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October 9, 2024

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

**RE: Application for Minor Variance
18 Louisa Street, Ottawa**

Committee of Adjustment
Received | Reçu le

2024-10-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

The owner of 18 Louisa Street has retained Fotenn Planning + Design ("Fotenn") to act as the agent on their behalf to submit a Minor Variance application to the Committee of Adjustment. Previous Zoning By-law Amendment and Site Plan Control applications (D02-02-21-0067 & D07-12-21-0102) were submitted for the subject property, with the Zoning By-law Amendment application approved in June 2022. In the time since the Zoning By-law Amendment application approval, a new architect has been engaged for the project, resulting in some changes to the proposed development, resulting in several required variances from the site-specific zoning schedule.

The intent of this application is to seek relief from site-specific setback requirements outlined in Schedule 455 of the Zoning By-law.. The proposed variances are required to facilitate the proposed ten-storey mixed use development on the subject property.

Please find enclosed the following material in support of the application:

- / This Cover Letter explaining the nature of the application;
- / Completed Minor Variance application form;
- / Survey Plan;
- / Site Plan;
- / Tree Conservation Report;
- / Elevation Drawings;
- / Cheque in the amount of \$3,196.00, made payable to the City of Ottawa for the Minor Variance application.

Sincerely,



Patricia Warren, MCIP RPP
Planner



Brian Casagrande, MCIP RPP
Partner

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FOTENN

1.0 Introduction

Fotenn Planning + Design ("Fotenn"), acting as agents on behalf of the property owner, has been retained to prepare this Planning Rationale in support of the enclosed Minor Variance application for the property municipally known as 18 Louisa Street ("the subject property") in the West Centretown neighbourhood of the City of Ottawa.

The intent of this Planning Rationale is to assess the proposed Minor Variances against the applicable policy and regulatory framework and to demonstrate how the proposed minor variances are appropriate for the subject property and compatible with surrounding land uses and infrastructure.

1.1 Purpose of Application

The proposed Minor Variance application seeks relief from the Schedule 455 of the Zoning By-law and specific Residential Fifth Density provisions as they relate to the proposed development on the subject property. The proposed development was subject to a Zoning By-law Amendment application which was approved in June 2022. A Site Plan Control application was submitted concurrently to the previously approved Zoning By-law Amendment application; however, this application was put on hold upon the approval of the Zoning By-law Amendment. The Site Plan Control application has recently been resubmitted, and as a result of the progressed design of the proposed development, several variances have been identified as being required to facilitate the proposed development.

A total of four (4) Minor Variances are being requested, which include:

- / A reduction in the minimum required rear yard setback from 7.5 metres to 7.2 metres;
- / A reduction in the building stepback above the eighth storey facing the internal courtyard from 2 metres to 0 metres;
- / A reduction in the internal courtyard width from 11 metres to 9.4 metres;
- / An increase to the minimum width of the proposed building to 20 metres from 18.5 metres.

Site Context and Surrounding Area

The subject property is located on the west side of Bell Street between Arlington Avenue to the south and Louisa Street to the north in Somerset Ward (Ward 14). The subject property has frontage of approximately 58.8 metres along Louisa Street, 58.8 metres along Arlington Avenue, 55.9 metres along Bell Street North (formerly Bell Street) and a total site area of approximately 3,259.8 square metres (Figure 1).

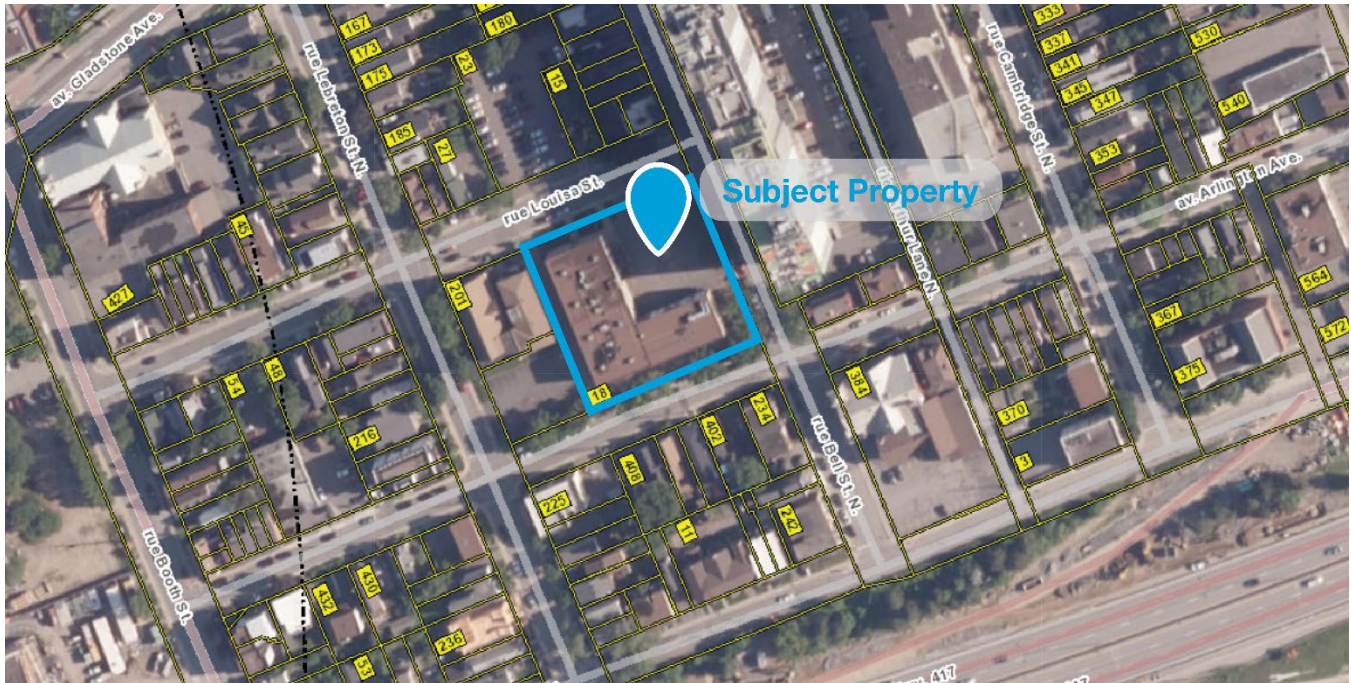


Figure 1: Aerial image of subject property, outlined in blue.

The subject property is currently developed with one 3-storey mid-century building. It is L-shaped with a cantilevered portion containing surface parking below. The property is otherwise occupied by surface parking. The subject property is currently used as a sport and health centre, but previously operated as a school. The north-south portion of the L-shaped building is largely occupied by medical facilities, instructional facilities and office spaces, while the east-west portion of the building is occupied by a gym. Vehicular entrance to the parking lot is located along Louisa Street, while egress is onto Arlington Avenue. A private one-way right-of way also runs along the western periphery of the property and provides a total of six (6) parallel vehicular parking spaces. Access to the private laneway is located along Arlington Avenue, while egress is onto Louisa Street.

Sidewalks are provided along all frontages of the property. Elevated hydro distribution lines are present in the public right-of way along the Bell Street North and Louisa Street frontages. The wooden poles also feature light standards. An above-ground hydro transformer pad is also located on the northeast corner of the subject property adjacent to the intersection of Louisa Street and Bell Street North.

Although the majority of the property is hardscaped, medium-sized trees are present along all frontages. As demonstrated in the completed Tree Conservation Report by the project landscape architects (Ruhland and Associates Ltd.), many of the trees on the property are generally in fair to poor condition.



Figure 2. View of the subject property from the intersection of Bell Street North and Louisa Street.



Figure 3. View of the subject property from the intersection of Bell Street North and Arlington Avenue.



