

Planning and Design Rational
Thursday, August 1, 2024

Variance Application
342-344-346-348 Queen Mary Street

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Variance Rational

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Modulink, Planning & Design

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Committee of Adjustment
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1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the application for variances and consent to create easements to permit the construction of eight townhouse dwellings with 3 units in each townhouse on 4 existing lots by demolishing 4 existing semi-detached dwelling units. The unit mix includes:

342 Queen Mary: 4 1-bedroom handicap accessible; 2 3-bedroom

344 Queen Mary: 3 2-bedroom; 1 2-bedroom handicap accessible; 2 4-bedroom

346 Queen Mary: 4 2-bedroom; 2 4-bedroom

348 Queen Mary: 4 1-bedroom; 2 3-bedroom

Total 24 units. The properties are located at on Queen Mary Street between Naughton Street and Lola Street in Overbrook McArther. The variances requested are for lot area and for rear yard setback. The establishment of the easements is for the purpose of permitting access to the rear yards of the townhouse dwellings at 344 and 346 Queen Mary over the side yard and rear yard of 342 and 348 Queen Mary.

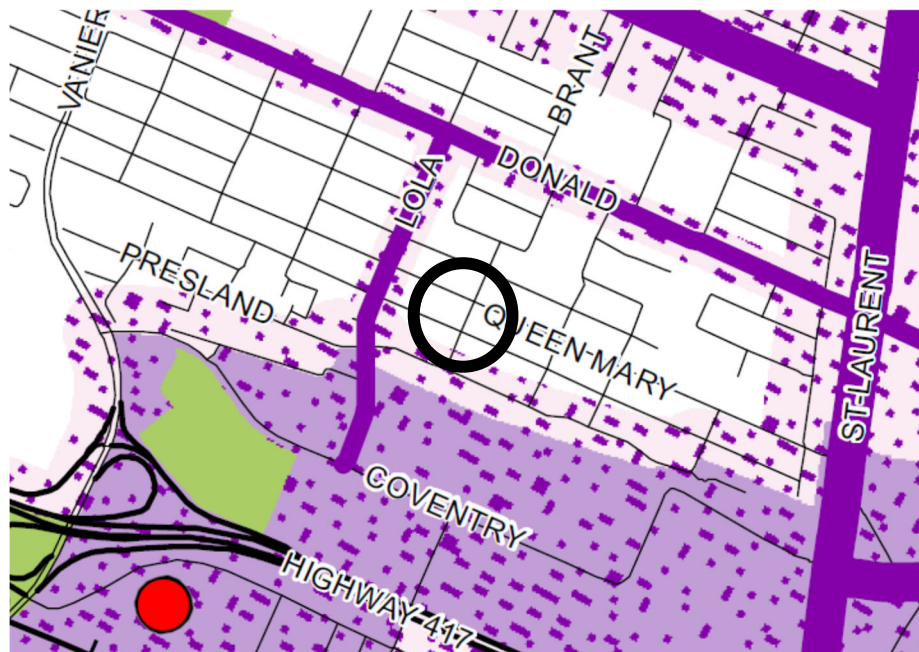
2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

The property is currently occupied by 4 existing semi-detached dwellings constructed in the 60's. The properties are located in the City of Ottawa.

- 342 Queen Mary has a street frontage of 10.85m, depth of 25.99m and area of 281.96 m²
- 344 Queen Mary has a street frontage of 10.94m, depth of 25.99m and area of 284.37 m²
- 346 Queen Mary has a street frontage of 10.92m, depth of 26.00m and area of 283.98 m²
- 348 Queen Mary has a street frontage of 10.87m, depth of 26.00m and area of 282.45 m²

The zoning is R4UC for 342 and 344 Queen Mary. The zoning is R4UC[2480] for 346 and 348 Queen Mary. It is located in the Schedule B2 Inner Urban Transect on Queen Mary Street. The site is in a designated neighbourhood but is just west of the evolving neighbourhood designation.

