

Consent to Sever & Variance Rational

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City of Ottawa | Ville d'Ottawa
Comité de dérogation

1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the application for consent to sever one lot to create 2 lots for a long semidetached dwelling with 2 easements with the demolition of a detached dwelling. In addition, a building height variance is required to permit a maximum building height of 11.0m whereas the zoning bylaw permits a maximum building height of 8.0m for a long semidetached dwelling. The property is located at on Thames Street between Archibald Street and Meath Street in Carlingwood. The consent to sever and proposed easements will permit 2 fully zoning bylaw compliant long semidetached dwelling other than building height with each Long Semidetached having 6 dwelling units.

2.0 SITE OVERVIEW & COMMUNITY vacant. The property is in the City of Ottawa. It has a street frontage width of 26.726m (East/west) and a depth of 30.49m (north/south). It has a lot area of 2814.3m². The zoning is R2G.

It is located in the Schedule B2 Inner Urban Transect on Thames Street that is classified as a local road. The site is in a designated evolving neighbourhood.



Surrounding Land Uses:

The property is bounded by a High Rise Apartment Building to the north. On the east and west are 1 and 2 storey dwellings. Almost directly across the street there is a low rise apartment building of 3 storeys.



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Subject Site

- 1) Subject Property

Road Network:

Thames Street is classified as a local street between Archibald Street and Meath Street and is one block away from Carling Avenue classified as an existing Arterial

Bicycle Network:

The new active transportation mapping identifies Fisher Ave to the east as an existing multi use pathway and it is accessible from the proposed property via Thames Street and Crerar Ave, both local streets as an important connection to active transportation networks in the City.

Transit Services:

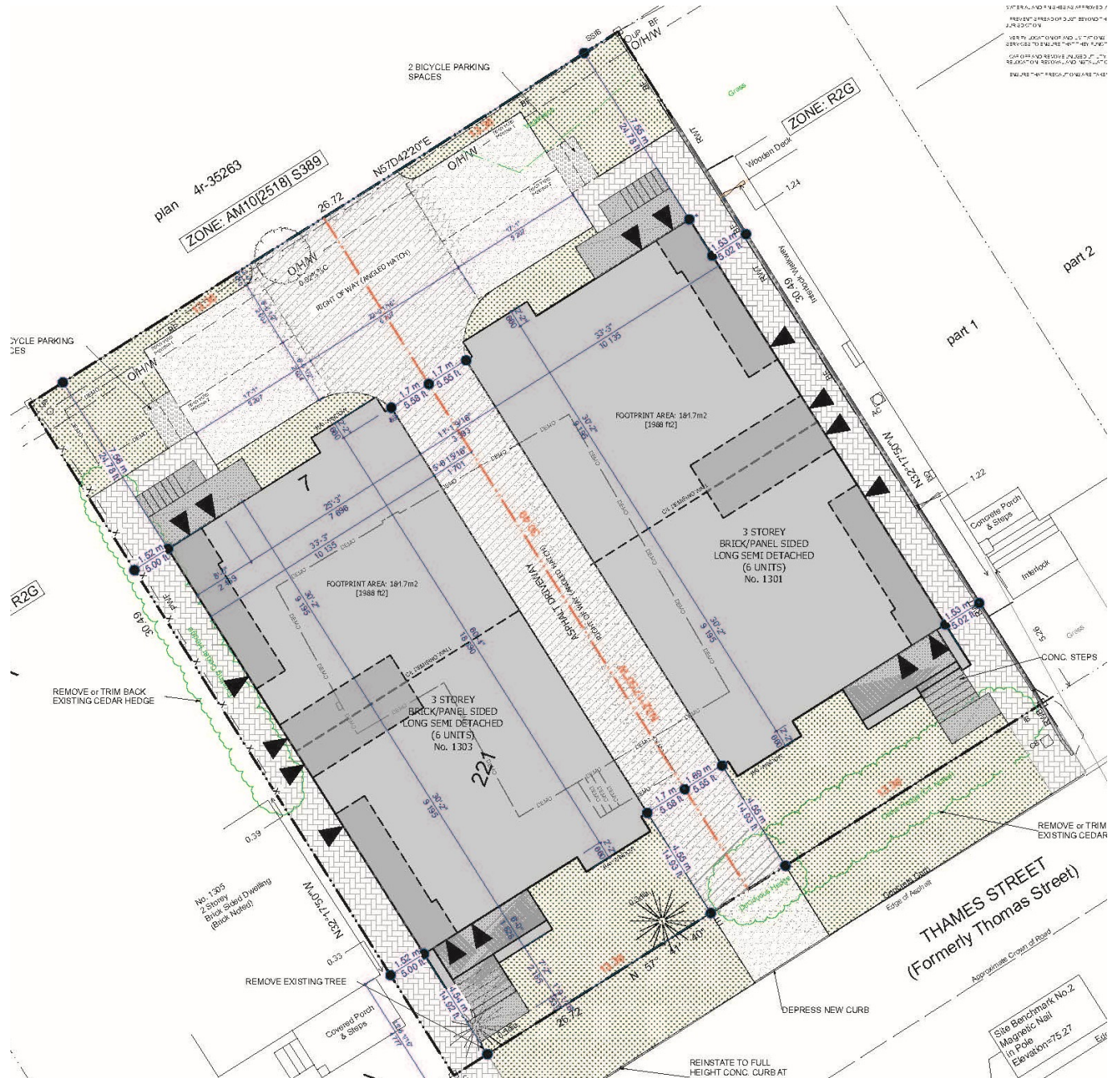
The site is within walking distance (200m) of Carling Avenue which has multiple bus routes and is designated a future at grade O Train