Figure 4. View of the subject property from Arlington Avenue.



Figure 5. View of the subject property and drive aisle/parallel parking from Louisa Street.



Figure 6. View of the existing building and site access from Louisa Street

2.1 Surrounding Area

As a through lot, the property has frontage on Louisa Street, Bell Street N., and Arlington Avenue, in the heart of Centretown West. Gladstone Avenue, a major east-west mainstreet, is located approximately 120 metres north of the subject property. The area surrounding the property is characterized by a broad mix of uses and building typologies including low, mid and high-rise residential and mixed-use buildings, office buildings, commercial buildings and institutional uses, such as churches. Gradual infilling has occurred over the last decade. Gladstone Avenue is designated a Minor Corridor, with a range of daily goods and services while also providing more specialized functions and destinations that serve the needs of others living beyond the borders of the immediate neighbourhood. The site also benefits from access (approximately 780 metres) to the planned Gladstone LRT Station.

The surrounding uses vary and can be described as follows:

North: Immediately north of the subject property are several low-rise residential buildings with frontage along Louisa Street as well as a privately-owned surface parking lot with approximately 65 parking spaces. Further north, along Gladstone Avenue are several low- and mid-rise mixed-use buildings. Gladstone Avenue features a wide range of corridor uses including retail, restaurants, personal services and other uses.

East: To the east of the property across Bell Street N. is the LIV Apartment, a high-rise 13-storey residential building. Further east, along Cambridge Street are several low- and mid-rise residential buildings. Moreover, Bronson Avenue is found further east of the site. Bronson Avenue is designated as a Mainstreet Corridor and features a wide range of uses and heights including retail, restaurants, residential, personal services and other uses.

South: To the south of the subject property across Arlington Avenue are several low-rise detached and apartment buildings as well as the Ottawa Korean Community Church. The property that contains the Ottawa Korean Community Church has been approved for a 24-storey mixed use building. Further south, approximately 100 metres from the property, is Provincial Highway 417 which provides vehicular connections throughout the City.

West: Abutting the subject property to the west is the Saint Hyacinth Roman Catholic Polish Church and an associated surface parking lot which provides approximately 25 vehicular parking spaces. Further west across Lebreton Street North are several low-rise buildings containing primarily residential uses, featuring at-grade retail uses. Further west are several low-to-mid rise residential and institutional buildings along Booth Street as well as the Piazza Dante neighbourhood park. Ottawa Community Housing's Rochester Heights Phase 2 development is located west of the subject property within the block bound by Gladstone Avenue, Booth Street, Raymond Street and Rochester Street. This development will contain a mix of low-, mid- and high-rise residential use buildings. Moreover, the planned Gladstone Rapid Transit Station is located approximately 780 metres west of the property and will provide efficient transit connections throughout the City to users.

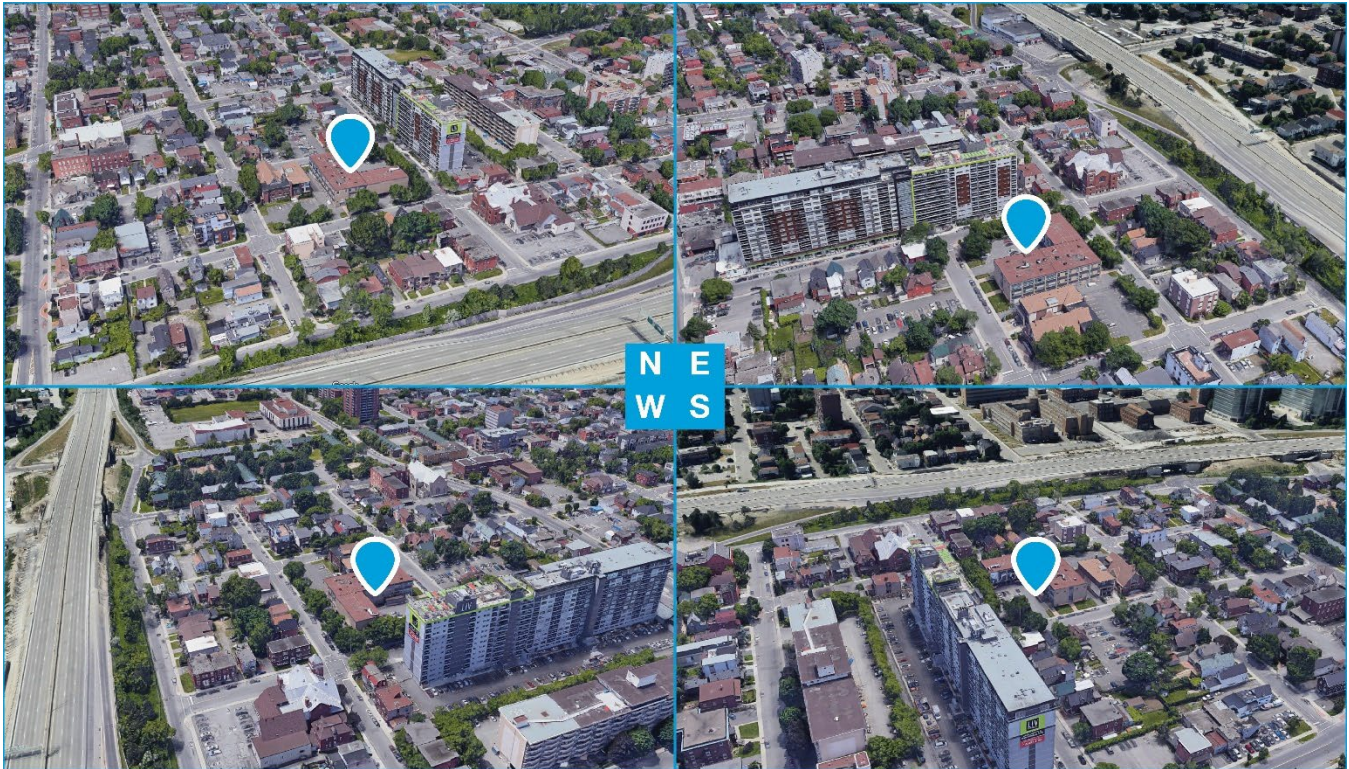


Figure 7. Aerial images of the surrounding area

Overview of Applications

The proposed Minor Variance application proposes to amend Residential Fifth Density (R5) zoning provisions as well as the site-specific zoning schedule (Schedule 455) for the subject property that was established through the previously approved Zoning By-law Amendment application.

The requested relief is required to facilitate the proposed ten-storey mixed use development on the subject property. The proposed development will include 160 new residential units and 86 parking spaces. The proposed development will retain and connect to a portion of the existing building, providing residents with direct access to an on-site gym and other amenities. The proposed development will replace the existing surface parking lot with hard and soft landscaping where void of buildings. No changes are proposed to the western portion of the existing building and the existing one-way driveway on the west side of the property. Access to the proposed development will be from Arlington Avenue, with pedestrian-only access provided through a courtyard along Louisa Street.

