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**PLANNING RATIONALE:**

**497 Roosevelt Ave.  
MINOR VARIANCE APPLICATION**

**PREPARED ON BEHALF OF:**

**NAME**

Jennifer Tuthill & Charles Ng  
497 Roosevelt Ave.

**Committee of Adjustment**  
Received | Reçu le

**2024-08-01**

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

**PREPARED FOR:**

**City of Ottawa**  
**Committee of Adjustment**  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

**PREPARED BY:**

**Kadus Group Inc.**  
310 Miwate Private – Suite 110  
Ottawa, ON K1R 0E2



**TO: CITY OTTAWA - COMMITTEE OF ADJUSTMENT**

**RE: 497 Roosevelt Ave.  
MINOR VARIANCE – PLANNING RATIONALE**

The following information is provided to the Committee of Adjustment in support of the application for minor variances to allow for the construction of a new residential building at 497 Roosevelt Ave. by the existing homeowner.

The following minor variances are necessary to allow for the proposed residential development to proceed:

**497 Roosevelt Ave.:**

**Interior Side Yard Setback, Exception [2686]:** Minimum interior side yard setback of 1.2m (as allowed in the base zoning), as opposed to 1.5m as required in the updated exception zone.

**Rear Yard, S(144):** Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required where the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lots actual width, as note in the illustration below. Where the minimum required rear yard setback affecting the abutting lot should not exceed 30% of the lot depth of the subject site.

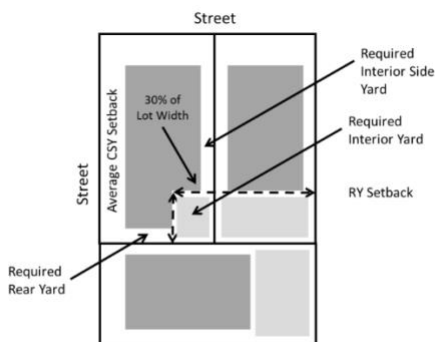


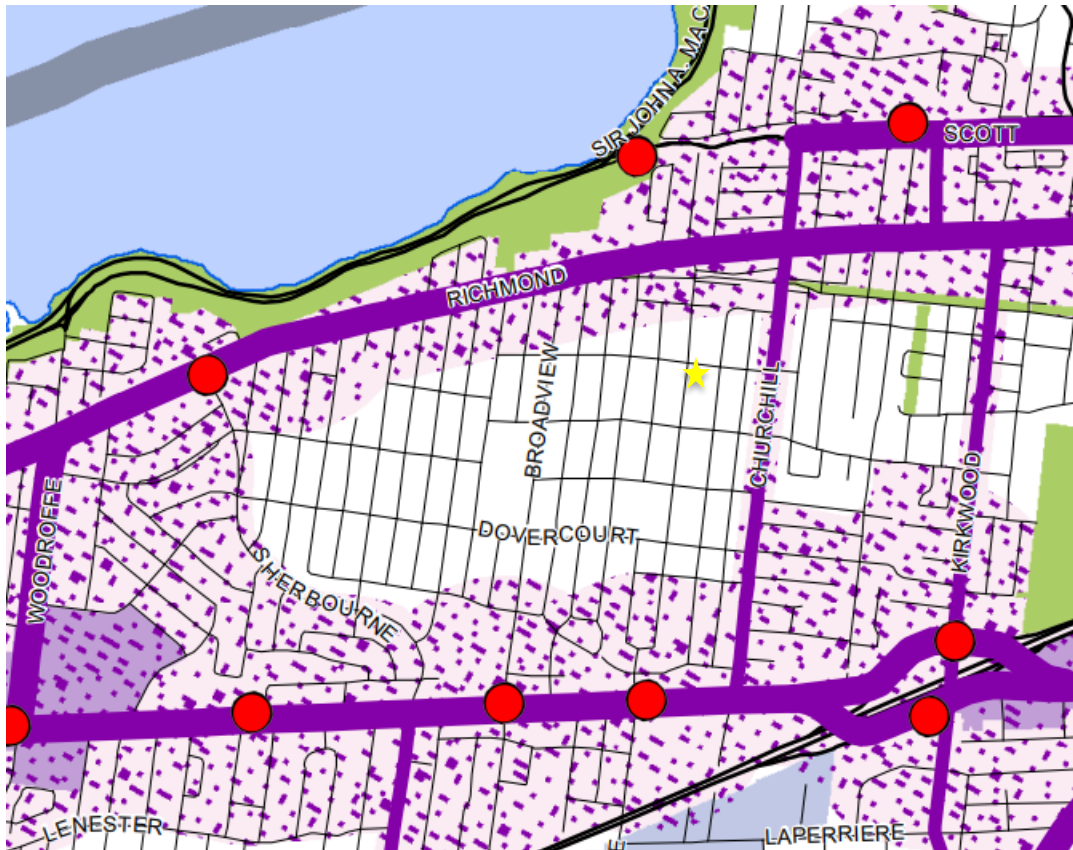
Illustration of the Minimum Interior Yard Required on Corner Lots for Dwellings containing Multiple Principal Dwelling Units that Face Different Streets