Community Services:

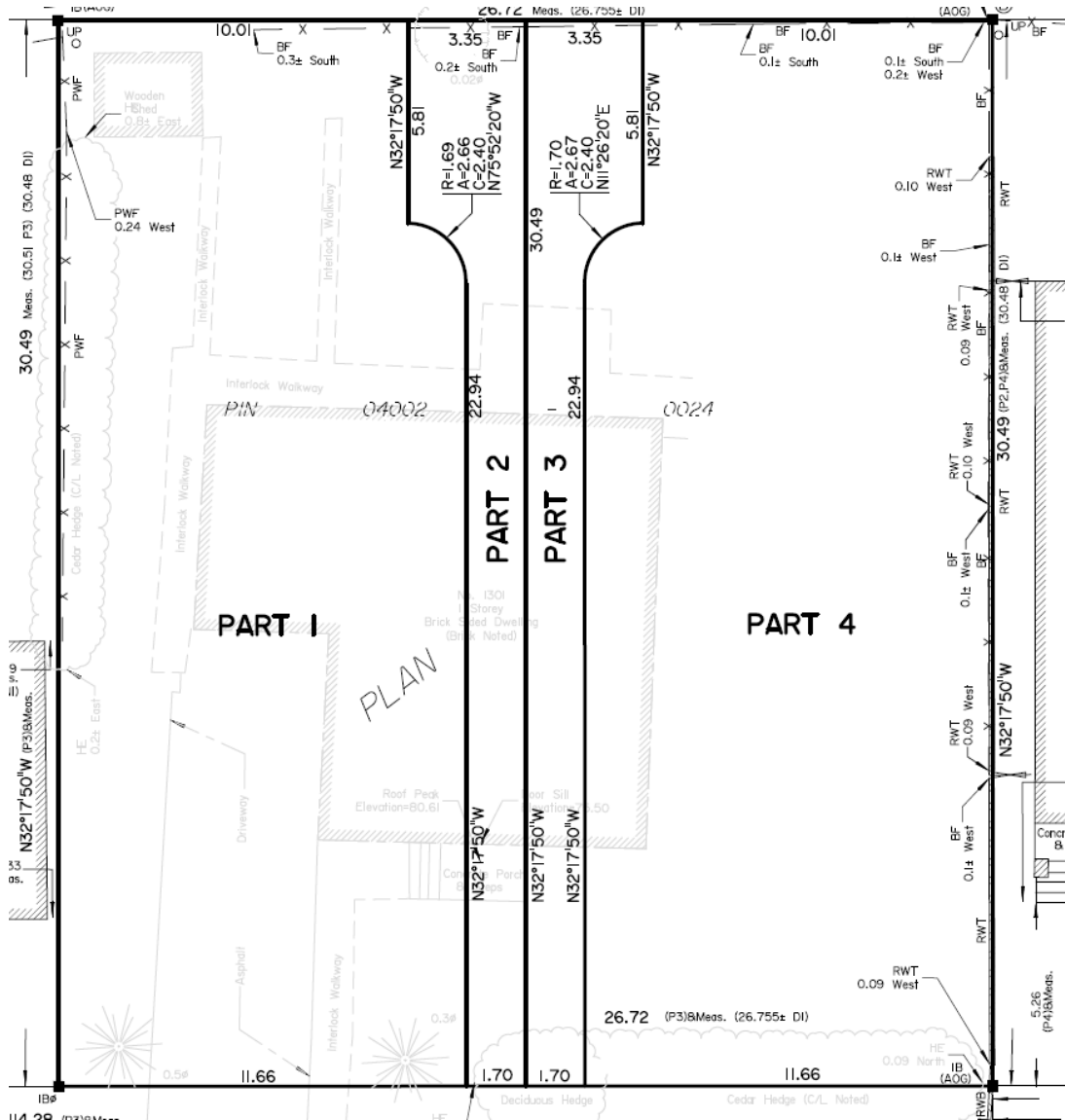
The site is located within easy walking distance to numerous schools, many restaurants, shops, parks including Westgate Shopping Centre.

