



2025/01/23

Committee of Adjustment  
Application for Minor Variance  
City of Ottawa  
101 CentrepoinTE Drive  
Ottawa, ON K2G 5K7

Committee of Adjustment  
Received | Reçu le  
**2025-01-31**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**Dear Committee Member,**

**Reference: Application for Minor Variance  
At 1460 Baseline Rd., Ottawa, ON K2C 0B2  
Our File No.:O-23-GEN-61**

Bing Professional Engineering has been retained to file application for minor variance on behalf of our client, 10892858 Canada Inc., the property owner, to facilitate the new 4 semi detached dwellings at 1460 Baseline Rd., Ottawa, ON. The subject property is known municipally as 1460 Baseline Rd., and is legally described as part of Lots 2637,2638,2639&2640, Registered Plan 375. The property is located on the south side of Baseline Rd., between St Helen's Pl and Clyde Ave.

The subject property has a total area of 1035.90 m<sup>2</sup> , a average depth of 33.78m, and a frontage of 30.28m along Baseline St. The property is zoned R2F(Residential Second Density Zone, Subzone F) in the City of Ottawa Comprehensive Zoning By-law No. 2008-250. A one storey detached dwelling is presently constructed on the subject property.

### **Project Description**

The property owner wishes to demolish existing detached house and construct 4 new semi detached dwellings on 4 severed lots of 2637,2638,2639&2640.as designated on proposed site plan filed with the committee, Part 1 presents lot 2637, Part 2 presents lot 2638, Part 3 presents lot 2639 and Part 4 presents lot 2640.

Due to existing 4 smaller lots at 1460 baseline rd based on registered Plan 375 and accommodation of the future widening of Baseline Road for the BRT, The proposed building front setback need to be measured from the existing front lot line as well as out of ROW widening area.therefore, the front yard setbacks need to be extremely increased from minimum required 6 meters to near 9 meters. In order to receive reasonable building layout, multiple minor variances would be proposed with respect to lot width, lot area, setbacks and rear yard areas as follows.

### **Minor Variance Application**

The purpose of this application is to see relief from Provisions of Zoning By-law No. 2008-250, as they relate to the proposed semi detached dwellings on the legally non-complying with respect to lot width, lot area, setbacks and rear yard areas:

#### **#1 Minor Variance Application on Lot 2637:**

- Lot width:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column IV - to permit Semi detached dwelling on a reduced lot width of 7.63 m, whereas the By-law requires a minimum lot width of 9 m for permitted Semi detached dwelling.
- Lot area:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column V - to permit Semi detached dwelling on a reduced lot area of 258.59m<sup>2</sup>,whereas the By-law requires a minimum lot area of 270 m<sup>2</sup> for permitted Semi detached dwelling.
- Rear yard setback :2008-250 By-law Requirement: Table 144B, Part V, Section 144 - to permit Semi detached dwellings on reduced rear yard setback of 7.00m, whereas the By-law requires a minimum rear yard setback of 10.15m as per iv of Table 144B, Part V, Section 144.
- Rear yard area:2008-250 By-law Requirement:, Part V, Section 144 (3)(a) - to permit Semi detached dwellings on reduced rear yard areas of 51.41 m<sup>2</sup>, whereas the By-law requires a minimum rear yard area of 64.65m<sup>2</sup> as per Part V, Section 144 (3)(a).

#### **#2 Minor Variance Application on Lot2638:**

- Lot width:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column IV - to permit Semi detached dwelling on a reduced lot width of 7.62 m, whereas the By-law requires a minimum lot width of 9 m for permitted Semi detached dwelling.
- Lot area:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column V - to permit Semi detached dwelling on a reduced lot area of 258.91m<sup>2</sup>,whereas the By-law requires a minimum lot area of 270 m<sup>2</sup> for permitted Semi detached dwelling.
- Rear yard setback :2008-250 By-law Requirement: Table 144B, Part V, Section 144 - to permit Semi detached dwellings on reduced rear yard setback of 7.03m, whereas the By-law requires a minimum rear yard setback of 10.17m as per iv of Table 144B, Part V, Section 144.
- Rear yard area:2008-250 By-law Requirement:, Part V, Section 144 (3)(a) - to permit Semi detached dwellings on reduced rear yard areas of 53.56 m<sup>2</sup>, whereas the By-law requires a minimum rear yard area of 62.72m<sup>2</sup> as per Part V, Section 144 (3)(a).

