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December 4, 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

2024-12-05

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 front and corner side yard setback requirements.

This application was adjourned by the Committee of Adjustment on November 6, 2024 as additional variances were identified and the site plan was modified. In particular, the proposed driveway has been narrowed to eliminate a variance and be compliant with the 4.5 metre landscape buffer required for properties in the Westboro Development Overlay.

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

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

Sincerely,



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FOTENN

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. Minor Variances are required to permit the proposed development on the foundation of the existing structure and permit the projection of a deck greater than 0.6 metres high within 1.0 metres of the interior side lot line.

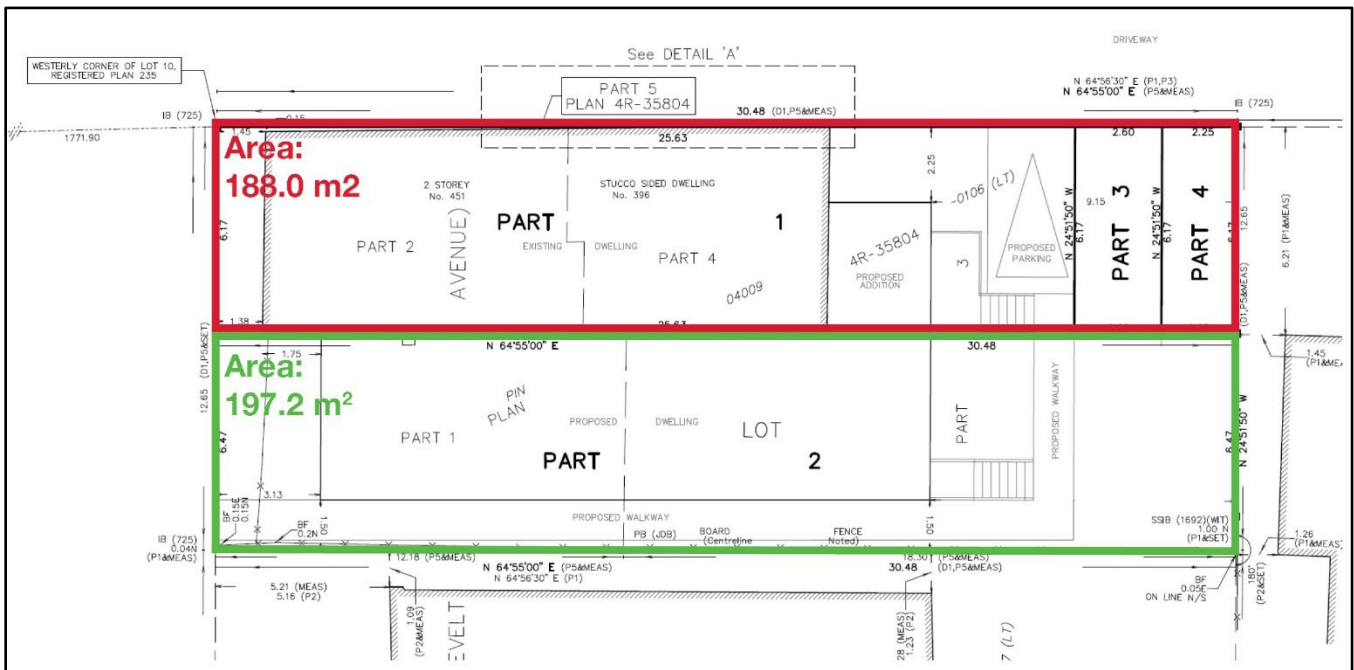


Figure 1: Proposed severed (red) and retained (green) parcels.

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 revised 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. The Committee of Adjustment issued a Certificate of Cancellation for the previous consent application on October 25, 2024.

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.

The existing building enjoys legal non-compliant rights related to its front and corner side yard setbacks as well as the corner site triangle requirement as the building has no setback from Ravenhill Avenue and a 1.37 m setback from Roosevelt Avenue.



Figure 2: Subject Property and surrounding area



Figure 3: View of the subject property from Roosevelt and Ravenhill Avenue

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 Kichì Sibì 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 lot located in the rear yard, accessed from Ravenhill Avenue.

