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February 18, 2025

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le
2025-02-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Minor Variance Application
271 Arlington Avenue, Ottawa, ON K1R 5T1

Dear Committee Members,

Bing Professional Engineering Inc. (BPEI) has been retained by the property Owner of 271 Arlington Avenue, to prepare and submit this Minor Variance Application to the Committee of Adjustment. The intent of the application is to seek four (4) minor variances to enable a new 3-storey low-rise apartment as urban infill redevelopment as follows:

- to reduce required minimum lot width from 10m to 9.18m;
- to reduce required minimum lot area from 300m² to 279m²;
- to reduce required minimum rear yard setback from 9.08m (30% of lot depth) to 7.58m (25% of lot depth);
- to reduce required minimum interior side yard setback from 1.5m to 1.2m and 1.35m respectively.

The proposed low-rise apartment is planned to have 8 dwelling units for rental, comprising three (3) two-bedroom units and five (5) one-bedroom units including one (1) Barrier-free one-bedroom unit.

The proposed development has been pre-consulted with city planner and forestry, and confirmed with city heritage planner. No concerns are received as a result of the pre-consultation.

The following documents are enclosed in support of this application:

- Cover Letter / Planning Rationale;
- One (1) Minor Variance Application form;
- Tree Information Report (TIR);
- Survey Plan - 1 full-size copy and 1 reduced copy;
- Site Plan - 1 full-size copy;
- Elevation Drawings - 1 full-size copy



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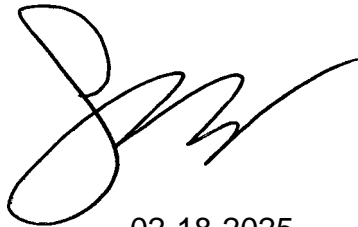
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A cheque representing applicable application fee will be delivered to the Committee of Adjustment at 101 Centrepointe Drive.

We trust that the enclosed documents are complete and satisfactory for our applications. Please do not hesitate to contact our office should you have any questions.

Thank you for your consideration.

Yours sincerely,



02-18-2025

Changhong (Chang) Sun, OAA, LEED AP ® BD+C
Architect

1.0 SITE DESCRIPTION

The subject property is located at 271 Arlington Ave., near the intersection of Highway 417 and Bronson Ave., in Centretown and Ward 14, the city of Ottawa. Its prominent downtown location makes this property well served by public transits and close proximity to downtown offices and other civic services. It is in a neighbourhood consisting of a great variety of low-rise residential development and redevelopment, including detached, semi-detached, and low-rise apartment. Existing 3-storey low rise apartments similar to the proposed are found at 298 Arlington Ave. and 236 Percy St. The subject property is also served by a plenty of retails, commercial, restaurants, grocery stores, and auto body. It is close to McNabb Park Cambridge Street Community Public School, St. Anthony School, Glashan Public School, and others. Fig. 1.

The site has a lot area of approximately 279m² (0.068 acre), a depth of 30.27m (99.3 ft), and a frontage of 9.18 m (30.1 ft) along Arlington Ave. Currently, a single detached house is situated on site, fully serviced by municipal water, sanitary sewer and stormwater sewer.

Under Ottawa Zoning By-law 2008-250, the lot is zoned under R4UD(478) (Residential Fourth Density Zone, Subzone UD) with Exception 478, Infill Development, and Low-rise Residential Development within the Greenbelt. It is within Downtown Core Transect in the City of Ottawa Official Plan (Schedule A).



