

2024-11-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

November 19, 2024
Committee of Adjustment
101 Centreponte Drive
Ottawa, ON
K2G 5K7

Attention: Secretary-Treasurer

Subject: Application for Minor Variance for 610 Alopex Row

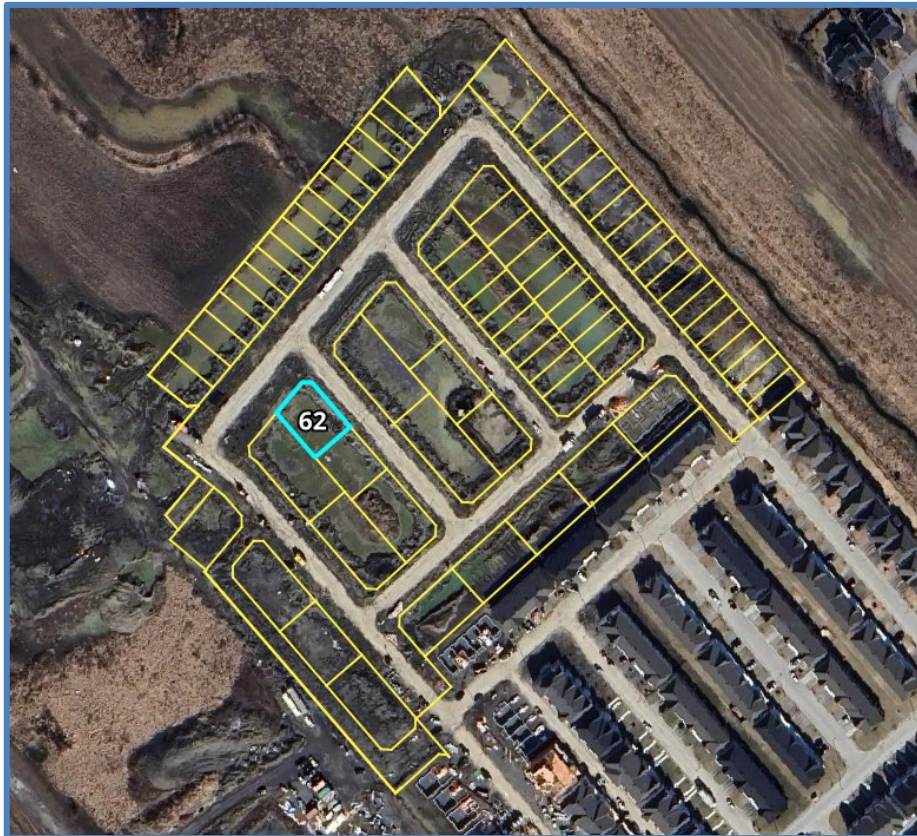
On behalf of Richmond Village Development Corporation and Caivan (Richmond North) Limited, we are submitting the accompanying application and supporting documents to the Committee of Adjustment under Section 45(1) of the Planning Act to request a:

- Minor Variance

Location of Project

The property is municipally known as 610 Alopex Row and is located in the village of Richmond in Ward 21 (Rideau-Jock). The property is legally described as Block 62 on Plan 4M-1748. The property is an irregular shaped block with a total area of 641.2 square metres and a frontage on Alopex Row. **Figure 1** shows the location of the lot within the Fox Run (Phase 4) Subdivision.

Figure 1: Location of Block 62 in the Fox Run (Phase 4) Subdivision.



Project Description

610 Alopex Row is a serviced and registered block within the Fox Run Subdivision. The subdivision received draft approval in 2019 and this phase of the subdivision has been registered and the PINs created as of November 14, 2024. Zoning (V3B[780r]) on the site was approved in 2020. The block will be developed with townhome units that will be split into individual properties through the part lot control process after construction is completed.

Unfortunately, during detailed architectural design of the townhome units, an error was made, and the exterior wall thickness was not accounted for. As a result, the units as designed cannot accommodate the corner side yard setback defined by the 780r exception zone. A minor variance to reduce the permitted corner side yard setback is sought to aid in the orderly development of the property. Allowing this variance will prevent a costly redesign of the building and enable continued development of the property so that future residents can move into their homes sooner.

Supporting Information

Zoning

610 Alopex Row is in the V3B[780r] – Village Residential Third Density zone. This zone is intended to permit a range of low and medium-density housing types in areas designated as Village, while restricting the building form to low-rise development based on preexisting village development patterns.

There are provisions in the exception zone written to allow flexibility of design for different housing types. For example, the corner side yard setback is 6 meters, but the exception zone allows it to be reduced to 4 metres for townhouse dwellings.

The requested minor variance would permit the corner side yard setback to be reduced to **3.85** metres.

