping in the rear yard</b> s. 139 (7)	15%	Severed: 38% Retained: 47%	<b>Yes</b>
<b>Maximum area of rear yard occupied by parking spaces and driveways</b> s. 139(6)	70%	Severed: 50% Retained: 25%	<b>Yes</b>
<b>Minimum area of soft landscaping in front yard</b> s.139 (1)	20% Served = 1.69 m <sup>2</sup> Retained = 4.06 m <sup>2</sup>	>20% Served = 2.74 m <sup>2</sup> Retained = 11.83 m <sup>2</sup>	<b>Yes</b>
<b>Maximum Width of a Walkway in a front or corner side yard</b> s.139 (4) (c) (ii)	1.2 m	1.2 m	<b>Yes</b>

R4UA Zoning Provisions	Requirement	Provided	Compliance
<b>Corner Site Triangle</b> s. 57	6 m x 6 m	1.37 m x 0 m	<b>Legal non-complying structure</b>
<b>Minimum Parking Space Rate</b> s. 101	1 space per primary dwelling unit	1 space per primary dwelling unit (2 spaces total)	<b>Yes</b>
<b>Minimum parking space dimensions</b> s. 106 (1)	Width: 2.6 m Length: 5.2 m	Width: 2.6 m Length: 5.2 m	<b>Yes</b>

Westboro Development Overlay	Requirement	Provided	Compliance
<b>Front Façade</b> S. 146 (2)	At least 20% of the front façade must be set back a minimum 0.6 metres from the front wall  Existing Semi: Legal non-conforming.  Proposed addition: halfway between the required provision and existing non-complying situation. 10 % of the front façade must be set back a minimum 0.6 metres from the front wall.	15% of the façade of the front façade of the addition is set back 0.6 metres	<b>Yes</b>
<b>Rear Yards</b> S. 146 (3)	A minimum rear yard softly landscaped buffer must be provided along the rear lot line with a minimum depth of 4.5 m	2.25 m	<b>No</b>
<b>Front Yards</b> S. 146 (4)	No part of a building may be located further away than 24 metres from the front lot line	Minimum setback of 1.37 m	<b>Yes</b>
<b>Parking</b> S. 146 (7)	Any parking space located within the rear yard and not contained within a building, as well as any driveway or aisle accessing	Proposed parking and driveway will be surfaced with permeable pavers.	<b>Yes</b>



	that parking area, must be surfaced with a permeable or porous surface.		
<b>Parking</b> S. 146 (8)	The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By-law.	Two trees are proposed to be planted in the front yard.	<b>Yes</b>

**The proposed consent conforms to the vast majority of performance standards of the R4UA Zoning provisions for a semi-detached dwelling. However, a variance is sought for a reduced landscaped buffer along the rear lot line and the front façade design of the southern unit.**

## 5.0

# Minor Variance Applications: The Four Tests

It is our professional opinion that the proposed development constitutes good planning and meets the four (4) tests outlined in Section 45(1) of the Planning Act as discussed below.

### 5.1 Does the proposed variance maintain the general intent and purpose of the Official Plan?

The Official Plan designates the subject property as Neighbourhood in the Inner Urban Transect, which seeks to respect the existing character of its context, while supporting residential development of an urban built form. As outlined in Policy (1) of Section 5.2.4 of the Official Plan, Neighbourhoods within walking distance to corridors are poised to accommodate residential growth, per the Growth Management Framework of the Plan. Subsection (d) goes on to detail that built form requirements for development within the Neighbourhood designation emphasize the importance of framing the street rather than focusing on lot configuration. The policies highlight the desire for growth and a shifting of importance towards a more urban built form rather than limiting design styles through prescriptive zoning performance standard metrics.

The proposed developments and required Minor Variance application maintains the intent of the applicable Official Plan policies, specifically relating to the compatibility of the design and built form in compliance with the objectives of the Plan. Section 4.6.6(6) directs low-rise buildings to respond to the context of transect and designation policies, specifically through the inclusion of soft landscaping and front porches – both of which are emphasized in the proposed front-yard conditions. Additionally, the policies speak to complementing the existing context through architecturally-integrated design. The proposed development and Minor Variance sought as a result, provide for a complementary design to that of the Westboro neighbourhood. The design and character established by the proposed Minor Variance does not result in any adverse impacts on the existing context of the neighbourhood.

The urban design policies speak to the importance of soft landscaping for low-rise buildings, and the importance of maintaining and enhancing an urban tree canopy.