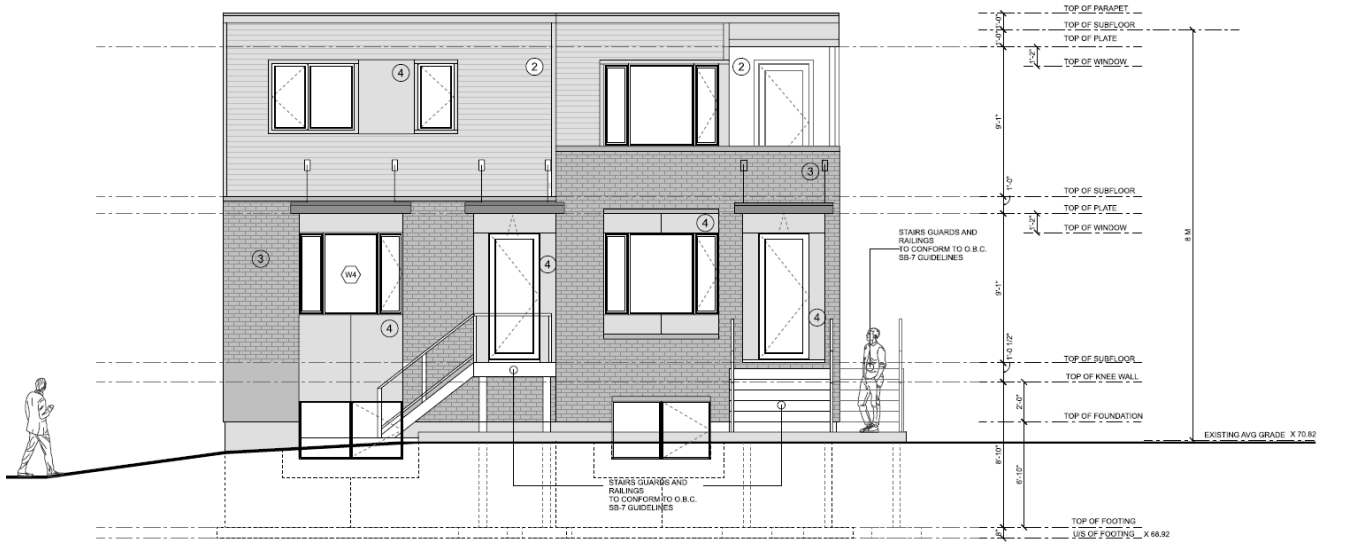


Figure 4: West Building Elevation (viewed from Roosevelt Avenue)

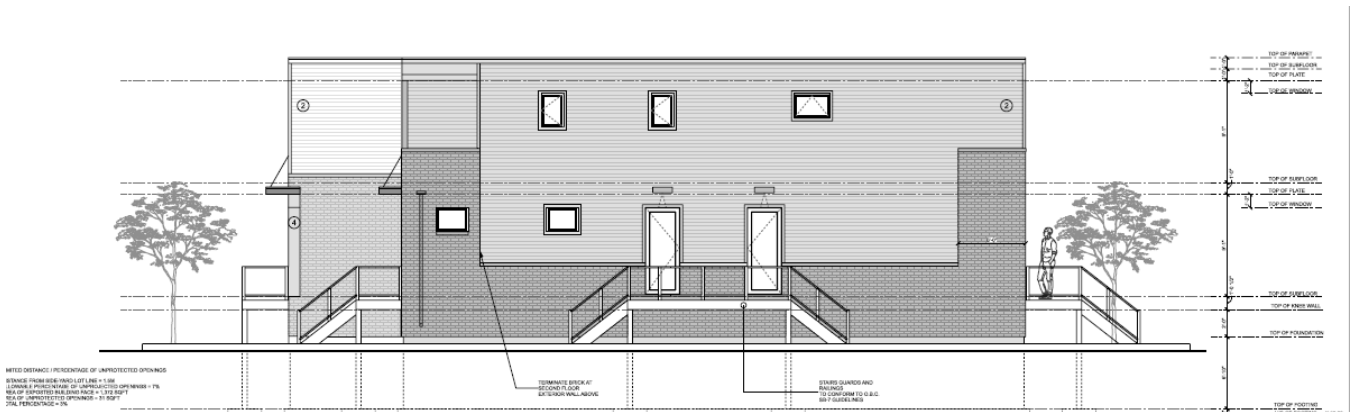


Figure 5: South Building Elevation

3.2 Proposed Minor Variance

The proposed consent complies with the majority of the R4UA Zone provisions. However, to facilitate the proposed development, relief from the Zoning By-law is required.