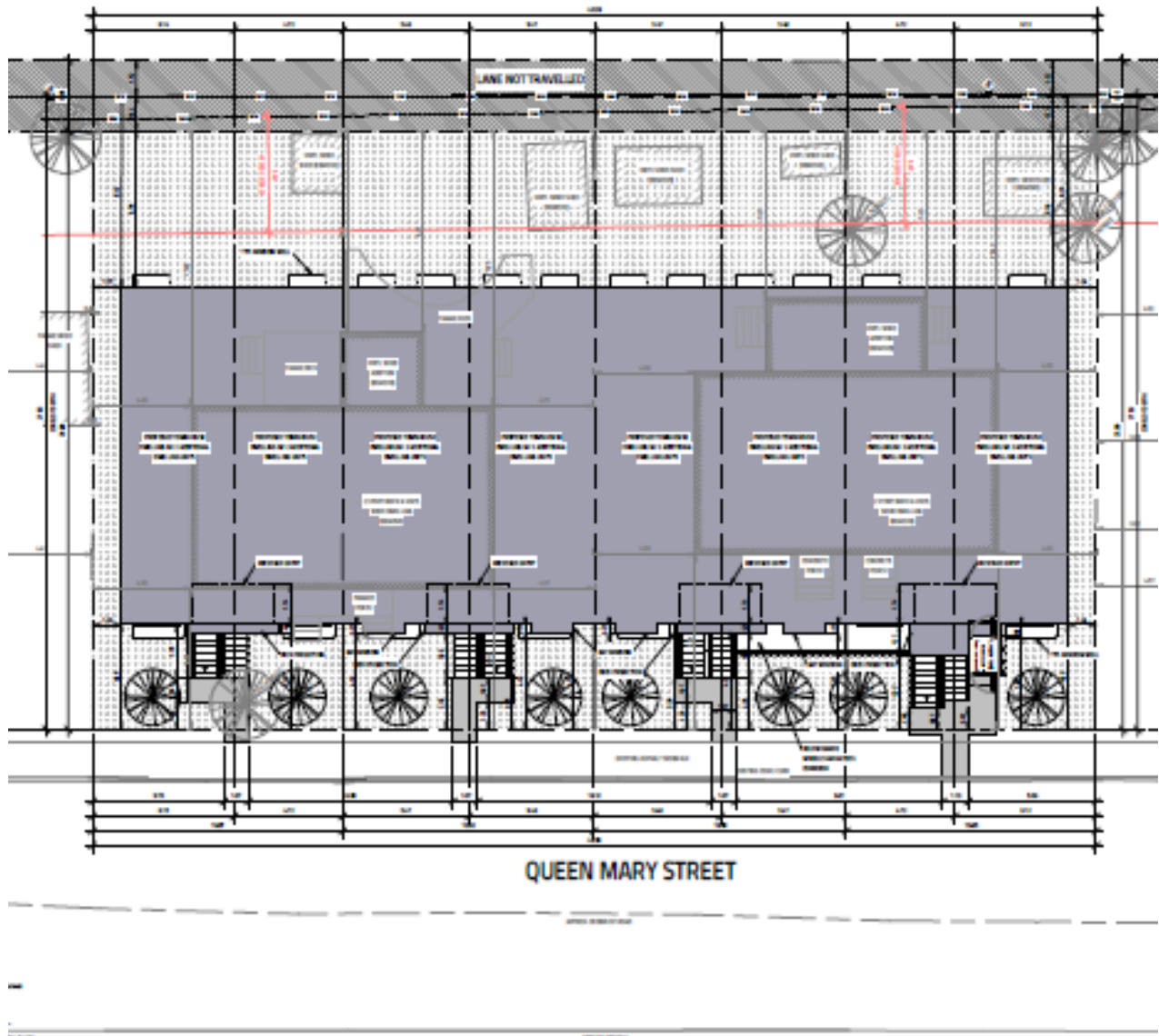
Surrounding Land Uses: The property is bounded by primarily by semidetached dwellings and on the South, North, East and West sides.