#### **#3 Minor Variance Application Lot2639:**

- Lot width:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column IV - to permit Semi detached dwelling on a reduced lot width of

7.62 m, whereas the By-law requires a minimum lot width of 9 m for permitted Semi detached dwelling.

- Lot area:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column V - to permit Semi detached dwelling on a reduced lot area of 259.47m<sup>2</sup>,whereas the By-law requires a minimum lot area of 270 m<sup>2</sup> for permitted Semi detached dwelling.
- Rear yard setback :2008-250 By-law Requirement: Table 144B, Part V, Section 144 - to permit Semi detached dwellings on reduced rear yard setback of 7.00m, whereas the By-law requires a minimum rear yard setback of 10.20m as per iv of Table 144B, Part V, Section 144.
- Rear yard area:2008-250 By-law Requirement:, Part V, Section 144 (3)(a) - to permit Semi detached dwellings on reduced rear yard areas of 53.34 m<sup>2</sup> , whereas the By-law requires a minimum rear yard area of 64.86m<sup>2</sup> as per Part V, Section 144 (3)(a).

#### **#4 Minor Variance Application Lot2640:**

- Lot width:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column IV - to permit Semi detached dwelling on a reduced lot width of 7.39 m, whereas the By-law requires a minimum lot width of 9 m for permitted Semi detached dwelling.
- Lot area:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column V - to permit Semi detached dwelling on a reduced lot area of 245.47 m<sup>2</sup>,whereas the By-law requires a minimum lot area of 270 m<sup>2</sup> for permitted Semi detached dwelling.
- Rear yard setback :2008-250 By-law Requirement: Table 144B, Part V, Section 144 - to permit Semi detached dwellings on reduced rear yard setback of 7.03 m, whereas the By-law requires a minimum rear yard setback of 9.65m as per iv of Table 144B, Part V, Section 144.
- Rear yard area:2008-250 By-law Requirement:, Part V, Section 144 (3)(a) - to permit Semi detached dwellings on reduced rear yard areas of 53.27 m<sup>2</sup> , whereas the By-law requires a minimum rear yard area of 61.36m<sup>2</sup> as per Part V, Section 144 (3)(a).
- Lot interior yard setback:2008-250 By-law Requirement: Section158, Table 158A,Subzone R2F, Column X - to permit Semi detached dwelling on a reduced yard setback of 1.36m, whereas the By-law requires a interior yard setback of 1.5m for permitted Semi detached dwelling.

#### **Four Test Screening**

1) The general intent and purpose of the official plan is maintained  
The subject property is designated as General Urban Area by the City of Ottawa's Official Plan. Policies of the General Urban Area permit the development of a full range and choice of housing types and densities including a detached, semi-detached and three-unit dwellings. The Official Plan also

encourages opportunities for residential intensification to meet the City's target through infill or redevelopment.

- Semi detached houses in neighborhood with 2 dwelling units each were built in last several years with same scenario for parking space and egress from the rear yard. see appendix for street screening.
- Waste management have been analyzed and designed to allow each dwelling unit dispose garbage through front entrance to front side yard on paved parking and garbage collection area, where has 5 feet space between cars for egress. According to Zoning By-law 2008-250, Part 5, Section 143, each proposed semi detached house with 291m<sup>2</sup> total floor area will be self waste management rather than Waste Management Policy stated in Section 143.

2) The general intent and purpose of the zoning By-law is maintained.

The purpose and intent of the R2F zone category is to allow a mix of residential building forms ranging from detached to semi detached. Proposed semi detached dwellings are appropriate form of development within existing residential neighborhoods.