Minor Variance

The Application proposes the following variance:

1. **Permit that the *minimum corner side yard setback be 3.85 metres, whereas the by-law permits a minimum corner side yard setback of 4 metres.***

Four Tests of Minor Variance

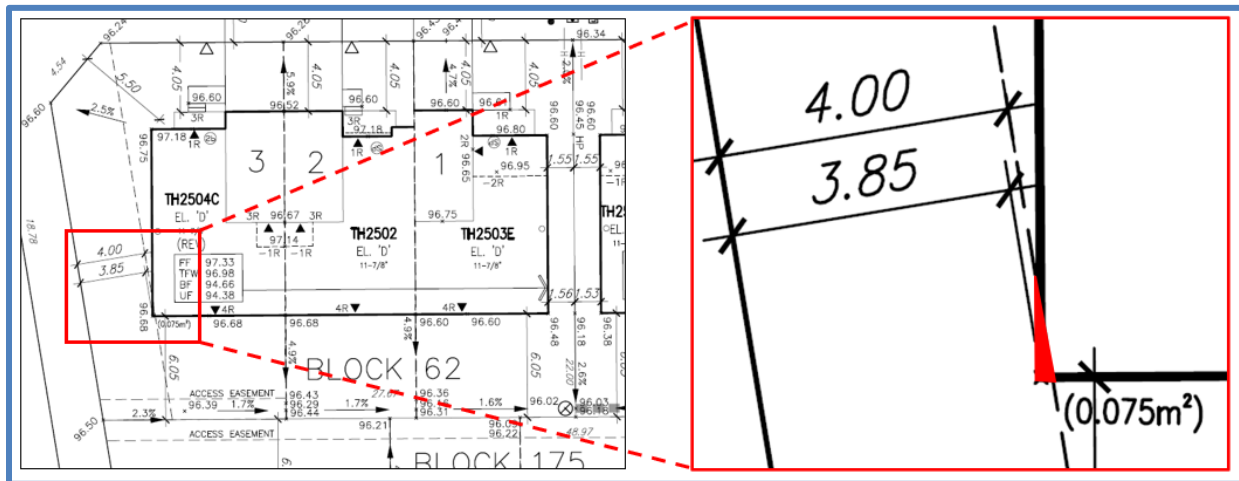
Is the proposed minor variance minor?

The requested variance is minor in nature.

- i) The intrusion into the corner side yard setback is small in absolute terms; only 0.15 m and covering an area of 0.075 m².
- ii) The difference will be imperceptible to the community and neighbours.
- iii) The function of the setback is maintained allowing space and view around the corner of the building, and adequate space in the corner side yard for plantings and landscaping.

Therefore, the requested variance will not have an impact on the character of the neighbourhood or the visual appeal to surrounding neighbours. **Figure 2** shows the area of the requested variance in red highlight.

Figure 2: Intrusion into the Corner Side Yard Setback



There are no anticipated adverse impacts to neighbouring properties that would result from the proposed variance.

Are the requested variances desirable for the appropriate development or use of the land, building, or structure?

The requested variance is desirable because it allows for the orderly development of the property in an economically reasonable manner and provides housing to the purchaser consistent with the timeline and design they selected. The property is located within a new neighbourhood, and the requested variance would allow for the construction of a home that fits with the design of the surrounding developing subdivision.

Does the application conform to the general intent and purpose of the Zoning By-law?

The intent of the Zoning By-law is to prevent adverse impacts on adjacent lands and to “*regulate development in a manner that adopts existing land use patterns so that development is compatible with the scale and density of a neighbourhood*”. The proposed townhome units are a low-rise medium density residential land use that is consistent with the surrounding neighbourhood character. The requested variance will support this development without causing impacts to surrounding uses. There will be no perceptible difference experienced by the residents.

Does the application conform to the general intent and purpose of the Official Plan?

The requested variance conforms with the general intent and purpose of the Official Plan. 610 Alopex Row is located within the Rural Transect and is designated as village in Schedule B9 – Rural Transect in the City of Ottawa Official Plan. Villages in the Rural Transect are characterized by a diverse mix of uses including “*small-medium enterprises that support the local community and boost tourism, large industries in strategic locations and diversify housing where adequate services are available*” The built form and site design of the residential structure and lot are consistent and fit well into the village context.

Despite the reduced corner side yard setback, the proposed dwelling and side yard at 610 Alopex Row will be generally consistent with the built form of the neighbouring properties and generally indiscernible. Further, the proposed variance will not significantly alter the massing and scale of the building and will have no impact on the streetscape. Therefore, the general intent and purpose of the Official Plan is maintained.

Consultation

Consultation with development review staff was undertaken in May 2024 (Lucas Teeft, Planner I, Development Review All Wards).

Consultation with Nancy Young, Planning Forester, indicated that no TIR was required to be prepared for this application however she requested that we provide a copy of the Tree Conservation Report that was previously submitted and reviewed through the subdivision application.

Supporting Documents

- Plan of Survey Block 62 Registered Plan 4M-1748, City of Ottawa, prepared by J.D. Barnes Ltd, dated June 17, 2024.
- Parcel Abstract Page (PIN # 04437-0945)
- Site Plan prepared by Q4 Architects, dated January 2024.
- Elevation Drawings prepared by Q4 Architects, dated January 8, 2024.
- Committee of Adjustment Minor Variance Application Form
- Tree Conservation Report prepared by Kilgour & Associates, dated June 12, 2019.

Summary

The proposed development of 610 Alopex Row maintains the intent and purpose of the City of Ottawa Official Plan (2022) and the Zoning By-law 2008-250 by providing family-sized dwelling units that fit into the context of a new subdivision. The proposed variance is minor in nature and will not cause any adverse impact on surrounding properties.

Yours truly,

JFSA Canada Inc.



Tim Eisner. M.Pl., RPP, LEED Green Associate.
Planner, JFSA Canada