- / Reduced front yard setback of 1.37 metres where 4.5 metres is required.
- / Reduced corner Side yard setback of 0 metres where 4.5 metres is required.
- / Reduced corner sight triangle of 1.37 metres along Roosevelt Avenue and 0 metres along Ravenhill Avenue whereas a corner site triangle of 6 metres by 6 metres is required.

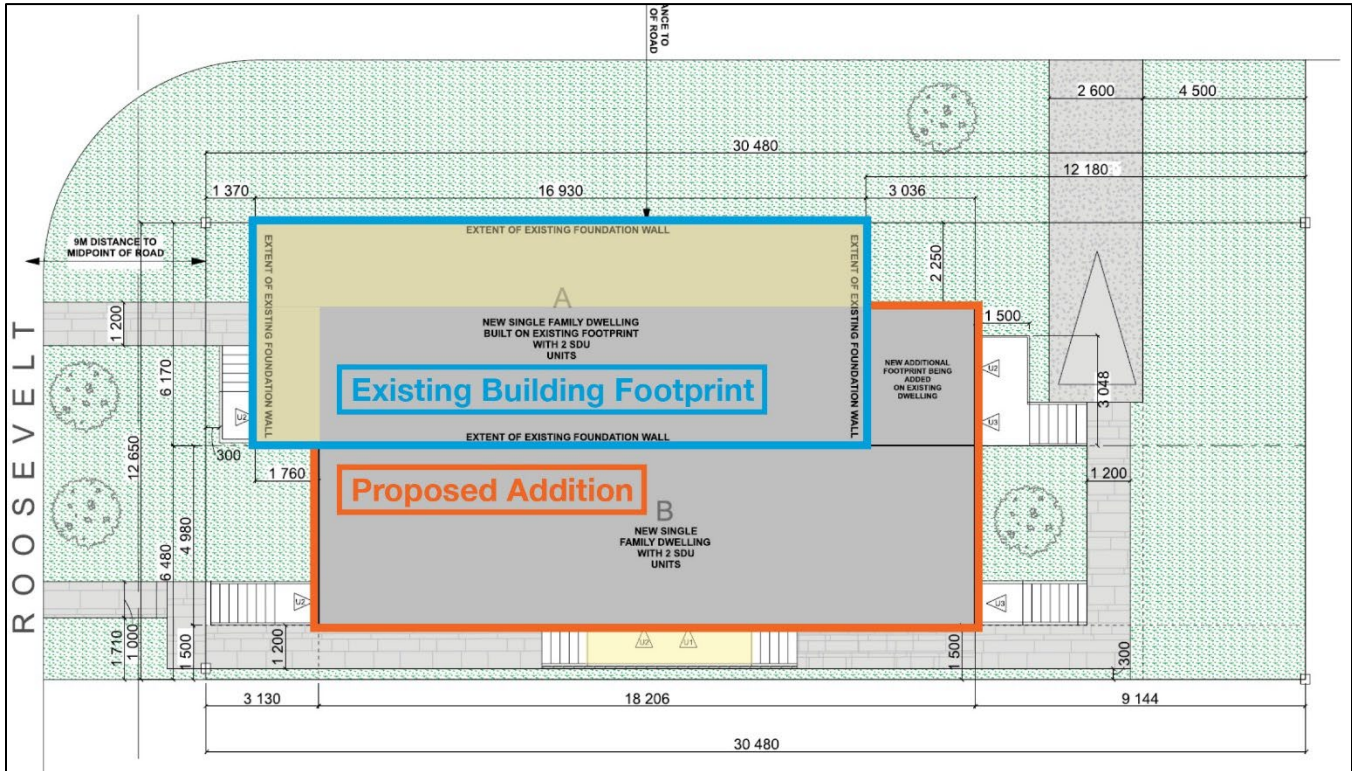


Figure 6: Proposed Site Plan (minor variances are highlighted in yellow)

The requested variances to the front, corner side yard setback, and corner sight triangle represent the current conditions of the existing two (2) storey semi-detached building. The proposed addition will build upon the legal non-complying rights of the existing building footprint while adding the additional height associated with a modern building design while maintaining the other provisions including maximum height and rear yard setback requirements for the subject property. While the proposed semi-detached is permitted to be rebuilt as a two-storey semi-detached dwelling at the proposed location without minor variances, it is not permitted to be increased in height from the existing 7 m to the proposed 8 m which is consistent with modern construction standards. The revised design complies with all the provisions of the Westboro Development Overlay including requirements for soft landscaping in the front and rear yards with sufficient soil volumes available for new tree planting.