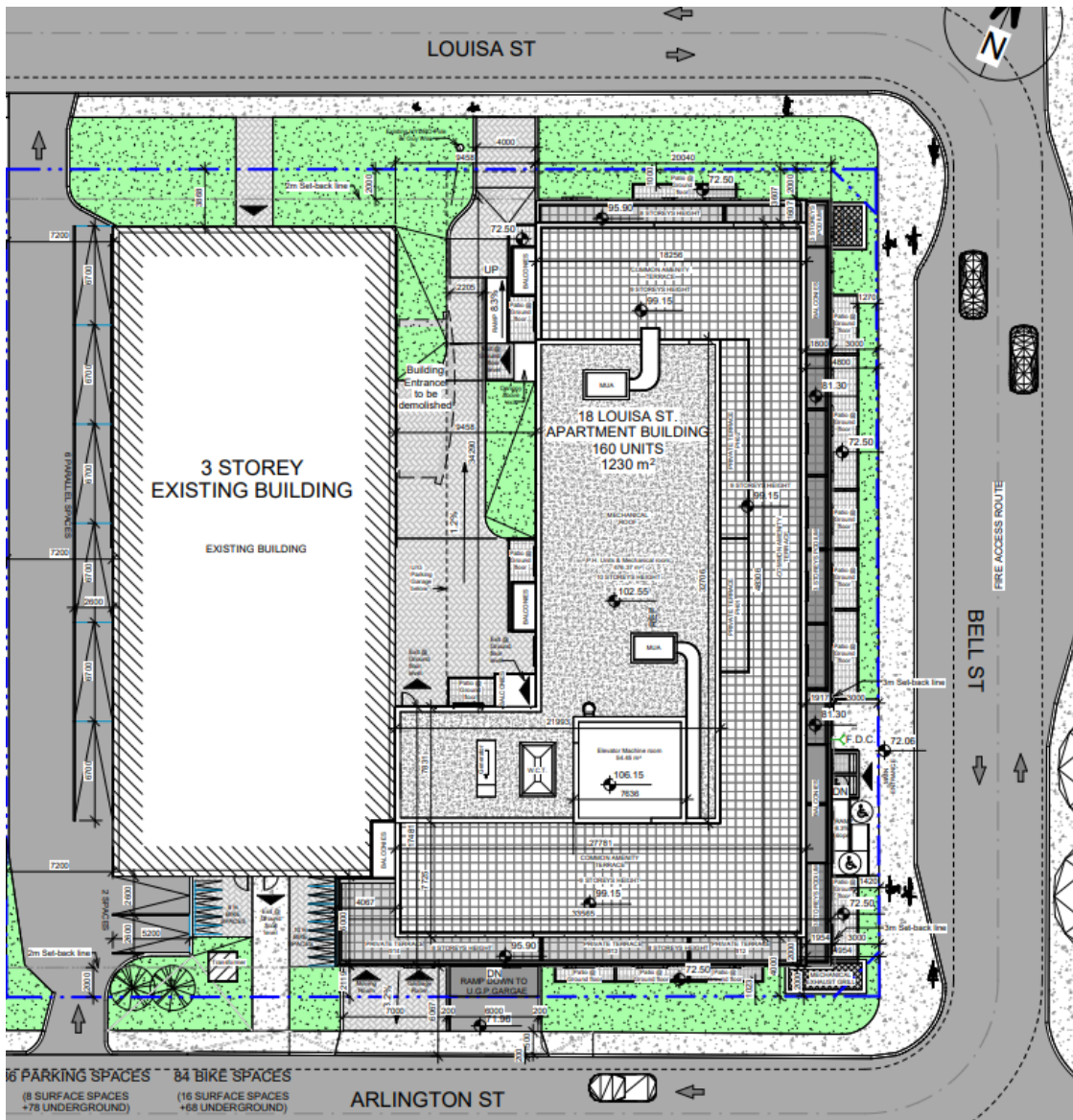


Figure 8. Site Plan of the Proposed Development

The requested relief (as illustrated in the image below) can be summarized as follows:

- / A reduction in the minimum required rear yard setback from 7.5 metres to 7.2 metres;
- / A reduction in the building setback above the eighth storey facing the internal courtyard from 2 metres to 0 metres;
- / A reduction in the internal courtyard width from 11 metres to 9.4 metres;
- / An increase to the minimum width of the proposed building to 20 metres from 18.5 metres.

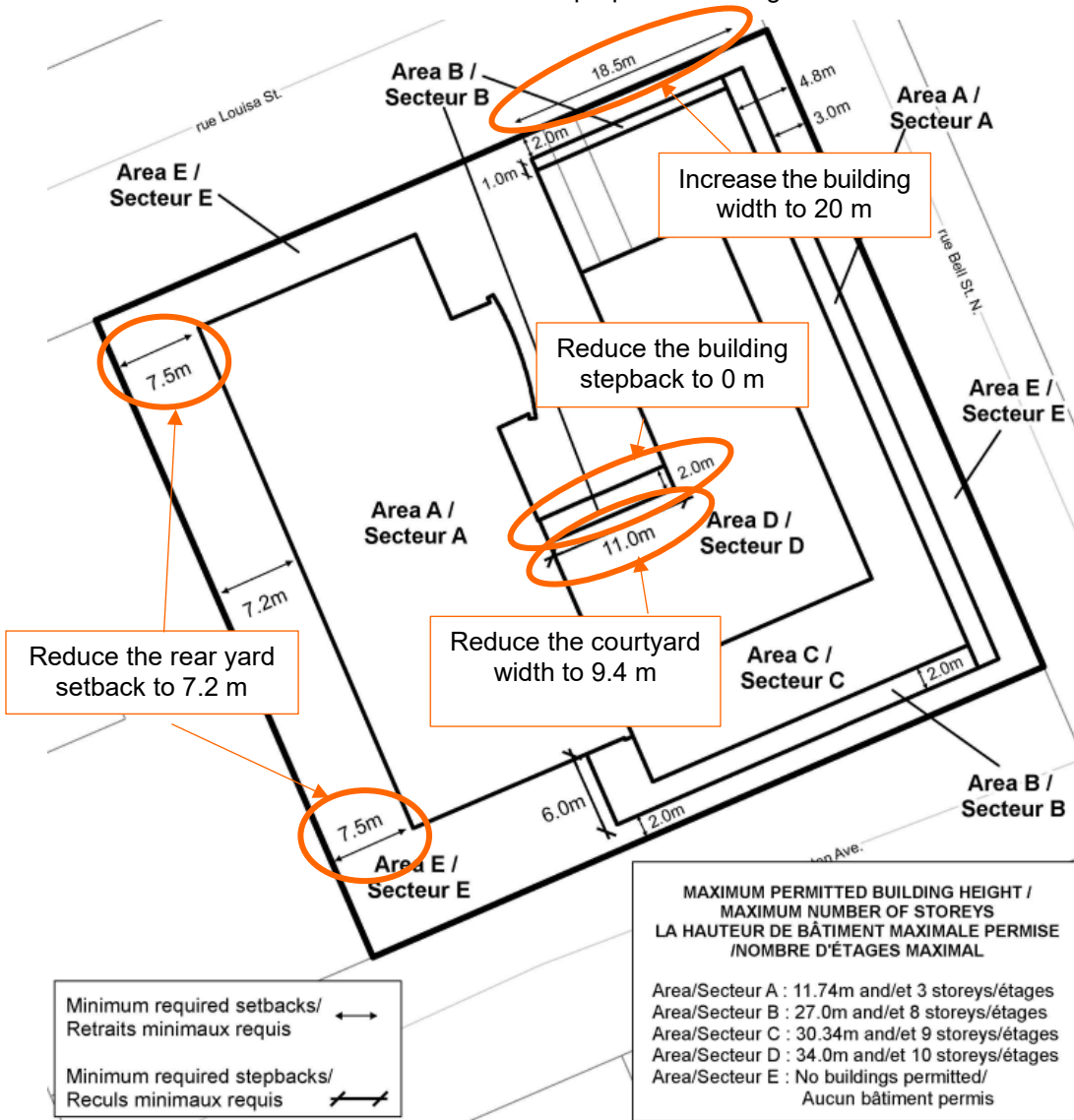
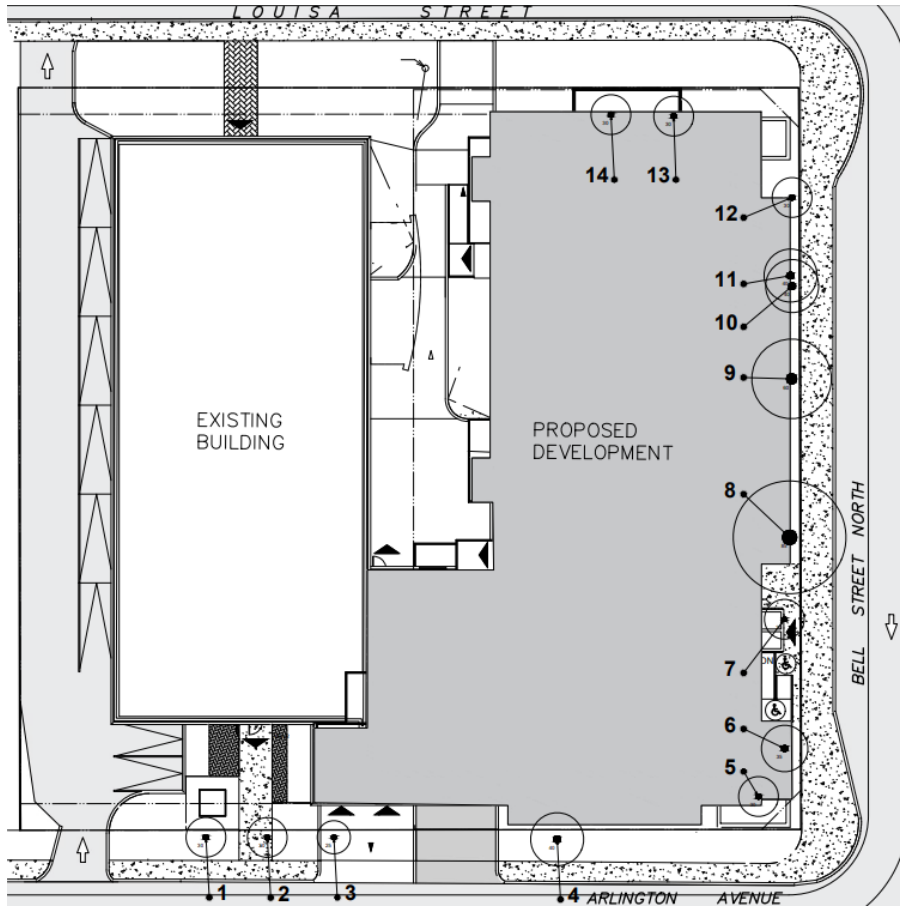