Neighbourhood



Subject Site



1) Subject Properties

348 and 346 Queen Mary



344 and 342 Queen Mary



2) The Streetscape looking to the West

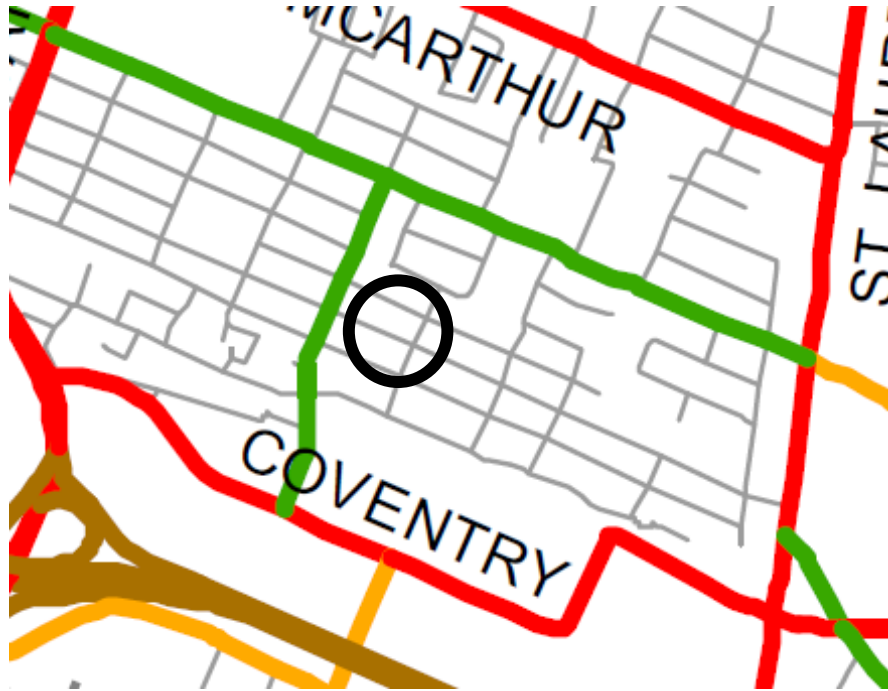


3) The Streetscape looking to the East



Road Network:

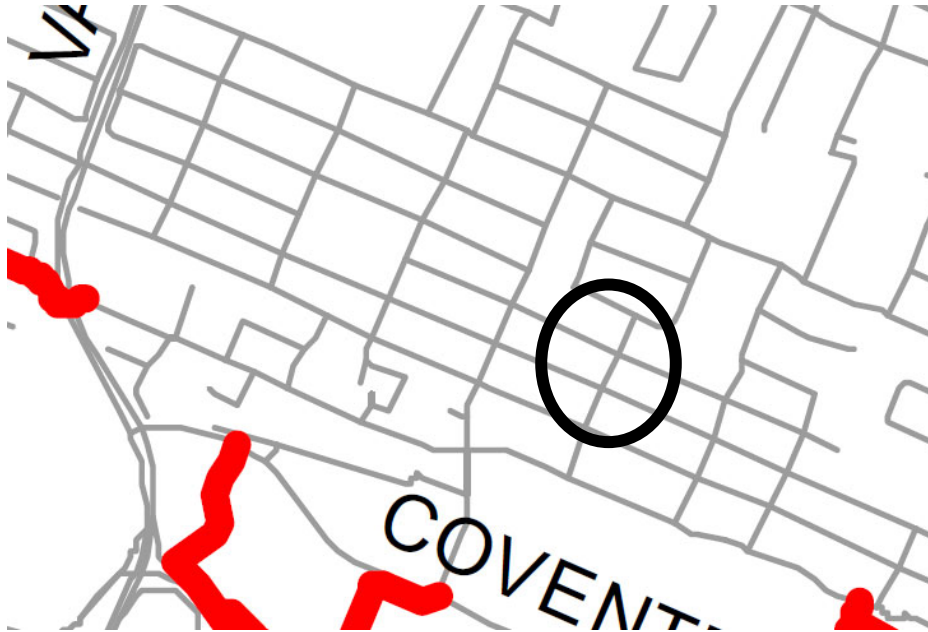
Queen Mary Street that is classified as a local road. The closest intersection is Lola Ave classified as a Collector – Minor on Schedule C4 - Urban Road Network



Bicycle Network:

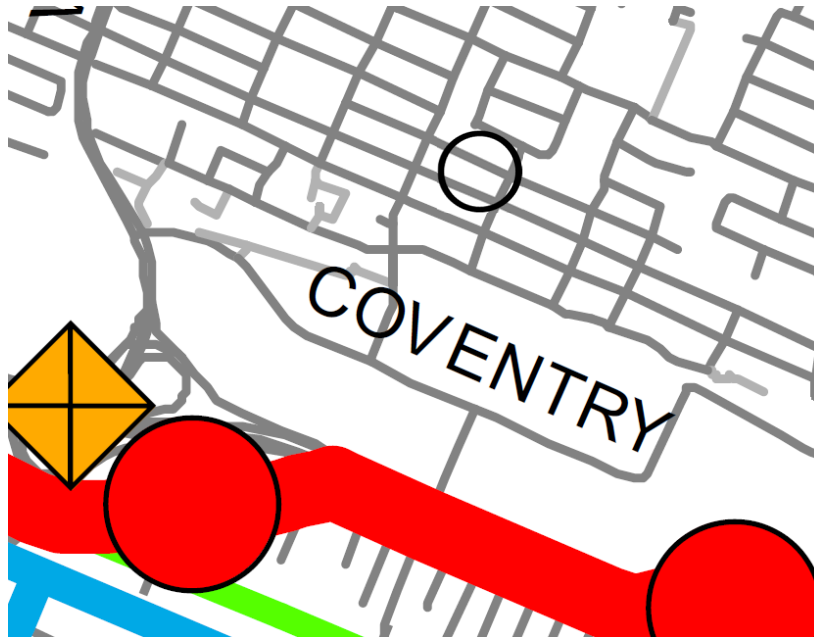
The new active transportation mapping Schedule C3 - Active Transportation Network, major pathways identify several major pathways that the site is close to.

New Active Transportation Plan



Transit Services:

The site is within walking distance (800m) of 1 transit stations



Community Services:

The site is located within easy walking distance to numerous schools, access by bicycle to Sandy Hill over the Adawe Crossing Bridge. There is a strip mall with shops on the other side of the street to the west from the subject properties. There are shops at the corner of Lola Ave and Donald. There are some big box stores to the south. While not a complete 15 min walking neighbourhood, it has many of the attributes of a 15 min neighbourhood.

3.0 DEVELOPMENT PROPOSAL AND VARIANCES

The zoning is R4UC for 342 and 344 Queen Mary. The zoning is R4UC[2480] for 346 and 348 Queen Mary. The exception 2480 permits "Despite 132(4), a rooming house may occupy a building with one principal dwelling unit."

The proposed variances and consent to create easements will permit the construction of 8 townhouse dwellings, each with a primary unit and 2 additional units (rental). The new buildings meet with the form-based planning approach being considered by the City of Ottawa for new zoning bylaw. The zoning bylaw heights and setbacks are maintained. There is an unopened lane at the rear of the property which adds to the perceived building setback and perceived lot area. All the properties exceed the min requirements in lot area and lot width which is 135 sqm and 4.5m respectively. The min lot width for a townhouse is proposed to be 4.72m whereas the bylaw requires 4.5m. The min average lot area per townhouse is 140.98 m², however due to maintaining the same with per townhouse dwelling with only one side yard being required the interior townhouse dwelling will have a lot area of 122.9 m², less than the required 135 m² required by the bylaw while the average for the 2 adjacent townhouse dwellings exceed the lot area requirement.

The current lot depth is 24.99m to 25.00m. The perceived lot depth is 27.52m when ½ of the 3.05m wide closed lane is included. The zoning bylaw requires a 30% rear yard (front yard 4.5m). Based on the perceived lot depth of 27.52m the rear yard setback the requirement would be 8.26m. The proposed setback is a min of 8.31m. The required rear yard setback calculated from the actual rear lot lines is 7.80m (lot depth of 25.99m). The proposed rear yard is 6.78m and 6.79m.

342 Queen Mary has a street frontage of 10.85m, depth of 25.99m and area of 281.96 m²

344 Queen Mary has a street frontage of 10.94m, depth of 25.99m and area of 284.37 m²

346 Queen Mary has a street frontage of 10.92m, depth of 26.00m and area of 283.98 m²

348 Queen Mary has a street frontage of 10.87m, depth of 26.00m and area of 282.45 m²

The requested variances for each property are as follows:

- 1) 342 Queen Mary
 - a. To permit a lot area of 122.9 m² whereas the bylaw requires 135 m² (TABLE 162A V) (easterly townhouse dwelling)
 - b. To permit a rear yard setback of 6.78m whereas the bylaw requires a rear yard setback of 7.80m 30% of lot depth 25.99m) (Table 144A(iii)) for the easterly townhouse dwelling