- Similar semi detached houses were built in last several years including 1558 & 1562 baseline road, 926&928 baseline road, 876 baseline road, and 936&942 baseline road. see street screening in appendix. the proposed semi detached dwellings are 2 storey in height meeting the provisions of the zoning By-law and compatible with surrounding development
- some of these semi detached houses have 2 existing units built before Bill23, which can easily add 1 more unit in basement through Building permit application based on Council approved recommendations to amend the Zoning Bylaw 2008-250 to permit up to 2 additional units on fully-serviced residential lots, published on October 11<sup>th</sup> 2023.

3) The variance is desirable for the appropriated development or use of the property.

The proposed semi detached dwellings are an appropriated and desirable use for the subject lands as they provide an opportunity for compatible residential intensification within the proximity to future Baseline BRT. The variance will allow future road widening on baseline road while maintaining reasonable building sizes and layouts.

4) The variance is minor.

Since any site design on baseline road needs to accommodate the future road widening of Baseline road for the BRT, keeping minimum rear yard setback as per current zoning by-law while front yard setback for majority new residential buildings will be extremely increased due to road widening, this will cause much smaller building envelope and squeezed living spaces. Shifting new building development towards backyard becomes practical solutions.



- The proposed lot width variance is minor in nature as it will permit moderate intensity use (semi detached dwellings) on the established severed lots .
- The proposed lot area variance is minor in nature as will have no impact with regards to the scale of the proposed building on the slightly smaller lot area. .
- The proposed rear yard setback variance is minor in nature as will have no impact with regards to the scale of the proposed building on the slightly smaller lot area. The footprint of the proposed semi detached dwellings are able to comply with yard setbacks and area requirements of the Zoning By-law if road widening due to BRT was not considered. all new development affected by future BRT will come with same variance application for reduction of backyard.
- The proposed rear yard area variances is minor in nature as will have no impact with regards to the scale of the proposed building on the slightly smaller lot area. The footprint of the proposed semi detached dwellings are able to comply with yard setbacks and area requirements of the Zoning By-law if road widening due to BRT was not considered.all new development affected by future BRT will come with same variance application for reduction of backyard.

In Summary, the subject Minor Variance application meets the Four Tests as provided for under the Planning Act.

In Support of the minor variance applications, please find the following enclosed:

- A completed Application Form - 1 copy
- A detailed Cover Letter - 1 copy
- A Tree Information Report (TIR) - 1 copy
- An up to date Survey Plan of the entire subject property (1 full-sized copy and 1 11x17 sized copy)
- Site Plan (1 full-sized copy and 1 11x17 sized copy)
- Elevation drawings (1 full-sized copy and 1 11x17 sized copy)
- A application fee.

Warm Regards

Bingfeng Li, P.Eng, Chief Engineer in Bing Professional Engineering Inc.  
(613)608-1324

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## Appendix- Street Screening at Neighborhood