**1.0 SUBJECT SITE**

The subject site is 497 Roosevelt Ave, Ottawa. The lot is located in the Westboro neighbourhood, in Kichissippi (Ward 15). The lot contains an existing dwelling with an attached garage, owned by the current applicant since 2015.

The site is zoned Residential Fourth Density, R4UA [2686] H(8.5). An existing parking lot and church across the intersection are zoned Institutional (I1A), and the adjacent residential is zoned R3R [2687] H(8.5). The areas along certain identified streets were re-zoned to R4 following the Westboro Infill Study.

The site is within *Ottawa’s Urban Boundary Area* in the *Inner Urban Transect*. The site designated *Neighbourhood*. The neighbourhood is a *15-Minute Neighbourhood*.



City of Ottawa Official Plan, Schedule B3 - Outer Urban Transect



City of Ottawa Zoning By Law (2008-250), GeoOttawa



497 Roosevelt: May 2024



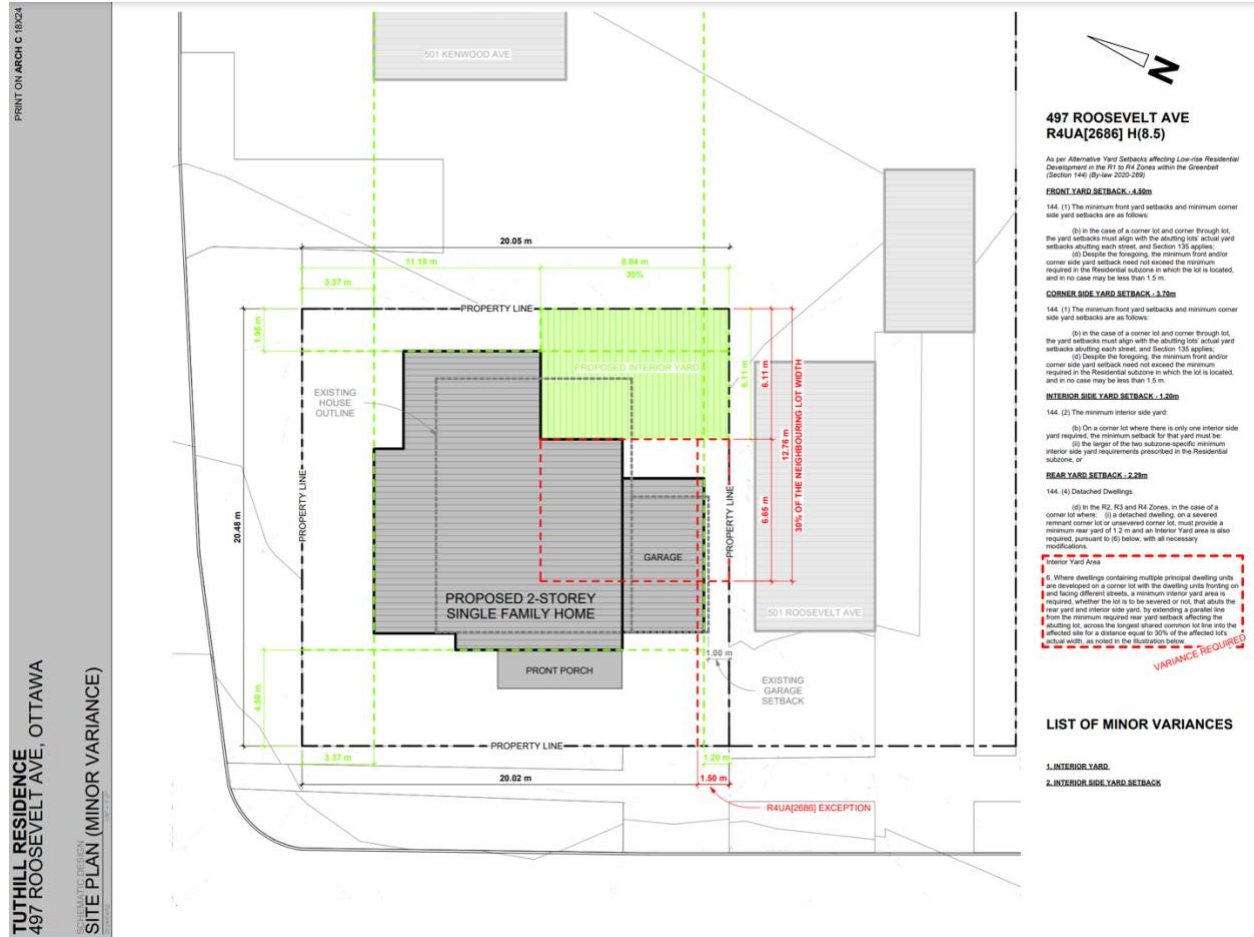
497 Roosevelt: Google Maps (2021)