Figure 7: 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.

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 exiting 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 (2024)

The Provincial Planning Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The Provincial Planning Statement is a policy statement issued under the authority of Section 3 of the *Planning Act* and came into effect on October 20, 2024 (PPS 2024). The *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The PPS, 2024 is a consolidated statement of the provincial government's policies on land use planning and contains an updated policy direction on key land use planning issues including:

- Building more housing where it's needed;
- Making land available for development;
- Creating opportunities for economic development and job creation;
- Planning for appropriate transportation, water, sewer and other infrastructure necessary to accommodate current and future needs;
- Protecting the environment and important resources including farmland, water, archaeology, cultural heritage, mineral aggregates and petroleum;
- Protecting people, property and community resources by directing development away from natural or human-made hazards, such as flood prone areas.

The PPS has emphasis on "the building of more homes for all Ontarians." The vision also restates the Province's goal of getting at least 1.5-million homes built by 2031.

Section 2.1 of the PPS provides policy direction for planning for people and homes and provides direction to support the achievement of complete communities by:

- / 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;

- / Improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- / Improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Complete communities are defined in the PPS, 2024 as:

“places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, a full range of housing, transportation options, public service facilities, local stores and services. Complete communities are inclusive and may take different shapes and forms appropriate to their contexts to meet the diverse needs of their populations.”

The PPS, 2024 also contains the following policies:

- / Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents by:
 - Permitting and facilitating all housing options and intensification
 - promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and,
 - requiring transit-supportive development and prioritizing intensification.
- / 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.
- / Planning authorities must provide for an appropriate range and mix of housing types and densities to meet projected requirements of current and future residents.
- / Natural features and areas shall be protected for the long term, including their diversity, connectivity, and long-term ecological function and biodiversity.
- / Planning authorities shall plan for, protect and preserve employment areas for current and future uses, and ensure that the necessary infrastructure is provided to support current and projected needs.
- / Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the impacts of a changing climate through approaches that:
 - support the achievement of compact, transit-supportive, and complete communities;
 - incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
 - support energy conservation and efficiency;
 - promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and
 - take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.

The proposed Consent and Minor Variance applications are consistent with the Provincial Planning Statement (2024) and align with its objectives for efficient land use and housing intensification. The severance of the existing lot into two (2) separate parcels will support low-rise intensification through the development of an additional residential property. The

proposed variances will permit low-rise development that is consistent with the character of the existing site and neighbourhood while providing for gentle, context sensitive intensification.

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.

General Characteristics of Urban Built Form (Table 6 of the Official Plan)

- / Shallow front yard setbacks and in some contexts zero front yards with an emphasis on built-form relationship with the public realm;
- / Principal entrances at grade with direct relationship to public realm;
- / Range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios;

- / Minimum of two functional storeys;
- / Buildings attached or with minimal functional side yard setbacks;
- / Small areas of formal landscape that should include space for soft landscape, trees and hard surfacing; and
- / Limited parking that is concealed from the street and not forming an integral part of a building.

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.