**The requested Minor Variance does not alter the permitted built form reflecting the new surrounding development, minimizing adverse impacts on old-character homes on the street. The proposal provides for an appropriate interface with the public realm, including features such as soft landscaping and primary entrances at grade. The intent and purpose of the Official Plan is maintained as a result of the proposed variance on the subject property.**

### 5.2 Does the proposed variance maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned Residential Fourth Density, Subzone UA, Exception 2685, height 8.5 in the City of Ottawa Comprehensive Zoning By-law 2008-250. The intent of the R4UA zone is to allow a wide mix of low-rise residential building forms to provide additional housing choices and regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced.

The Residential Fourth Density Zone also aims to allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings. The provision of a new, compact, ground-oriented housing typology promotes this purpose.

The proposed development maintains the minimum required soft landscaping in the front, corner and rear yards while providing opportunity for tree planting and landscaping. Although the rear landscaping distance is proposed to be reduced the 2.25 m area for soft landscaping will comfortably allow for the preservation of the existing hedge and allow for new tree planting. Additional soft landscaping is also proposed to be provided in other portions of the rear yard area which will also benefit from the proposal for porous pavers in the driveways which have been minimized in width. As the proposal represents a permitted use (semi-detached) and built form (low-rise), while providing for suitable soft landscaping, this application reflects the general intent and purpose of the Zoning By-law.

The intent of the recessed front façade provision is to promote articulation and architectural interest along the public realm. The existing

While the proposed development does not maintain the required setback of 0.6 metres for 20% of the façade for each individual lot, the proposed development works with the existing semi-detached dwelling to provide a setback of 1.76 metres which provides for articulation in the building façade and meets the intent of the provision.

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

### 5.3 Is the proposed variance minor in nature?

The variance will enable compatible intensification of six (6) total dwelling units within an established low-rise residential neighbourhood, conforming with strategic direction for managing growth within Ottawa's urban areas. This type of incremental, contextually sensitive, residential intensification capitalizes on existing infrastructure, including public transit routes.

The proposed variance is related solely to the rear yard landscaping while the proposed built form and massing is fully compliant with all other provisions of the R4UA subzone, and the Westboro Development Overlay. This includes the required setbacks which benefit from legal non-complying rights associated with the existing semi-detached dwelling. While the proposed landscape buffer in the rear yard does not comply with the minimum required width of 4.5 metres, the rear yard features ample soft landscaping with 38% of the rear yard area of lot A (severed) and 47% of the rear yard area of lot B provided as soft landscaping. With the addition of permeable pavers, tree planting and existing cedar hedge, the proposed minor variance represents a minor deviation from the by-law requirement and is not perceptible from adjacent properties or the public realm. Therefore, the proposed minor variance is not anticipated to generate any undue impacts on the neighbouring lands or the broader community.

**The proposed minor variance is minor in nature.**

### 5.4 Is the proposed variance desirable for the appropriate development or use of the land.

The proposed variance facilitates the development of a functional semi-detached building in a manner that is desirable for the use of the land. The proposed development does not detract from the neighbourhood character or the experience of the street from the public realm. The proposed design allows for a positive relationship between the public realm and the front façade of the building with a front facing door and windows. The design allows for parking to be located away from the public realm, tucked in the rear yard between a large cedar hedge along the rear lot line and the proposed building.

The proposed variance allows for the functional arrangement of parking within the rear yard while providing adequate space for soft landscaping and tree planting. The design also permits a large portion of the front yard to be softly landscaped. The design choices subject to the Minor Variance present a desirable built form that are appropriate for the use of the land.

The proposed variance does not negatively impact the streetscape, maintains, and exceeds the landscaping requirements, and provides good urban design that supports the existing character of the area.

**Therefore, the proposed variance is appropriate for the development and use of the lands.**

## 6.0 Conclusion

It is our professional opinion that a full Plan of Subdivision is not required for the orderly development of the lands, and a Consent is appropriate for the subject property.

The proposal to create two (2) total lots from an existing parcel satisfies the Planning Act criteria for a Consent and conforms with the policies of the Provincial Policy Statement and the City of Ottawa Official Plan.

Further, it is our professional planning opinion that the proposed Minor Variance constitutes good planning as:

- / The proposal is consistent with the Provincial Policy Statement (2020);
- / The proposal conforms to the policies and objectives of the Neighbourhood designation and overall policies of the Official Plan (2022);
- / The proposal meets the general intent of the R4UA zone and the City of Ottawa Comprehensive Zoning By-law (2008-250) overall; and
- / The proposed minor variance meets the four (4) tests as set out in the Planning Act.