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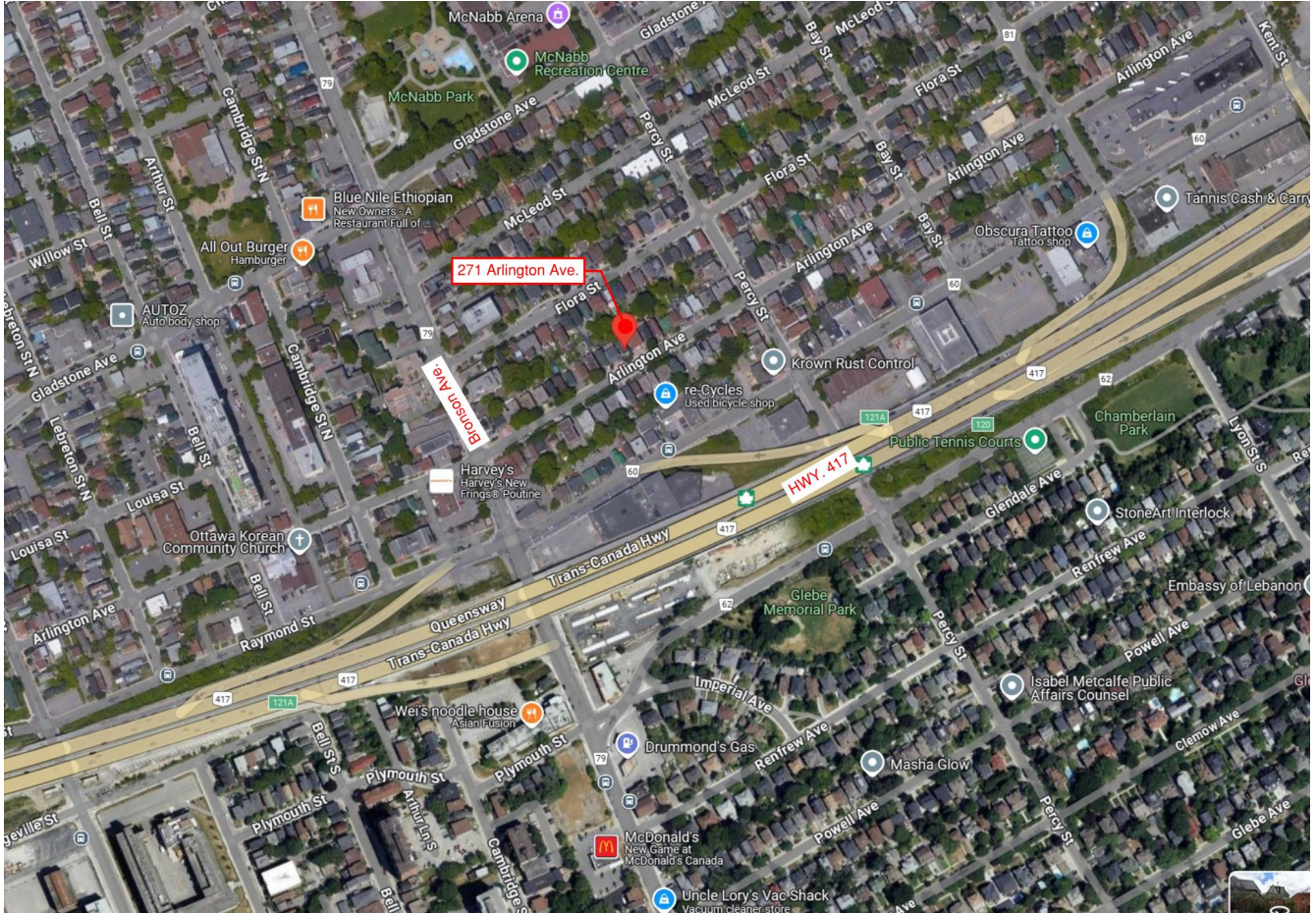


Figure 1: subject land on vicinity map



Figure 2: subject land in Official Plan / Schedule A - Transect Policy Areas

TRANSECT POLICY AREAS / SECTEURS STRATÉGIQUES DU TRANSECT	TRANSIT
Downtown Core / Centre-ville	O-Train and Station / O-Train et station
Inner Urban / Urbain intérieur	Future O-Train / O-Train et station (futur)
Outer Urban / Urbain extérieur	Transitway – grade separated / Transitway en site propre
Greenbelt / Ceinture de verdure	Transitway – at grade / Transitway – Voie à niveau
Suburban / Suburbain	Transfer Station / Station de correspondance
Rural / Rural	Terminus Station / Station terminus

2.0 PROPOSAL

2.1 Minor Variances

The proposed low-rise apartment building is planned to be 3 storeys high with finished basement, composed of three (3) two-bedroom units and five (1) one-bedroom units including one (1) barrier-free unit. Waste management and bicycle racks are provided on site.