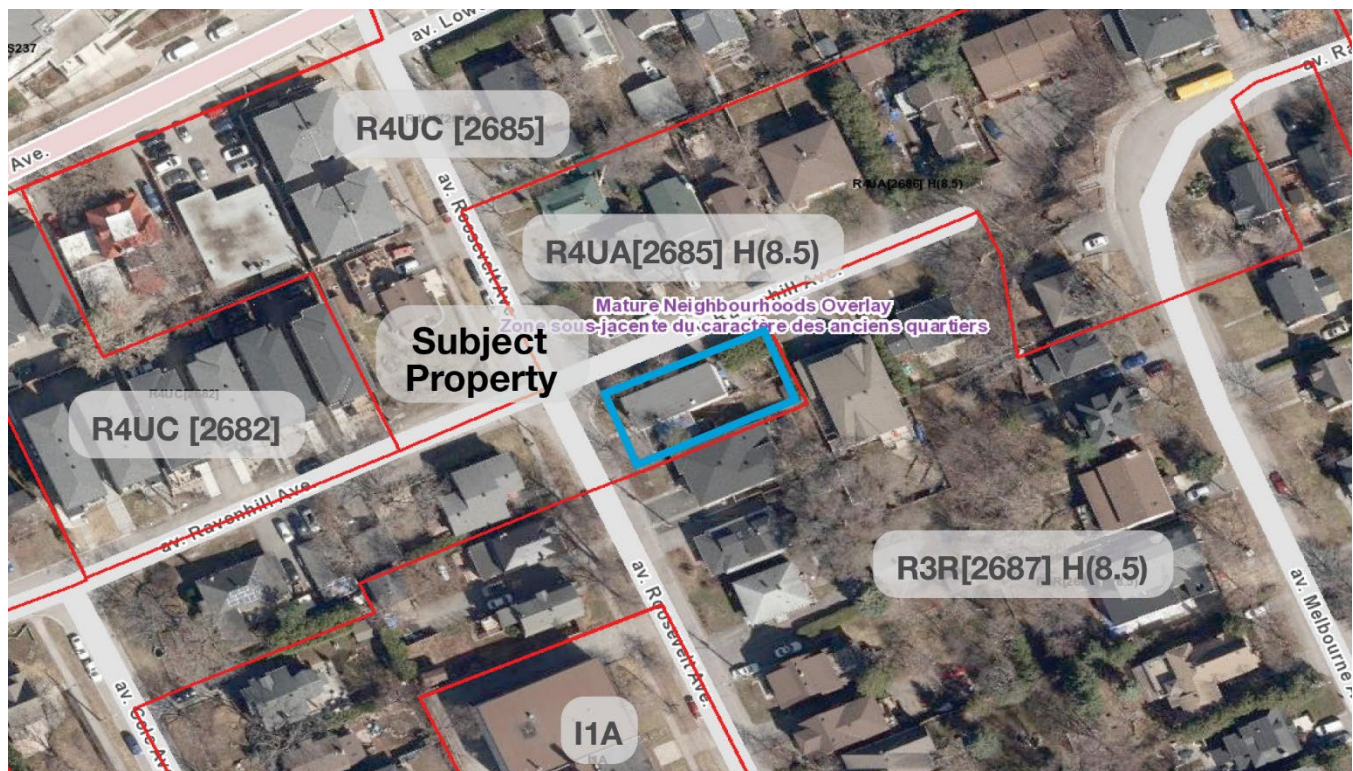


Figure 9: Zoning Map of the Subject property

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
Minimum Lot Width (m) s.162, Table 162A	6 m	6.49 m	6.17 m	Yes
Minimum Lot Area (m²) s.162, Table 162A	180 m ²	197.815 m ²	188.06m ²	Yes

R4UA Zoning Provisions	Requirement	Provided	Compliance
Minimum Front Yard Setback (m) S. 162, Table 162A S. 3 (3) (b)	Required Minimum: 4.5 m Existing Semi: Legal non-compliant: 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	No Existing Legal Non-Compliant Condition
Minimum Corner Side Yard Setback (m) S. 162, Table 162A S. 3 (3) (b)	Required Minimum: 4.5 m Existing Semi: Legal non-compliant: 0 m Proposed addition: halfway between the required provision and existing non-complying situation.	Existing Semi: 0.0 m Proposed addition: 2.25 m	No Existing Legal Non-Compliant Condition
Minimum Rear Yard Setback (m) 30% of lot depth S.144	9.144 m	9.144 m	Yes
Minimum Interior Side Yard Setback (m) s.162, Table 162A	1.5 m	1.5 m	Yes
Maximum Building Height (m) H suffix	8.5 m	8.5 m	Yes
Minimum area of soft landscaping in the rear yard s. 139 (7)	15%	Severed: 38% Retained: 47%	Yes
Maximum area of rear yard occupied by parking spaces and driveways s. 139(6)	70%	Severed: 50% Retained: 25%	Yes