Figure 9. Proposed variances identified on Schedule 455 of the City of Ottawa's Comprehensive Zoning By-law.

A Tree Conservation Report (TCR) was prepared for the revised Site Plan Control application submission and provided in support of the proposed Minor Variance application. The TCR identifies the current vegetation on site (Figure 10), while the

complimentary Landscape Plan identifies the proposed planting and vegetation plan for the proposed development (Figure 11).



PLANT ID #	SIZE DBH* / ht. (m)	Private (P), City (C), Adjacent (A)	BOTANICAL NAME	COMMON NAME	DISTINCTIVE TREE**	CONDITION	ACTION	COMMENTS
1	0.37	P	<i>Fraxinus ssp</i>	Ash ssp.	✓	Fair-Good	REMOVE	Minor decay and suckering occurring at base of trunk.
2	0.36	P	<i>Fraxinus ssp</i>	Ash ssp.		Fair	REMOVE	Minor decay and suckering occurring at base of trunk. Significant deadwood in upper canopy.
3	0.33	P	<i>Acer negundo</i>	Manitoba Maple	✓	Fair	REMOVE	Suckering occurring at base of trunk.
4	0.37	P	<i>Acer negundo</i>	Manitoba Maple	✓	Poor	REMOVE	Suckering occurring at base of trunk. Steel sign pole and chainlink fence ingrown into trunk at base. Significant deadwood in upper canopy. Suboptimal branch structure with 2 codominant stems at 3m.
5	0.39	P	<i>Acer negundo</i>	Manitoba Maple	✓	Poor	REMOVE	Suckering occurring at base of trunk. Steel sign pole and chainlink fence ingrown into trunk at base. Significant deadwood in upper canopy. Decay across half of trunk diameter. Existing conflict with overhead power lines. Suboptimal branch structure with 2 codominant stems at 1m.
6	0.5	P	<i>Acer negundo</i>	Manitoba Maple	✓	Fair	REMOVE	Suboptimal branch structure with 6 codominant stems at 0.5m.
7	0.85	P	<i>Acer negundo</i>	Manitoba Maple	N/A	N/A	Removed	Removed by city forces (2021). Suckering occurring at base of trunk. Steel sign pole and chainlink fence ingrown into trunk at base. Existing conflict with overhead power lines. Suboptimal branch structure with 5 codominant stems at 0.5m.
8	0.25	P	<i>Fraxinus ssp</i>	Ash ssp.		Fair-Good	REMOVE	Wounds in branches of upper canopy.
9	0.35	P	<i>Fraxinus ssp</i>	Ash ssp.	✓	Fair-Good	REMOVE	Wounds in branches of upper canopy. Suboptimal branch structure with 2 codominant stems at 2m.
10	4 x 0.3	P	<i>Fraxinus ssp</i>	Ash ssp.	✓	Fair	REMOVE	Chainlink fence ingrown at trunk base. Multistem (4) at base.
11	0.48	C	<i>Fraxinus ssp</i>	Ash ssp.	✓	Fair	REMOVE	Large wounds in one of codominant stems. Suboptimal branch structure with 2 codominant stems at 2m.
12	0.25	C	<i>Fraxinus ssp</i>	Ash ssp.		Fair	REMOVE	Suboptimal branch structure with 2 codominant stems at 2m.
13	0.3	C	<i>Fraxinus ssp</i>	Ash ssp.	✓	Fair	REMOVE	Minor wounds due to pruning. Slightly unbalanced crown.
14	0.3	C	<i>Fraxinus ssp</i>	Ash ssp.	✓	Fair	REMOVE	Unbalanced crown towards sidewalk wide due to heavy pruning.
A	0.35	A	<i>Fraxinus ssp</i>	Ash ssp.	✓	Fair	REMAIN	Suckering occurring at base. Potential conflict with overhead power lines. Unbalanced crown towards sidewalk side due to heavy pruning.
B	0.2	A	<i>Acer negundo</i>	Manitoba Maple		Fair	REMAIN	Existing conflict with chainlink fence and pole. Potential conflict with overhead wires in <5 years. Otherwise good form with strong leader.

Figure 10. Existing Vegetation Plan and Table from the Tree Conservation Report prepared by Ruhland & Associates.

4.0 Policy and Regulatory Framework

4.1 Provincial Policy Statement

The Provincial Policy Statement, 2020 (PPS) provides direction on matters of provincial interest related to land use planning and development. The Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act, which includes the PPS. The 2020 PPS is proposed to be repealed and replaced with the 2024 PPS on October 20, 2024. As this application will be considered after October 20, 2024, the 2024 PPS has been evaluated as it relates to the proposed development and Minor Variance application.

The PPS supports the goal of enhancing the quality of life for residents of Ontario, including the protection of public health and safety, the quality of the natural and built environment, and resources of provincial interest. The policies of the PPS support building homes, sustaining strong and competitive communities, infrastructure and facilities, wise use and management of resources, and protecting public health and safety. The following PPS policies are applicable to the proposed development and subject property, among others:

- / Policy 6 of Section 2.1 – Planning authorities should support the achievement of complete communities by:
 - a) Accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses, recreation, parks and open space, and other uses to meet long-term needs;
 - b) Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
 - c) Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.
- / Policy 1 of Section 2.2 – Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:
 - b) Permitting and facilitating:
 - 1. All housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
 - 2. All types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3.
 - c) Promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation;
- / Policy 3 of Section 2.3.1 – Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.
- / Policy 2 of Section 2.4.1 – To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:
 - a) To accommodate significant population and employment growth;
 - b) As focal areas for education, commercial, recreational, and cultural uses;
 - c) To accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and

- d) To support affordable, accessible, and equitable housing.