Four (4) Minor Variances are applied for approval to facilitate the proposed residential redevelopment as follows:

1. To permit a reduced lot width of 9.18m, whereas the By-law permits requires minimum 10m;
2. To permit a reduced lot area of 279m², whereas the By-law requires minimum 300m²;
3. To permit a reduced rear yard setback of 7.58m (25% of lot depth), whereas the By-law requires minimum 9.08m (30% of lot depth);
4. To permit a reduced interior side yard setback of 1.2m and 1.35m, whereas the By-law requires minimum 1.5m.

3.0 PLANNING POLICY and REGULATORY FRAMEWORK

3.1 Provincial Policy Statement

The **2024 Provincial Policy Statement (PPS)** provides policy direction on land use planning for provincial interest. The proposed residential infill redevelopment is consistent with PPS policies that aim to promote efficient development patterns and ensure effective use of infrastructure and public service facilities.

In accordance with PPS definition and given that the subject land is in the Downtown Core area, the City of Ottawa, as illustrated in Fig. 2, the subject land is considered a Settlement Area. The proposed minor variances and low-rise apartment promote transit-supportive development, and increase a supply and range of housing options through intensification, redevelopment and compact form.

The following policies from PPS are in support of this proposal:

Definition: **Settlement Areas:** means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets.)

Policy 2.3.1.1. Settlement areas shall be the focus of growth and development.

Policy 2.3.1.2. Land use patterns within settlement areas shall be based on density and a mix of land uses which:



- a) *efficiently use land and resources;*
- b) *optimize existing and planned infrastructure and public service facilities;*
- c) *support active transportation;*
- d) *are transit-supportive, as appropriate;*

Policy 2.3.1.3. 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.

Policy 2.3.1.4. Planning authorities shall establish and implement minimum targets for intensification and redevelopment within built-up areas, based on local conditions.

The following policies from PPS Section 2.2 are specifically in support of residential intensification:

Policy 2.2.1. Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

- a) *establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*



- d) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

The following policies from PPS Section 3.6 support intensification to optimize the use of municipal services, provided system capacity exists:

- Policy 3.6.1. Planning for sewage and water services shall:
 - a) *accommodate forecasted growth in a timely manner that promotes the efficient use and optimized of existing municipal sewage services and municipal water services...*
 - e) *consider opportunities to allocate, and re-allocate if necessary, the unused system capacity of municipal water services and municipal sewage services to support efficient use of these services to meet current and projected needs for increased housing supply;**
- Policy 3.6.2. Municipal sewage services and municipal water services are the preferred form of servicing for settlement areas to support protection of the environment and minimize potential risks to human health and safety...*
- Policy 3.6.7. Planning authorities may allow lot creation where there is confirmation sufficient reserve sewage system capacity and reserve water system capacity.*

3.2 City of Ottawa Official Plan

The **Official Plan (OP)**, approved in November, 2022, identifies land use priorities in the City's Strategic Plan in compliance with the City's goals, objectives and policies to guide growth and manage physical change to 2046.

The City of Ottawa is projected to grow by 402,000 people from 2018 to 2046, requiring 194,800 new private households. Section 2. Strategic Directions of the OP sets up the Big Policy Move #1 to direct residential intensification and diversifying housing options within existing built-up urban area, especially towards Hubs, Corridors and surrounding Neighbourhoods, to support an evolution towards 15-minute neighbourhoods.

Section 3 of the OP outlines Growth Management Frame. The following excerpts from Section 3. are in support of this proposal:

It identifies that '... most growth will occur within the urban area of the city, with a majority of residential growth to be within the built-up area through intensification, increasing over time during the planning horizon...'



Policy Intent:

- *To provide an appropriate range and mix of housing that considers the geographic distribution of new dwelling types and/or sizes to 2046;*
- *To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;*

3.2 Support Intensification

The 2022 OP allocates 47 per cent of city-wide dwelling growth to the built-up portion of the urban area and 46 per cent of city-wide dwelling growth to the greenfield portion of the urban area. Growth within the built-up portion of the urban area represents 51 per cent of urban area growth from 2018 to 2046. Intensification will support 15-minute neighbourhoods by being directed to Hubs and Corridors, where the majority of services and amenities are located, as well as the portions of Neighbourhoods within a short walk to those Hubs and Corridors.