Context surrounding 497 Roosevelt (source: Google Maps 2021 and current photos May 2024)

## 2.0 THE PROPOSAL

The applicant is proposing a new single detached home with an attached garage.



## 3.0 PLANNING POLICY CONFORMANCE & MINOR VARIANCE TESTS

The minor variance for the interior side yard [2686] and rear yard S(144) satisfies all four minor variance tests as established by Section 45 (1) of the Planning Act:

**A. The proposed minor variance maintains the general intent and purpose of the Official Plan:**

<p><u>Section 2: Strategic Directions</u></p> <p>2.2.1 Intensification and Diversifying Housing Options</p> <p><i>1) Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods</i></p>	<p>The existing property owner desires to remain in the neighborhood and to re-build a home to accommodate their needs.</p> <p>Due to the corner lot configuration, the current dwelling would also not conform with the zoning by law requirements.</p> <p>Therefore, the detached housing proposed for the site is appropriate, and the variance is required to bring it in conformance.</p>
<p><u>Section 4: City-Wide Policies</u></p> <p>4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.</p> <p><i>6. Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.</i></p>	<p>The proposed development has been designed with the neighbourhood context in mind. As well, the design seeks to minimize any potential impacts on adjacent lots.</p> <p>The proposed two-storey design is like the nearby two-storey homes and is sized appropriately for the lot. It is similar in footprint and scale to the existing home on the property.</p> <p>The minor variance to rear yard interior sideyard does not impact the project’s ability to align with the Official Plan.</p>
<p><u>Section 5: Transects</u></p> <p>5.2.4(1) Inner Urban Transects: Neighbourhoods</p> <p><i>Low-rise: minimum 2 storeys, generally permit 3 storeys, allow built height of up to 4 storeys where appropriate.</i></p>	<p>The proposed development is a two-storey development, and in keeping with the Inner Urban Transect requirements of the Official Plan. The minor variance to interior sideyard and rear yard does not impact the project’s ability to align with the Official Plan.</p>
<p><u>Section 6: Urban Designations</u></p> <p>Neighbourhoods are not all at the same stage of development, maturity and evolution. It is the intent of this Plan to reinforce those that have all elements of and presently function as 15-minute neighbourhoods; to 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</p>	<p>The proposed development is a low-rise project in an Inner Urban neighbourhood. The minor variances to the interior yard and rear yard do not impact the project’s ability to align with the Official Plan.</p> <p>Allowing for existing residences to rebuild to meet their changing needs supports 15-minute neighborhoods and context-sensitive development.</p>



<p>not. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development.</p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p>2. Permitted building heights in Neighbourhoods shall be Low-rise, except:</p> <p>a) Where existing zoning or secondary plans allow for greater building heights; or</p> <p>b) In areas already characterized by taller buildings.</p>	
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The proposed minor variances do not present any conflict to alignment with Ottawa’s Official Plan. The project will provide new housing choice for an existing owner of the property, in this existing community. If granted, the proposed minor variances will maintain the general intent and purpose of the Official Plan by accommodating the development of a two-storey detached dwelling in an Inner Urban neighbourhood.