R4UA Zoning Provisions	Requirement	Provided	Compliance
Minimum area of soft landscaping in front yard s.139 (1)	20% Served = 1.69 m ² Retained = 4.06 m ²	>20% Served = 2.74 m ² Retained = 11.83 m ²	Yes
Maximum Width of a Walkway in a front or corner side yard s.139 (4) (c) (ii)	1.2 m	1.2 m	Yes
Corner Site Triangle s. 57	6 m x 6 m	1.37 m x 0 m	Legal non-compliant structure
Minimum Parking Space Rate s. 101	1 space per primary dwelling unit	1 space per primary dwelling unit (2 spaces total)	Yes
Minimum parking space dimensions s. 106 (1)	Width: 2.6 m Length: 5.2 m	Width: 2.6 m Length: 5.2 m	Yes
Maximum size and extent of projection for fire escapes, open stairways, stoop, landing, steps and ramps Table 65(5) (b) (i)	where at or below the floor level of the first floor: 1. in the case of the interior side yard or rear yard: no limit	0.3 m from the interior side lot line	Yes

Westboro Development Overlay	Requirement	Provided	Compliance
Front Façade 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	Yes
Rear Yards S. 146 (3)	A minimum rear yard softly landscaped buffer must be provided along the rear lot	4.5 m	Yes

	line with a minimum depth of 4.5 m		
Front Yards 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	Yes
Parking 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 that parking area, must be surfaced with a permeable or porous surface.	Proposed parking and driveway will be surfaced with permeable pavers.	Yes
Parking 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.	Yes

The proposed development complies with the vast majority of performance standards of the R4UA Zoning provisions for a semi-detached dwelling and complies with all of the provisions of the Westboro Development Overlay.

4.4.1 Proposed Minor Variance

To facilitate the proposed development the following minor variances are proposed.

- / Reduced front yard setback of 1.37 metres whereas 4.5 metres is required.
- / Reduced corner side yard setback of 0 metres whereas 4.5 metres is required.
- / Reduced corner sight triangle of 1.37 metres along Roosevelt Avenue and 0 metres along Ravenhill Avenue whereas a corner site triangle of 6 metres by 6 metres is required.

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 Do the proposed variances 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, 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 development and required Minor Variances maintain the intent of the 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 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 Variances sought provide for a complementary design to that of the Westboro neighbourhood. The design and character established by the proposed Minor Variances do not result in any adverse impacts on the existing context of the neighbourhood.

Table 6 of the Official Plan outlines the characteristics of an urban character of built form which the proposed development represents. The urban built form characteristics outlined in table include:

- / Shallow front yard setbacks and in some contexts zero front yards with an emphasis on built-form relationship with the public realm;
- / Principal entrances at grade with direct relationship to public realm;
- / Range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios;
- / Minimum of two functional storeys;
- / Buildings attached or with minimal functional side yard setbacks;
- / Small areas of formal landscape that should include space for soft landscape, trees and hard surfacing; and
- / Limited parking that is concealed from the street and not forming an integral part of a building.

The requested Minor Variances permit an urban pattern of built form that accommodates low-rise housing options within the neighbourhood designation. 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 variances 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

provision of a new, compact, ground-oriented housing typology promotes this purpose. The intent of the recessed front façade provision is to promote articulation and architectural interest along the public realm.

Section 3 of the Comprehensive Zoning By-law establishes the basis of legal non-conforming and non-complying rights. In accordance with this section, the owner has the right to rebuild a new semi-detached building in the location and height of the existing building however additions to the length or height may only be located halfway between the existing and required provision. In this case, the zoning by-law allows for modern building height of up to 8.5m. The variances to the setbacks effectively seek to allow the replacement semi-detached to be built higher than would be otherwise permitted without variances.

The proposed development complies with the vast majority of the R4UA exception 2685 provisions, with the exception of the aforementioned built form setbacks along Ravenhill and Roosevelt that Section 3 generally permits at slightly lower height.

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

5.3 Are the proposed variances minor in nature?

The proposed front and corner side yard setbacks represent an existing legally non-complying building condition that is consistent with an urban pattern of built form. The proposed variances are effectively allowing for a modern redevelopment of an existing built form condition which while modestly taller will represent an improved interface with the public realm. The variances are therefore minor with respect to the impact on the public realm and the surrounding neighbourhood.

The proposed minor variances are minor in nature.

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

The proposed variances facilitate 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 variances will enable compatible intensification of six (6) 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, context sensitive, residential intensification capitalizes on existing infrastructure, including public transit routes.

Therefore, the proposed variances are appropriate for the development and use of the lands.

6.0 Conclusion

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

- / The proposal is consistent with the Provincial Planning Statement (2024);
- / 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 under Section 45 in the Planning Act.