The proposed Minor Variance application will facilitate the development of 160 new residential units ranging in size from studio units to three-bedroom units on a parcel of land within the Downtown Core Transect that is currently occupied by surface parking. The proposed development will make use of an underutilized parcel of land, in accordance with the PPS and the City of Ottawa’s Official Plan, and will result in a mixed-use development that includes residential uses and medical, office, and instructional uses, among other potential uses. The proposed development is located within the urban boundary, which is where the City of Ottawa directs intensification to occur. The minor variance application and the resulting development are consistent with the 2024 PPS.

4.2 City of Ottawa Official Plan (2022)

The City of Ottawa Official Plan was approved November 4, 2022. The Plan provides a framework for the way that the City will develop 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.

4.2.1 Downtown Core Transect

The subject property is located within the Downtown Core Transect, as identified on Schedule A – Transect Policy Areas, of the City of Ottawa Official Plan (Figure 12). The Downtown Core Transect is the historic, geographical, physical, cultural, symbolic and employment hub of the National Capital Region. The Downtown Core is a mature built environment whose urban characteristics of high-density, mixed uses and sustainable transportation orientation are to be maintained and enhanced.

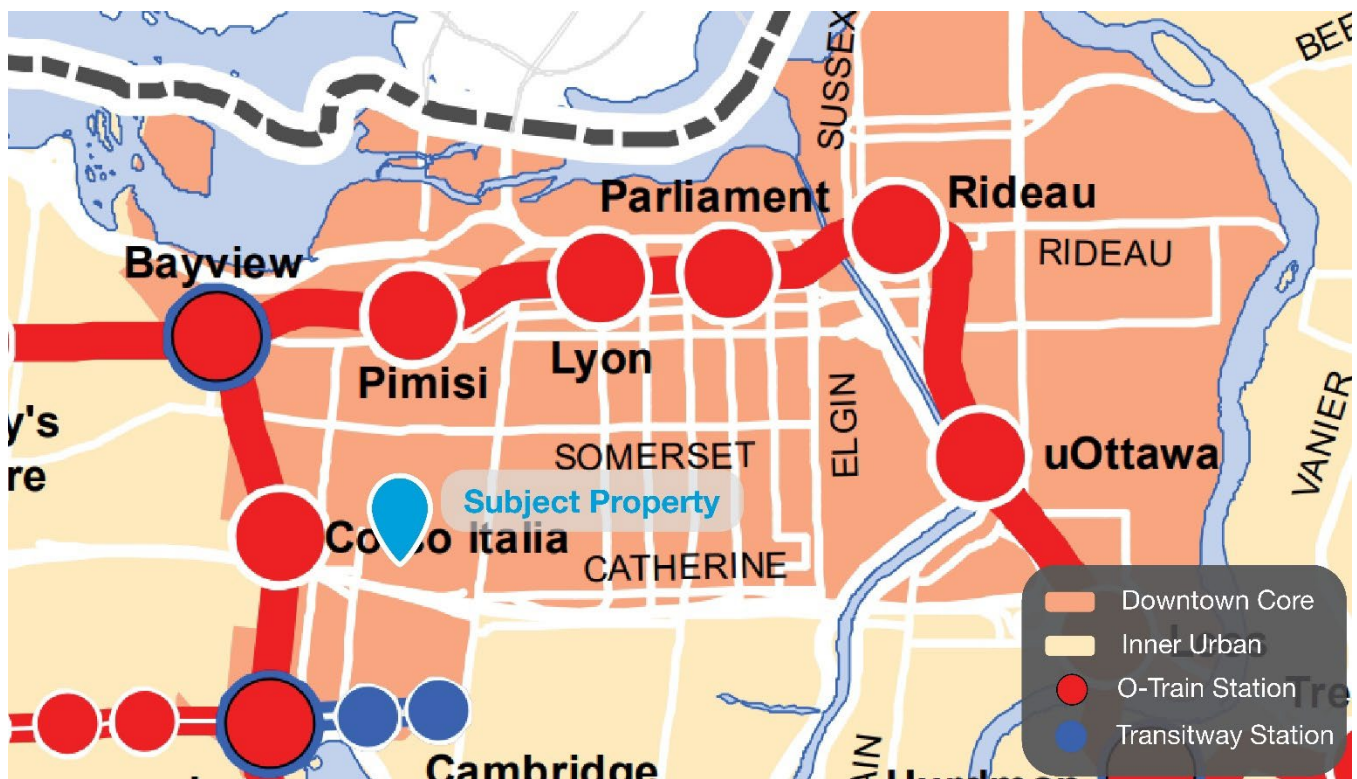


Figure 12. Extract of Schedule A - Transect Policy Areas, City of Ottawa Official Plan.

The following policies of Section 5.1 are applicable to the subject property and the proposed Minor Variance applications:

- / Policy 1 of Section 5.1.1 – The Downtown Core’s established and intended built form is urban as defined by Table 6 [of the Official Plan]. All development shall maintain and enhance the urban pattern of built form and site design.
- / Policy 2 of Section 5.1.1 – The Downtown Core shall continue to develop as healthy 15-minute neighbourhoods within a highly mixed-use environment, where:
 - a) Hubs and a dense network of Corridors provide a full range of services;
 - b) A high concentration of employment is maintained and increased;
 - c) Existing and new cultural assets are supported, including those that support music and nightlife; and
 - d) Residential densities are sufficient to support the full range of services noted in Policy a).
- / Policy 1 of Section 5.1.5 – Neighbourhoods located in the Downtown Core shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b [of the Official Plan]. 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;
 - b) The application, as appropriate, 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 permitted 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 [of the Official Plan], 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.

The proposed development represents an urban built form, which is appropriate for the Downtown Core Transect. The proposed development contributes to the maintenance of a 15-minute neighbourhood where a mix of uses are available to residents. The proposed development introduces additional density to the area by replacing a surface parking lot with housing that is complimentary to the existing uses on the subject property.

4.2.2 Neighbourhood Designation

The subject property is designated “Neighbourhood” with an Evolving Overlay on Schedule B1 – Downtown Core Transect, of the City of Ottawa Official Plan (Figure 13). Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of the Official Plan that Neighbourhoods, along with Hubs and Corridors, permit a mix of building forms and densities. The City recognizes that Neighbourhoods are not all at the same stage of development, maturity, and evolution, and as such, the Official Plan will reinforce those that have all elements of and presently function as 15-minute neighbourhoods; guide those that have a few missing elements into gaining them; and to seed the conditions for future 15-minute neighbourhoods into those that currently are not.