Section 4. City-Wide Policies of the OP provide supportive policies on the residential intensification and diversification as follows:

4.2 Housing

... As the city grows and changes with a larger population, more different types of housing will be needed. This includes housing units of different sizes and forms, some of which might not be common in Ottawa today...

... The Official Plan strives to facilitate a diversity of housing options for both private ownership and rental...

4.2.1. Enable greater flexibility and adequate supply and diversity of housing options throughout the city

- 1) *A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law by:*
 - b) *Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability;*



- c) *Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;*
- 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-minute neighbourhoods by:*
 - a) *Allowing housing forms which 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; and*
 - c) *In appropriate locations allowing missing middle housing forms while prohibiting lower-density typologies near rapid-transit stations within the zoning By-law.*

Definition

Missing Middle Housing:

In Ottawa's context and for the purposes of this Plan, missing middle housing generally refers to low-rise, multiple unit residential development of between three and sixteen units, or more in the case of unusually large lots and for the lower-density types is typically ground oriented.

- 4.2.4.1) *The City recognizes that many individuals may not constitute nor form part of a household and any may rely on long-term housing other than the traditional dwelling unit. The city shall enable the provision of housing options for such individuals through the implementing Zoning By-law, as follows:*
 - a) *Permitting, in any zone where residential uses are permitted, alternative, cooperative or shared accommodation housing forms serving individuals for whom an entire dwelling unit is unnecessary, unaffordable or inappropriate including:*
 - i) *Rooming houses;*
 - ii) *Retirement homes;*
 - iii) *Residential care facilities;*
 - iv) *Purpose-built student housing;*
 - v) *Group homes; and*
 - vi) *Other long-term housing forms that serve the needs of individuals not forming part of a household*



The subject land is located within the Downtown Core Transect (figure 2). The following excerpts from Section 5 Transects of the OP further support the proposed minor variances and low-rise apartment dwelling in the Downtown Core Transect:

5.1 *Downtown Core Transect*

5.1.1.6) *The Downtown core is planned for higher-density, urban development forms where either no on-site parking is provided, or where parking is arranged on a common parking area, lot or parking garage accessed by a common driveway.*

5.1.3.2) *The Zoning By-law shall set out permissions, maximum building heights and appropriate density thresholds within Neighbourhoods to allow:*

a) *Building types that provide for high-density development while maintaining a low-rise form from a minimum of 2 storeys to a maximum of 4 storeys.*

5.1.5 *Provide direction to the Neighbourhoods located within the Downtown Core Transect*

1).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;*

e) *In appropriate locations, to support the production of missing middle housing, prohibit lower-density typologies.*

3.3 **City of Ottawa Zoning By-law (2008-250) Consolidation**

The subject land is zoned R4UD (Residential Fourth Density Zone, Subzone UD). The purpose of the R4-Residential Fourth Density Zone is to:

- (1) Allow a 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 4 storeys, 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 fourth 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 mixed building forms, residential character of a neighbourhood is maintained or enhanced; and
- (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.

Under R4UD, low-rise apartment, maximum 8 units is permitted with compliance with applicable Zoning By-law provisions. Table 1 provides a Zoning By-law analysis for the proposed low-rise apartment development in compliance with applicable Bylaw Provisions.

Table 1 – Zoning Compliance for low-rise apartment with 8 units under R4UD

Zoning Provision	R4UDSubzone Requirement for Low-rise Apartment, Max. 8 Units	Provided	Compliance
Minimum Lot Width	10 m	9.18 m	Minor Variance
Minimum Lot Area	300 m ²	279 m ²	Minor Variance
Maximum Building Height	10 m	9.92 m	Minor Variance
Minimum Front Yard Setback (Sec. 144)	3.6 m	3.6 m	Yes
Minimum Interior Yard Setback	1.5 m	1.2 m & 1.35 m	Minor Variance
Minimum Rear Yard Setback	9.08 m (30% of lot depth)	7.58 m (25% of lot depth)	Minor Variance
Minimum Rear Yard Area	25%	25%	Yes
Minimum Soft Landscaped Area at Front Yard	35%	64.8%	Yes
Minimum Soft Landscaped Area at Rear Yard	35 m ²	38.7 m ²	Yes
Minimum Parking Space	Not permitted	Not Provided	Yes
Waste Management	required	provided	Yes
Minimum Bicycle Parking	4	4	Yes