- c. To permit a rear yard setback of 6.78m whereas the bylaw requires a rear yard setback of 7.80m 30% of lot depth 25.99m) (Table 144A(iii)) for the westerly townhouse dwelling
- 2) 344 Queen Mary
 - a. To permit a rear yard setback of 6.78m whereas the bylaw requires a rear yard setback of 7.80m 30% of lot depth 25.99m) (Table 144A(iii)) for the easterly townhouse dwelling
 - b. To permit a rear yard setback of 6.78m whereas the bylaw requires a rear yard setback of 7.80m 30% of lot depth 25.99m) (Table 144A(iii)) for the westerly townhouse dwelling
- 3) 346 Queen Mary
 - a. To permit a rear yard setback of 6.79m whereas the bylaw requires a rear yard setback of 7.80m 30% of lot depth 26.00m) (Table 144A(iii)) for the easterly townhouse dwelling
 - b. To permit a rear yard setback of 6.79m whereas the bylaw requires a rear yard setback of 7.80m 30% of lot depth 26.00m) (Table 144A(iii)) for the westerly townhouse dwelling
- 4) 348 Queen Mary
 - a. To permit a lot area of 122.72 m² whereas the bylaw requires 135 m² (TABLE 162A V)
 - b. To permit a rear yard setback of 6.79m whereas the bylaw requires a rear yard setback of 7.80m 30% of lot depth 26.00m) (Table 144A(iii)) for the easterly townhouse dwelling
 - c. To permit a rear yard setback of 6.79m whereas the bylaw requires a rear yard setback of 7.80m 30% of lot depth 26.00m) (Table 144A(iii)) for the westerly townhouse dwelling

The establishment of the easements (Parts 1 and 2 on the draft Rplan) is for the purpose of permitting access to the rear yards of the townhouse dwellings at 344 and 346 Queen Mary over the side yard and rear yards of 342 and 348 Queen Mary. The easement Part 1 is to permit the townhouse dwellings proposed at 344 Queen Mary access over the property at 342 Queen Mary. The easement Part 2 is to permit the townhouse dwellings proposed at 346 Queen Mary access over the property at 348 Queen Mary.

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.

The Proposal supports 15 min neighbourhood through the following:

- a) No parking will be little traffic impact.
- b) Amenity space is provided in the rear yard.
- c) Lighting will be for safety purposes and will respect the dark skies initiative.
- d) The building will not generate additional noise.
- e) The building height complies with the zoning bylaw

- f) The additional people living in the neighbourhood will increase the number of commercial services that might chose to locate in the area as well as better utilize transit services.

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 transact 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;
- b) Allowing housing forms of eight or more units in appropriate locations 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.

OP Section 6. Urban Designations:

The site is designated a Neighbourhood under 6.3 of the OP

“6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan.

2) Permitted building heights in Neighbourhoods shall be Low-rise...”

And

“4) 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;

b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);”

The proposed building responds to these requirements by proposing a three storey townhouse dwellings.

Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern and keeps the exiting building fronting on the street, some characteristics of the buildings in the neighbourhood with a modern architectural style.

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

Purpose of the Zone

The property is currently R4UC and R4UC[2480]

Purpose of the Zone

The purpose of the R4 - Residential Fourth Density Zone is to:

1. allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, 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 fourth 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 mixed building form, 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 variance should be considered minor for the following reasons:

1. They are minor and desirable.
 - a. The lot area and lot widths are minor as they are a result of the equal width of townhouses proposed and fully comply if averaged out including $\frac{1}{2}$ of the untravelled lane.
 - b. The additional units assist the City in complying with Bill 23 Province of Ontario
2. The general intent and purpose of the Zoning By-law is maintained
 - a. the intent of the bylaw is to permit townhouses dwellings.
 - b. The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood. While the current character is 2 storey buildings attention has been paid to placing only secondary windows (bedrooms/bathrooms) on sides of the townhouses and decks with porches and sloped roofs have been incorporated into the design.
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.
 - b. The approved Official Plan promotes additional units
4. The Ontario Planning Act supports intensification in residential urban areas