3.0 DEVELOPMENT PROPOSAL CONSENT and EASEMENTS

The proposed buildings are two long semidetached dwelling unit, each semidetached dwelling will have 3 units, 1 primary and 2 additional units. The lot severance will permit the creation of 2 lots. Each lot meets the requirements of the zoning bylaw to permit the construction of a long semidetached dwelling, each containing 2 semidetached dwellings. Each semidetached dwelling will contain one primary unit on the ground floor and basement, an additional dwelling unit on the second floor and an additional unit on the third floor. Each long semidetached lot will have 2 parking spaces. Soft landscaping is provided as required by the zoning bylaw



The severance request consists of 4 parts and will permit the severance of one lot into 2 lots for residential purposes. Parts 1 and 2 will be one lot and Parts 3 and 4 will be the other lot. The easements over Parts 2 and 3 permit access to the parking at the rear of the property. The proposed severance is consistent with orderly development.



Two easements are proposed:

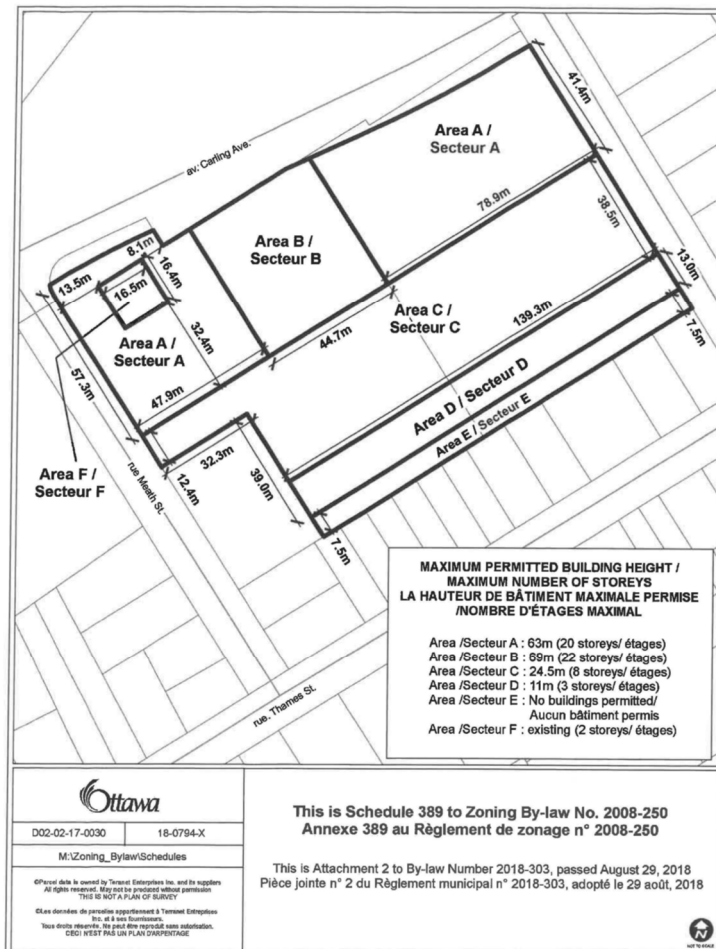
- 1) Easement Part 2 is for the purpose of access to the rear in favor of Parts 3 and 4
- 2) Easement Part 3 is for the purpose of access to the rear in favor of Parts 1 and 2

Both the consent to sever and easement constitute orderly development of the property as the long semidetached dwelling is

- a) Fully compliant with all aspects of the Zoning Bylaw other than building height
- b) Provides access for vehicles and persons in an orderly fashion

The requested variances in height should be deemed minor for the following reason:

- a) The R2G zoning for the property is sandwiched between R4UC and AM10[2518] S389
- b) The R4UC permits building heights of between 10.0m and 11.0m with flat roofs and all dwelling types are permitted 11.0 heights with a roof slope of 4:12 or more.
- c) The AM10[2518] S389 zone has height limits of 11m in area D, 24.5m in area C and 69m and 63m in areas B and A respectively



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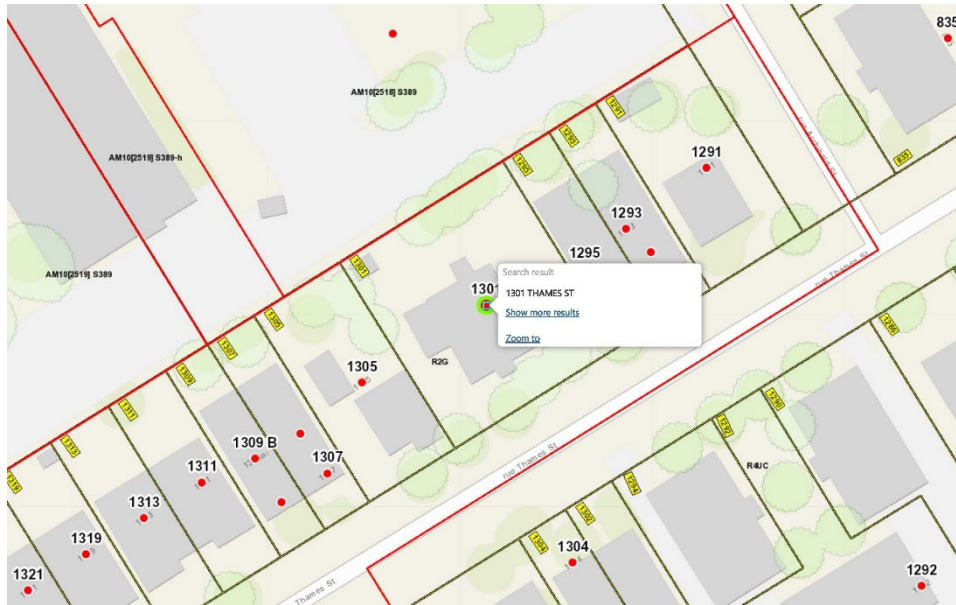
M:\Zoning_Bylaw\Schedules

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**This is Schedule 389 to Zoning By-law No. 2008-250
 Annexe 389 au Règlement de zonage n° 2008-250**

**This is Attachment 2 to By-law Number 2018-303, passed August 29, 2018
 Pièce jointe n° 2 du Règlement municipal n° 2018-303, adopté le 29 août, 2018**

The proposed building height variance is consistent with the 11.0m height limit to the north and the 11.0m height limit for the properties to the south. The R2G zoning is only on the north side of the street in this location.



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).

Province of Ontario Planning Act

The proposed consent to sever is consistent with the requirements of 53(1) that a plan of Subdivision is not required for the orderly development of the property as there are sufficient services, roads etc and no public services will be developed by the owner.

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 “Evolving Neighbourhood” under Schedule B1 - Downtown Core Transe

The Proposal supports 15 min neighbourhood through the following:

- a) Only 4 parking spaces are created so there 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 lot areas and lot width comply 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 5.6 Overlays

5.6.1.1 Provide built form direction for the urban area where intensification is anticipated to occur

2) Where an Evolving overlay is applied:

- a) The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area, which may differ from the existing characteristics of the area to which the overlay applies;

While low rise apartment buildings are not characteristic to this neighbourhood, as an “Evolving Neighbourhood” the OP encourages their development.

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 two three storey long semidetached residential dwelling.

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 R2G:

Purpose of the Zone

1. Purpose of the Zone

The purpose of the R2- Residential Second Density Zone is to:

- (1). restrict the building form to detached and two principal unit buildings 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 second 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 detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced;
- (5) and 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 severance and easements should be considered orderly development:

- a) They conform with the official plan and are compatible with adjacent uses of land;
- b) The proposal conforms to the zoning bylaws;
- c) The land is suitable for the proposed purpose, including the size and shape of the lot(s) being created
- d) There is adequate water supply and sewage disposal;

The Variances should be considered minor

1. They are minor and desirable.
 - a. They reflect the current lot pattern of the neighbourhood
2. The general intent and purpose of the Zoning By-law is maintained
 - a. the intent of the bylaw is to permit the long semidetached dwellings.
 - b. The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood. Zoning for building to the North and across the street permit 11.0m high buildings
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.
4. The Ontario Planning Act supports intensification in residential urban areas

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