4.0 SUMMARY OF OPINION

4.2 Minor Variance Application

It is the professional opinion of BPEI that the proposed low-rise apartment dwelling development at 271 Arlington Ave. represents good land use planning and is appropriate for the site for the following reasons:

- The proposed development is permitted in the applicable land use designation and conforms to the strategic directions and policies of the Official Plan;
- The proposed development is compatible with adjacent existing development which includes low-rise residential uses; and
- The proposed development complies with the general intent and purpose of the City of Ottawa Zoning By-law (2008-250). Four (4) minor variances are applied to enable the proposed low-rise apartment dwelling development as follows:
 1. To permit a reduced lot width of 9.18m, whereas the By-law permits requires minimum 10m;
 2. To permit a reduced lot area of 279m², whereas the By-law requires minimum 300m²;
 3. To permit a reduced rear yard setback of 7.58m (25% of lot depth), whereas the By-law requires minimum 9.08m (30% of lot depth);
 4. To permit a reduced interior side yard setback of 1.2m and 1.35m, whereas the By-law requires minimum 1.5m.

The proposed development meets the four (4) tests under Subsection 45(1) of the Ontario Planning Acts as follows:

1. *The variance is minor*

The use of low-rise apartment dwelling is permitted under the current Zoning Bylaw. With the proposed Minor Variances, the proposed development satisfies minimum front yard setback, minimum soft landscape areas at front and rear yard setback, maximum building height. Required bicycle parking and waste management are provided on site.

Therefore, the proposed variances are minor.

2. *The variance is desirable for the appropriated development or use of the property*

The proposed Minor Variances enable a residential infill redevelopment of a low-rise apartment at Downtown Core to provide three (3) two-bedroom dwelling units and five (5) one-bedroom units including one barrier-free unit. The 8 dwelling units are in a compact form with reasonable room sizes for the “missing middle housing”.

Therefore, the proposed variances are desirable for the appropriated development or use of the property.

3. *The general intent and purpose of the zoning By-law is maintained*

The subject land is zoned under R4UD, that “allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;” and “regulate development in a manner that is compatible with existing land use patterns so that the mixed building forms, residential character of a neighbourhood is maintained or enhanced;”.

The Subzone R4UD permits low-rise apartment with maximum 8 units. The type of 3-storey low-rise apartment building already exists in this neighborhood, such as 298 Arlington Ave. and 236 Percy St. The proposed low-rise apartment dwelling at 271 Arlington Ave. will well fits in the existing neighborhood and is compatible with the existing land use pattern at the similar formats of building form, scale and material use.

Therefore, the proposed variances maintain the general intent and purpose of the Zoning By-law.

4. *The general intent and purpose of the official plan is maintained*

The general intent and purpose of the Official Plan on residential development in neighbourhoods located within the Downtown Core Transect are to promote intensification and diversity of housing supply in existing neighbourhoods to accommodate the needs of different groups including minorities. New dwelling types and unit sizes in variety of ranges are encouraged.

The proposed Minor Variances enable the proposed low-rise apartment dwelling, as infill redevelopment within Downtown Core Transect in close proximity to public transits, to utilize existing public transits, municipal infrastructure and civic services, provide more residential units (8) in comparison with the existing detached dwelling to be demolished, increase rental housing supply including one (1) barrier-free unit.

Therefore, the proposed Minor Variances maintain the general intent and purpose of the Official Plan.



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In conclusion, it is the professional opinion of BPEI that this Minor Variance Application to support the proposed low-rise apartment dwelling development at 271 Arlington Ave. as urban infill redevelopment represents good planning and are in the public interest.

Yours truly,

02-18-2025

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