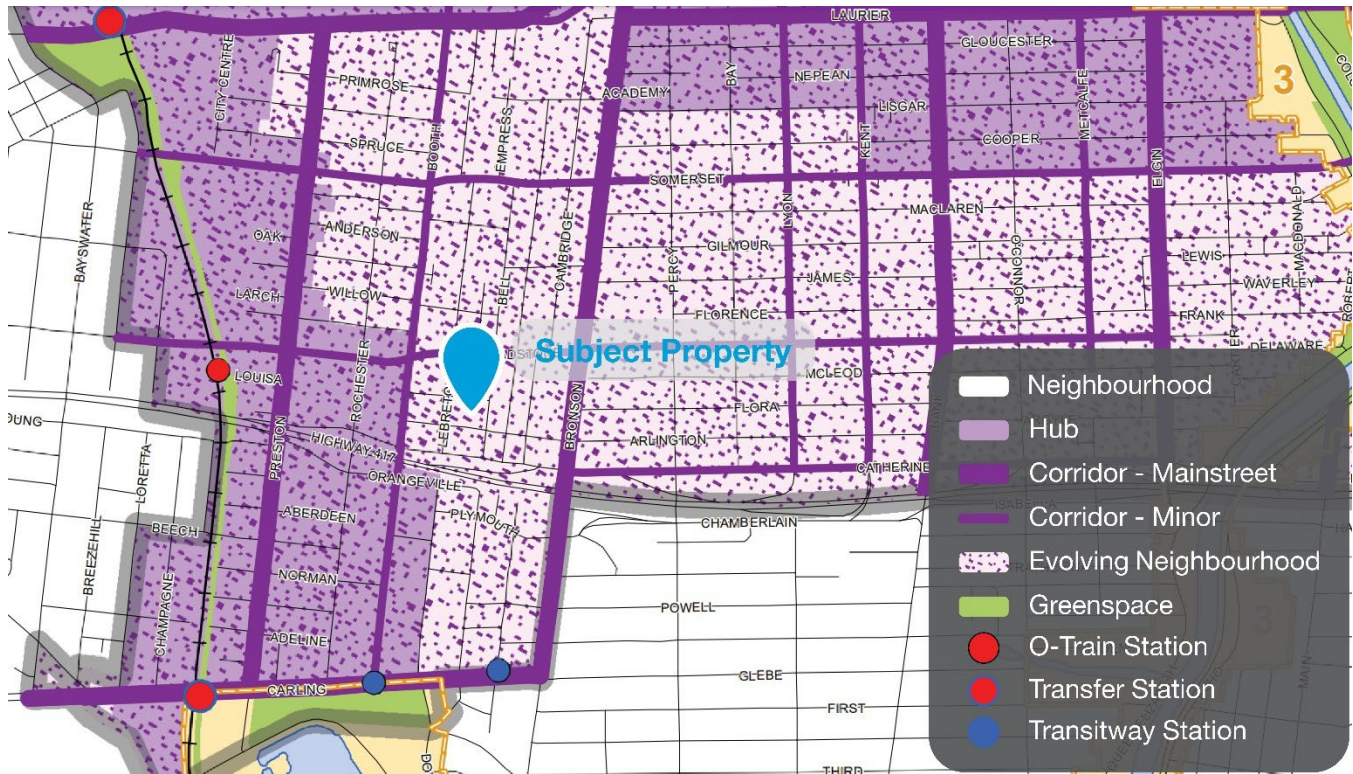


Figure 13. Extract of Schedule B1 - Downtown Core Transect, City of Ottawa Official Plan.

Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development. The following policies of Section 6.3 are applicable to the subject property and the proposed Minor Variance application.

- / Policy 2 of Section 6.3.1 – Permitted building heights in Neighbourhoods shall be Low-rise, except:
 - a) Where existing zoning or secondary plans allow for greater building heights; or
 - b) In areas already characterized by taller buildings.
- / Policy 4 of Section 6.3.1 – 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 Table 3b [of the Official Plan];
 - b) Housing options with predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);
 - c) In appropriate locations including near rapid-transit stations, zoning may prohibit lower-density housing forms;
 - d) To provide for a range of local services and promote the emergence or strengthening of 15-minute neighbourhoods, the Zoning By-law may permit compatible and complementary small-scale non-residential uses and services (including retail, service, cultural, leisure and entertainment uses) that primarily serve residents within walking distance;

The proposed development is a ten-storey mixed-use building, with the non-residential uses located within the existing building on site and the new building containing all new dwelling units. The proposed building height is consistent with the previously approved Zoning By-law Amendment application, and therefore consistent with Policy 2 of Section 6.3.1.

The mix of uses proposed on the subject property are appropriately located within the Neighbourhood designation. Overall, the proposed Minor Variance applications

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

The subject property is zoned Residential Fifth Density, Subzone B, Urban Exception 2778, Schedule 455 (R5B[2778] S455) in the City of Ottawa's Comprehensive Zoning By-law (2008-250) (Figure 14). The purpose of the R5 zone is to:

- / Allow a wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as General Urban Area, Mixed Use Centre or Central Area in the Official Plan;
- / Allow a number of other residential uses to provide additional housing choices within the fifth density residential areas;
- / Permit ancillary uses to the principal residential use to allow residents to work at home and to accommodate convenience retail and service uses of limited size;
- / Ensure that residential uses predominate in selected areas of the Central Area, while allowing limited commercial uses;
- / 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; and
- / 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.

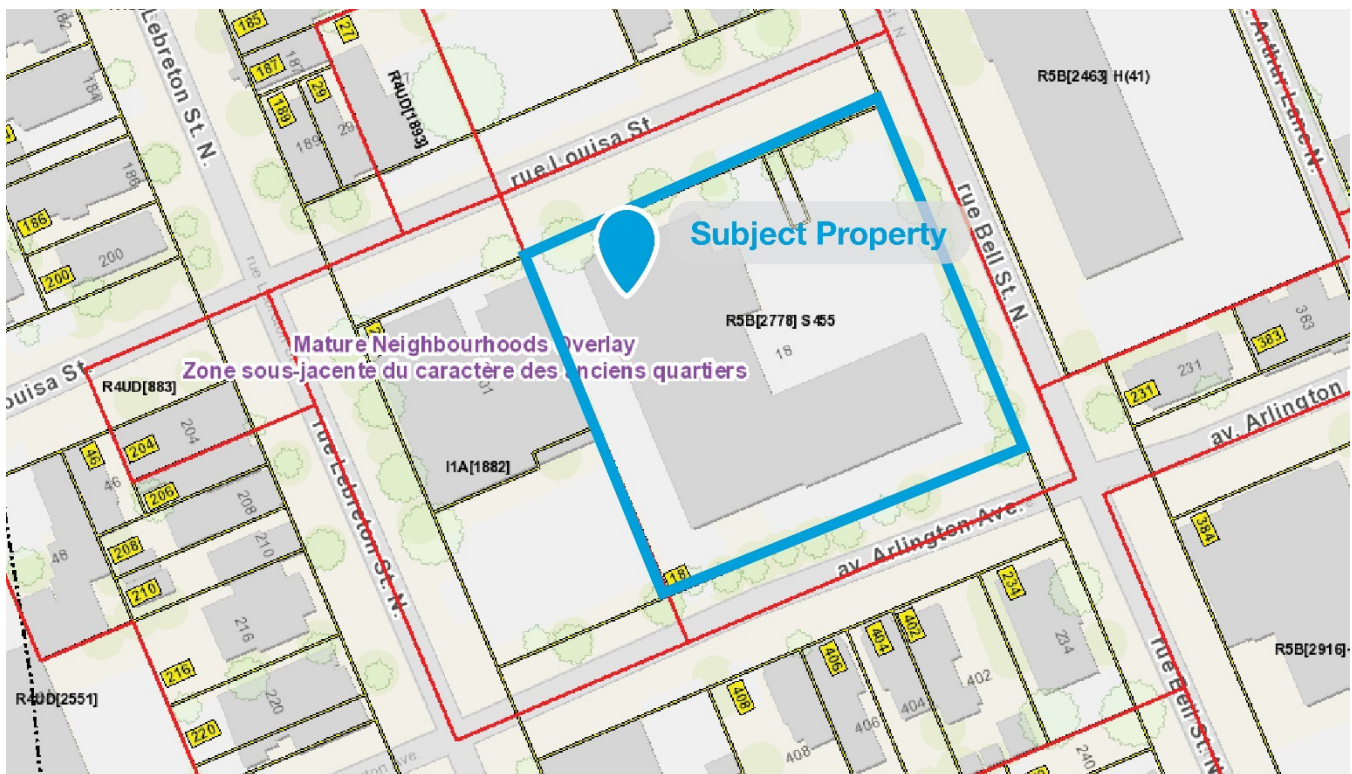


Figure 14. Zoning Map with the subject property outlined in blue

The permitted uses on the subject property include:

- / apartment dwelling, low rise
- / apartment dwelling, mid rise
- / apartment dwelling, high rise
- / bed and breakfast
- / detached dwelling
- / diplomatic mission
- / duplex dwelling
- / dwelling unit
- / group home
- / home-based business
- / home-based daycare
- / linked-detached dwelling
- / park
- / planned unit development
- / residential care facility
- / retirement home
- / retirement home
- / rooming house
- / additional dwelling unit
- / semi-detached dwelling
- / shelter
- / stacked dwelling
- / three-unit dwelling
- / townhouse dwelling
- / urban agriculture
- / artist Studio
- / Daycare
- / instructional facility
- / medical facility
- / office
- / place of assembly
- / recreational and athletic facility

The table below demonstrates the proposed development’s compliance with the applicable provisions of the Zoning By-law. The provisions that require relief are indicated with “no” in red.

Table 1. R5B[2778] S455 Zoning Compliance Table

Zoning Mechanism	Requirement (R5B[2778] S455; high-rise apartment dwelling)	Proposed	Compliance
Minimum Lot Width Table 164A – high-rise building Bell Street	22.5 m	55.91 m	Y
Minimum Lot Area Table 164A – high-rise building	675 m ²	3,292 m ²	Y
Maximum Building Height Schedule 455	Area A: 11.74 m Area B: 27.0 m Area C: 30.34 m Area D: 34.0 m Area E: 0 m (no buildings)	Area A: 9.59 m Area B: 23.84 m Area C: 27.09 m Area D: 30.49 m Area E: 0 m (no buildings)	Y
Minimum Front Yard Setback Bell Street Schedule 455	3 m	3 m	Y
	4.8 m (above the 3 rd storey)	4.8 m (above the 3 rd storey)	Y
Minimum Corner Side Yard Setback Arlington Avenue Louisa Street	2 m	Louisa St.: 2 m	Y
		Arlington St.: 2 m	Y

Schedule 455			
Minimum Stepback on Louisa Street Schedule 455	Above the 8 th Storey – 1 m	Above the 8 th Storey – 1 m	Y
Minimum Stepback on Arlington Avenue Schedule 455	Above the 8 th Storey – 2 m	Above the 8 th Storey – 2 m	Y
Minimum Stepback form the Internal Courtyard Schedule 455	Above the 8 th Storey – 2 m	Above the 8 th Storey – 0 m	N
Minimum Rear Yard Setback Schedule 455	7.2 m – 7.5 m	7.2 m	N
Permitted Projections Above the Height Limit Exception 2778 and Section 64	Range of building features are permitted as a project above the height limit, which includes, but is not limited to: / mechanical and service equipment penthouse, elevator or stairway penthouses	Elevator Room Projection: 3.6 m	Y
Permitted Projections into Required Yards Table 65(6)(c)	Ground floor patio – maximum 2 metre projection, but no closer than 1 metre to any lot line	All ground floor patios are 1 m from a property line.	Y
Width of Internal Courtyard Schedule 455	11 m	9.4 m	N
Minimum Setback of North Edge of Building Schedule 455	18.5 m	20 m	N
Amenity Area Section 137 Table 137(4) High-rise apartment: 6 m ² /dwelling unit, and 50% of the required total provided as communal amenity area.	Total: 960 m ²	Total: 1,165.86 m ²	Y
	Communal: 480 m ²	Communal: 593.6 m ²	Y
High-Rise Zoning Provisions Section 77 Area A on Schedule 402 For the 10 storey portion of the building only			
Minimum Lot Area for a Corner Lot	1,150 m ²	3,292 m ²	Y

Minimum Rear Yard Setback	10 m	>10 m	Y
Minimum Separation Distance between Towers on the Same Lot	20 m	n/a (there is only 1 tower proposed on the lot)	Y
Parking Requirements			
Minimum Parking Space Requirements Section 101 Area X on Schedule 1A Dwelling units in a mixed use building: 0.5 spaces/dwelling unit, after the first 12 units Section 101(6)(c) – where all parking for a permitted use is located below grade in the same building as that land use, parking may be reduced by 10% or 20 spaces, whatever is less Office: 1 per 100 m ² of GFA Instructional facility: 1.25 per 100 m ² of GFA (200 m ² or less of GFA within Area X and at grade, no parking is required) Medical facility: 2 per 100 m ² of GFA (200 m ² or less of GFA within Area X and at grade, no parking is required)	High-rise apartment: 67 spaces (includes a 10% reduction as all parking is located below grade) Office: 7 spaces required per shared parking Medical facility: 0 spaces (200 m ² or less of GFA at grade within Area X, no parking is required) Instructional facility: 0 spaces (200 m ² or less of GFA at grade within Area X, no parking is required). Total: 67 spaces	High-rise apartment: 67 spaces Office: 8 spaces Medical facility: 0 spaces Instructional facility: 0 spaces Total: 75 spaces	Y
Minimum Visitor Parking Space Requirements Section 102 Dwelling unit in a mixed use building: 0.1 spaces / dwelling unit, after the first 12 units	High-rise apartment: 15 spaces 11 spaces required per shared parking	11 spaces	Y
Shared Parking Section 104 Applies to Office, Medical Facility, and Visitor Parking for Residential Uses	See site plan statistics – Weekday afternoon has the largest cumulative total of 18 spaces. Office: 7 spaces Visitor Residential: 11 spaces	18 spaces	Y

<p>Minimum Parking Space Size Section 106</p>	<p>Standard space: 2.6 m x 5.2 m</p> <p>Parallel space: 2.6 m x 6.7 m</p> <p>40% of required spaces can be small car spaces (2.4m x 4.6m) if they are identified as such, not visitor parking, and not located abutting a wall or column. (30 spaces can be smaller spaces)</p>	<p>Standard: 2.6m x 5.2m</p> <p>Parallel: 2.6m x 6.7m</p> <p>12 spaces reduced to 2.4m x 5.2m</p>	<p>Y</p> <p>Y</p> <p>Y</p>
<p>Aisle and Driveway Provisions Section 107</p>	<p>Driveway to underground parking: / Minimum of 6 m / Maximum of 6.7 m</p> <p>Driveway to surface parking (one-way): / Minimum of 3 m / Maximum of 3.6 m</p> <p>Minimum aisle width: / For underground garage: 6 m / For surface parking (parallel): 3.5 m</p>	<p>Driveway to underground parking: 6 m</p> <p>Driveway to surface parking: / This is an existing condition with no changes proposed.</p> <p>Aisle width: / Underground garage: 6 m / Surface parking aisle: 4.5 m</p>	<p>Y</p> <p>Y*</p> <p>Y</p> <p>Y</p>
<p>Landscaping Provisions for Parking Lots Section 110</p>	<p>15% of the parking lot must be provided as landscaped area</p> <p>Minimum width of landscaped buffer: 3 m</p>	<p>Existing surface parking lot is an existing condition with no changes proposed.</p>	<p>Y*</p>
<p>Minimum Bicycle Parking Space Requirements Section 111 Area B on Schedule 1 Dwelling unit in the same building as a non-residential use - 0.5 spaces/dwelling unit (160 units)</p> <p>Office – 1 space/ 250 m² GFA (689 m²)</p> <p>Medical facility – 1 per 1,000 m² GFA (216 m²)</p>	<p>High-rise apartment: 80 spaces</p> <p>Office: 3 spaces</p> <p>Medical facility: 0</p> <p>Instructional facility: 0</p> <p>Total: 83 spaces</p>	<p>84 spaces</p>	<p>Y</p>

Instructional facility – 1 per 1,500 m ² GFA (111 m ²)			
Bicycle Parking Space Provisions Section 111 Exception 2778	Maximum of 50% of required bicycle parking spaces or 15 spaces, whichever is greater, may be located in a landscaped area Minimum bicycle parking space sizes: / Horizontal: 0.6m x 1.8 m / Vertical: 0.5m x 1.5m / Stacked: 0.37m width Minimum width of aisle: 1.2 m Minimum of 50% of spaces must be horizontal spaces at ground level	Total spaces: 84 spaces (36 stacked and 48 horizontal) 16 surface spaces Horizontal spaces: 0.6m x 1.8m Stacked spaces: 0.6m x 1.8m Aisle: 1.2 m	Y Y Y Y

*This is a legal non-complying condition in which the condition already exists today and is not being altered as a result of the proposed development.