1) Properties at 1558&1562 baseline road

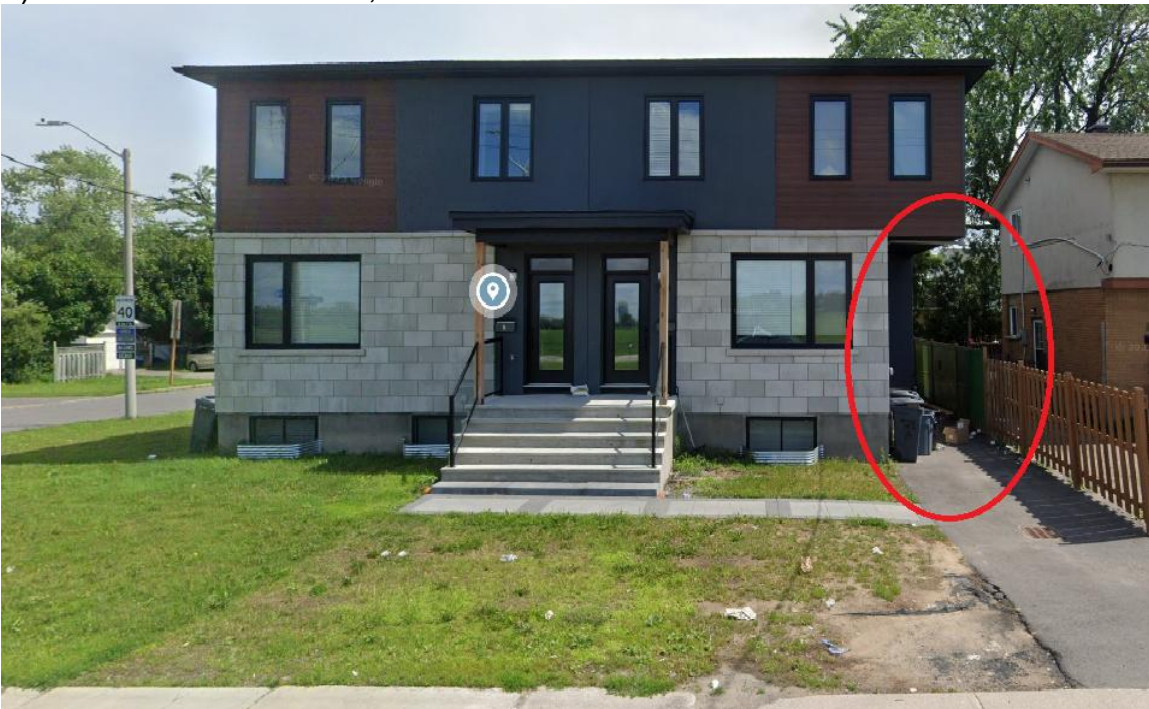
Photo 1:



Photo 2: Single parking lot



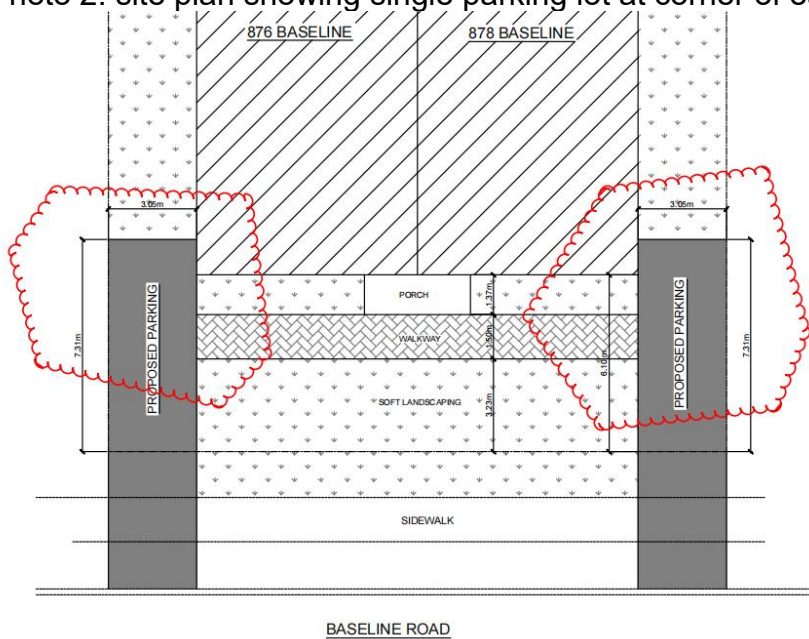
2) 926&928 baseline road, Ottawa.



3) 876 baseline road  
Photo 1:

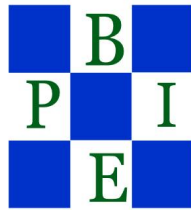


Photo 2: site plan showing single parking lot at corner of each semi detached.



4) 936 & 942 Baseline road





BING Professional Engineering Inc.



5) 906 to 912 Woodroffe ave, Ottawa