**The proposed minor variances maintain the general intent and purpose of the Official Plan.**

**B. The proposed Minor Variances maintain the general intent and purpose of the zoning by-law:**

<p>The purpose of the R4 - Residential Fourth Density Zone is to:</p> <p>(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;</p> <p>(2) allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;</p> <p>(3) permit ancillary uses to the principal residential use to allow residents to work at home;</p>	<p>1. Maintains. The proposed development contains a detached dwelling on a lot in the General Urban Area.</p> <p>2. Maintains. The proposed development allows for additional housing choices within detached dwelling residential areas.</p> <p>3. N/A.</p>
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<p>(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</p> <p>(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.</p>	<p>4. Maintains. The proposed development is not trying to achieve uses, heights, densities, massing, or forms that are out of character to the surrounding neighbourhood. The neighbourhood's context was considered as the building was designed.</p> <p>5. N/A.</p>
<p>R4UA - Residential Fourth Density</p> <p>[2686]</p> <p>H(8.5)</p>	<p>The proposed development contains a single detached dwelling.</p> <p>Exception zone for [2686] is the requirement for an increased sideyard, as well as other specific changes to the performance standards for R4 zoning.</p> <p>The height limit is set at 8.5m in this location.</p>
<p>R4UA [2686] H(8.5)</p> <ol style="list-style-type: none"> <li>1. Minimum lot width = 10m</li> <li>2. Minimum lot area = 300m<sup>2</sup></li> <li>3. Maximum building height = 8.5m</li> <li>4. Minimum front yard setback = 4.5m</li> <li>5. Minimum Corner Side Yard Setback = 3.37</li> <li>6. Minimum rear yard setback = 1.2m plus additional rear yard (S144)</li> <li>7. Minimum interior side yard setback = 1.5m</li> <li>8. Maximum lot coverage: N/A</li> </ol>	<ol style="list-style-type: none"> <li>1. Achieves</li> <li>2. Achieves</li> <li>3. Achieves</li> <li>4. Achieves</li> <li>5. Achieves</li> <li>6. Variance Required for <b>30% of lot depth</b> x 30% lot width</li> <li>7. Variance required for side yard setback <b>1.2m</b></li> <li>8. N/A</li> </ol>

Exception zone [2686]

<p>2686 (By-law 2021-75)</p>	<p>R4-UA[2686] H(8.5)</p>		<ul style="list-style-type: none"> <li>• Apartment dwelling, low rise containing more than 6 dwelling units</li> </ul>	<ul style="list-style-type: none"> <li>• Minimum interior side yard setback: 1.5 m</li> <li>• Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m</li> <li>• Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m<sup>2</sup></li> <li>• Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling.</li> </ul>
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**The proposed minor variance maintains the general intent and purpose of the zoning by-law.**

**C. The variance is desirable for the appropriate development of the property:**

The minor variance allows for a project that is appropriate for the circumstances of the property, the neighbourhood, and the City of Ottawa. The incremental impact of some of the recent changes in interpretation to the rear yard setback requirements, along with the zoning change to interior yards with the up zoning of the property from R3 to R4, is such that the impact on this lot does not meet the original intent of encouraging re-development on the corner lot. The increase to the interior side yard setback was likely made in response to allowing for increased density with the R4 zone on some of these identified streets in Westboro. It does not contemplate the existing build pattern of this corner lot in this location. The development meets all other zoning by-law requirements. It does not create a built form in conflict with the neighbouring buildings. When examining the project’s impact on the neighbourhood, it is evident that the development is not proposing anything that would alter the character of the area. The property owner and the design team have taken care to create a development that respects the form and character of the neighbourhood. Regarding the appropriateness to the city, the proposed development is in adherence with the Official Plan and zoning by-law.

**The minor variance is desirable for the appropriate development of the property.**

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

The proposed variance to the interior side yard setback and additional rear yard to replace an existing single detached home with a new detached home is minor in nature. The interpretation of the zoning by-law presented by the City would not allow for a useful or reasonable footprint of home to be built on this lot.

If this minor variance is granted, the project will continue to be developed in alignment with the zoning by-law and official plan. The proposed variance allows for a reasonable footprint of home to be built on the corner lot.

The proposed design maintains the garage adjacent to the neighbouring property to provide some buffer for privacy and uses the existing footprint as a guide to side yard setbacks.

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

#### 4.0 CONCLUSION

This report demonstrates that the proponent should be granted a minor variance for rear yard and interior side yard for 497 Roosevelt Ave. The general intent and purpose of the Official Plan is maintained, the general purpose and intent of the Zoning By-Law is maintained, the variance is desirable for the appropriate development of the property, and the proposed variance is minor in nature.

The following minor variances are necessary to allow for the proposed new residential building at 497 Roosevelt Ave:

**Rear Yard, S(144):** Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required where the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lots actual width, as note in the illustration below. Where the minimum required rear yard setback affecting the abutting lot should not exceed 30% of the lot depth of the subject site

**Interior Side Yard Setback, Exception [2686]:** Minimum interior side yard setback of 1.2m (as allowed in the base zoning), as opposed to 1.5m as required in the updated exception zone.

Kadus Group Inc. and our proponent welcome the review of this submission.

A handwritten signature in black ink, appearing to read "J. Murray". The signature is fluid and cursive, with a large initial "J" and a stylized "Murray".

Jennifer Murray, P.Eng., MBA  
Partner, Kadus Group Inc.