As noted in the above table, the proposed development generally complies with the provisions of the Zoning By-law, except for the four proposed variances as they relate to rear yard setback, setback from an internal courtyard, width of the internal courtyard and width of the building. Although the proposed development does not comply with these specific provisions, it is important to note that these provisions primarily relate to the internal functions of the site and are not anticipated to have an impact on surrounding properties or the public realm. The proposed relief from the rear yard setback is a technical amendment to rectify an error on the zoning schedule. Based on the submitted site plan and survey, the existing building is in fact located 7.2 metres from the rear property line and not 7.5 metres as indicated in two locations on Schedule 455. The existing building on the subject property is not proposed to be moved, and as such, the requested relief is intended to rectify a previous error.

Through the detailed design of the proposed development, the building design has evolved to narrow the south portion of the building and the internal courtyard. As a result, a portion of the building was removed and the stepback above the 8th storey that faces the internal courtyard has also been removed. Similarly, the long portion of the “L-shaped” building has been widened, ultimately reducing the width of the internal courtyard. The internal courtyard was previously contemplated as having vehicular access, however, that has been eliminated and the internal courtyard is now proposed as a pedestrian-only space. Additionally, the portion of the existing building that extends into the internal courtyard is now proposed to be removed. Despite the reduction in width, the proposed internal courtyard will now function better than the previous design as the space will be a rectangular space suitable for exclusive use by residents and employees of the proposed development without any vehicular conflict. This will also benefit the surrounding neighbourhood, as vehicles will only be accessing the site from Arlington Avenue instead of both Arlington Avenue and Louisa Street. The requested relief from the Zoning By-law and site-specific Schedule 455 are appropriate for the site.

5.0

Minor Variance Applications: The Four Tests

It is our professional opinion that the application meets the “Four Tests” of a Minor Variance, as described in Section 34 of the *Planning Act*.

5.1 Does the proposal maintain the general intent and purpose of the Official Plan?

The proposed Minor Variance application conforms to the general intent and purpose of the Official Plan.

The subject property is designated Neighbourhood with the Evolving Overlay within the Downtown Core Transect. The Neighbourhood designation generally permits residential and non-residential uses within a low-rise built form, unless otherwise directed by the Zoning By-law. The subject property is permitted a maximum building height of 10 storeys and a mix of residential and non-residential uses in accordance with the City of Ottawa’s Zoning By-law, and therefore, the proposed development is consistent with the height policies and permitted use policies of the Official Plan. The minor variance application is consistent with the policies related to the transect and designation, as well as the growth management framework and urban design consideration.

The proposed development contributes to the creation of a 15-minute neighbourhood within the Downtown Core by providing additional residential density to a site currently occupied by non-residential uses. The proposed development will integrate into the existing building on site, creating opportunities for the new residents to use the existing building. The proposed development will intensify a surface parking lot within the Downtown Core, and locate all new parking underground, which is supported by the Official Plan.

The Growth Management Framework in the City’s Official Plan provides direction for intensification within Neighbourhoods in the Downtown Core Transect, and identifies a target of 5% of large bedroom units. The proposed development currently includes a total of 5 percent of units that are two bedroom + den or larger, however, 25 percent of the units in the building are proposed to be two bedrooms or larger (averaging approximately 80 square metres or larger). The subject property is an appropriate location for intensification.

The Urban Design policies of the City’s Official Plan provide direction for high-rise buildings in the City, limiting floorplates to generally 750 square metres and a tower separation of 23 metres. The proposed development respects both the floorplate size and tower separation distance from the rear yard for the high-rise portion of the building (10 storeys and greater).

The proposed Minor Variance application maintains the general intent and purpose of the Official Plan.

5.2 Does the proposal maintain the general intent and purpose of the Zoning By-law?

The subject property is zoned Residential Fifth Density, Subzone B, Urban Exception 2778, Schedule 455 (R5B[2778] S455) in the City of Ottawa Comprehensive Zoning By-law. The intent of the R5B zone is to permit a range of uses within a mix of building forms from detached to high-rise apartment dwellings across the City. In this case the proposed uses are permitted and the built form is generally in accordance with the By-law.

A zoning compliance table has been provided in Section 4.3 of this report which summarizes the provisions of the R5B[2778] S455 zone, along with the provisions for high-rise buildings and the provisions for parking. Four (4) variances are requested for the site as they relate to the site-specific schedule for the subject property. The intent of the Minor Variance application is to ensure that the primary intent of the previously established site-specific schedule is respected, while allowing for minor deviations that relate to the evolved design of the proposed development.

The minor variances being requested meet the general intent and purpose of the Zoning By-law, as the proposed variances are technical in nature and will allow for a better functioning site that caters to pedestrians and future residents of the proposed development.

5.3 Is the proposal minor in nature?

This Planning Act test is generally understood to involve the consideration of negative impacts from the proposed variances. The variances, which are seeking to rectify an error related to the existing building on the site-specific schedule, as well as reflect an improved design to the building, will facilitate the intensification of a surface parking lot within the Downtown Core Transect of the City. The variances that relate to the stepback above the eighth storey and the width of the courtyard are design elements internal to the subject property, and it is not anticipated that these alterations would generate negative impacts on the surrounding community, the existing building, or the future residents of the proposed development. The variance that relates to the rear yard setback is a technical amendment that seeks to address a rounding error on the site-specific schedule related to a building that pre-dates this development. The proposed development does not seek to alter the existing building on the subject property along the western property line, and as such, the appropriate rear yard setback is that which is reflected on the survey of the subject property.

The proposed variances are considered to be minor in nature, as no undue impacts on the neighbouring properties or the broader community are anticipated.

5.4 Is the proposal desirable for the appropriate development and use of the land?

The requested variances are facilitating the development of a surface parking lot within the Downtown Core Transect, resulting in additional density on a site that currently contains non-residential uses. The requested variances are not anticipated to have any undue adverse impacts to the surrounding neighbourhood, and as previously noted, will result in changes internal to the subject property, out of site from the public realm. The proposed development is consistent with the direction of the Official Plan and complies with all other provisions of the Zoning By-law.

As outlined above, the proposed variances are desirable and appropriate for the development of the property.

6.0 Conclusion

It is our profession opinion that the proposed Minor Variances constitute good planning as:

- / The proposal is consistent with the Provincial Policy Statement (2024);
- / The proposal conforms to the policies and objectives of the Neighbourhood designation and Downtown Core Transect of the Official Plan (2022) as a whole;
- / The proposal meets the intent of the R5B[2778] S455 zone and the City of Ottawa Comprehensive Zoning By-law (2008-250); and
- / The proposed minor variances meet the four (4) tests as set out in the Planning Act.

Sincerely,



Patricia Warren, MCIP RPP
Planner



Brian Casagrande, MCIP RPP
Partner