

P. H Robinson Consulting
Urban Planning, Consulting and Project Management

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

April 4 2025

Attn: Mr. Michel Bellemare
Secretary Treasurer

Re: 220 Woodroffe (Minor Variance) (Ward 7)
Landric Homes Inc.
Lot 544, Registered Plan 352 - City of Ottawa

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-04-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation

On behalf of our clients, we are submitting the enclosed Minor Variance application for the property at 220 Woodroffe in order to permit the construction of a 8-unit, 3 storey stacked dwelling. The property is zoned R4D in the Zoning By-Law and is in the Mature Neighbourhoods Overlay and it is a vacant property with no buildings on it. The property is located in the Inner Urban Transect designated as a Mainstreet Corridor and is located in the Evolving Overlay. The intention of this project is to create a 8-unit residential stacked unit building where each unit exists on two levels (basement and first floor for the lower level units and second floor and third floor for the upper level units).

The variances required to permit this development are:

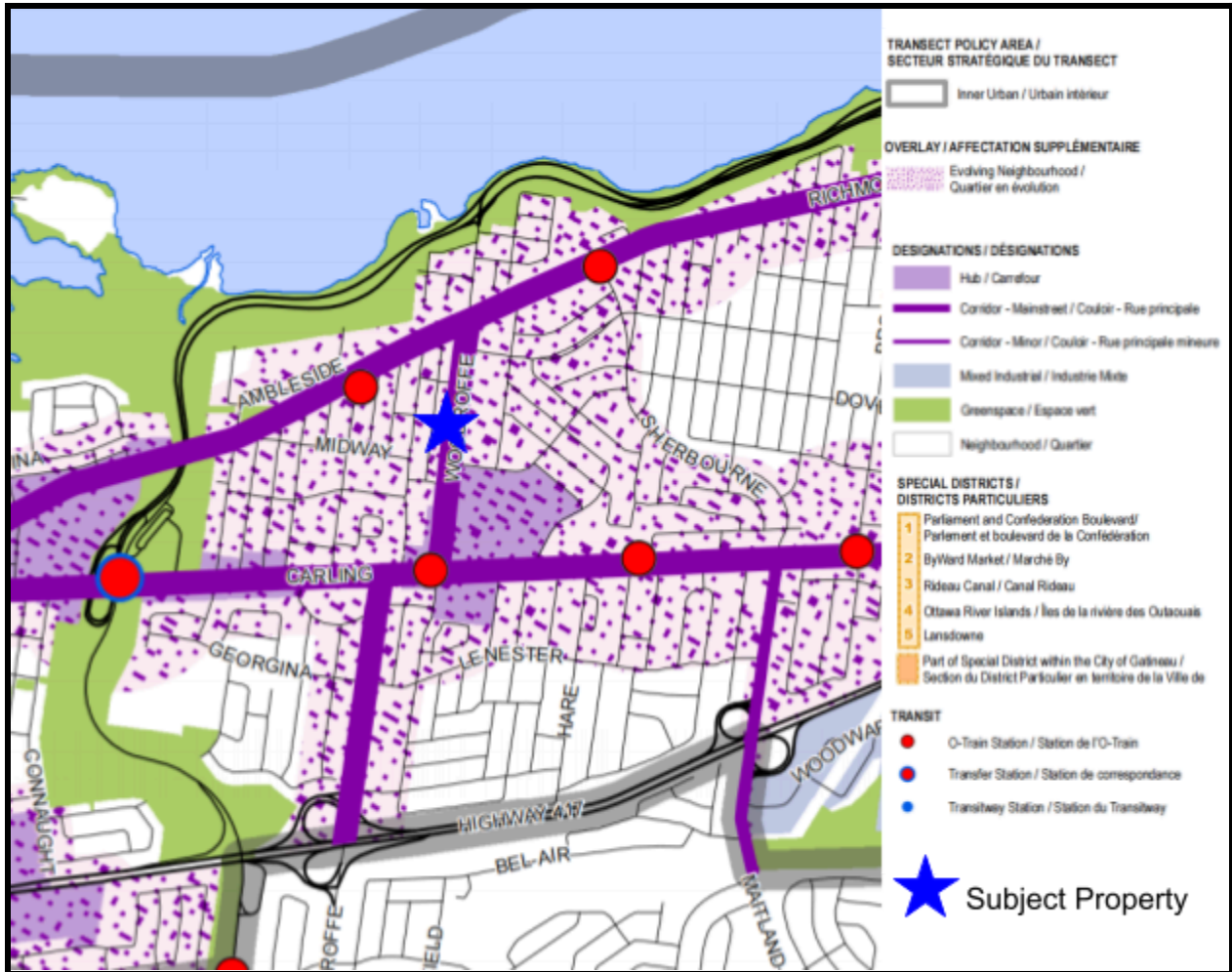
- a) Lot area. To permit a reduced lot area of 464.13 m² whereas the zoning requires a minimum lot area of 660 m² (Table 162A, V, Zoning By-Law 2008-250, as amended).
- b) Lot width. To permit a reduced lot width of 15.25 m whereas the zoning requires a minimum lot width of 22 m (Table 162A, IV, Zoning By-Law 2008-250, as amended).
- c) Front yard setback. To permit a reduced front yard setback of 4.89 m whereas the zoning requires a minimum front yard setback of 6 m (Table 162A, VII, Zoning By-Law 2008-250, as amended).
- d) Side yard setback. To permit a reduced side yard setback beyond 21m from the front property line of 1.5 m. Whereas the zoning requires a minimum side yard setback of 6m for any portion of a building located beyond 21m from the front property line (Table 162B, (3), Zoning By-Law 2008-250, as amended)
- e) First floor habitable space. To permit a reduced first floor habitable floor space of 36.4 m² whereas the zoning requires a minimum habitable floor space for the first floor of 40 m² (Section 140, (9), Zoning By-Law 2008-250, as amended).

Other zoning requirements for a stacked dwelling in the R4 zone such as waste storage, bike parking, building height, rear yard area, and soft landscaping are all met by this proposal. This proposal allows for tree planting opportunities in the rear yard and does not require the removal of trees.

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The proposed draft Zoning By-Law indicates that the subject property will be rezoned to MS1 - Mainstreet Zone 1. Under the MS1 zoning, the proposed development would not trigger any variances. The lot area, lot width, side yard setback, and first floor habitable space would all be compliant under the new zoning. The front yard setback would still require relief as the MS1 zone does not mandate a minimum front yard setback. This analysis is based on the March edition of the Draft Zoning By-Law which is still subject to public comments, further modifications, and Council deliberations.



Schedule B2 - Inner Urban Transect, Official Plan.

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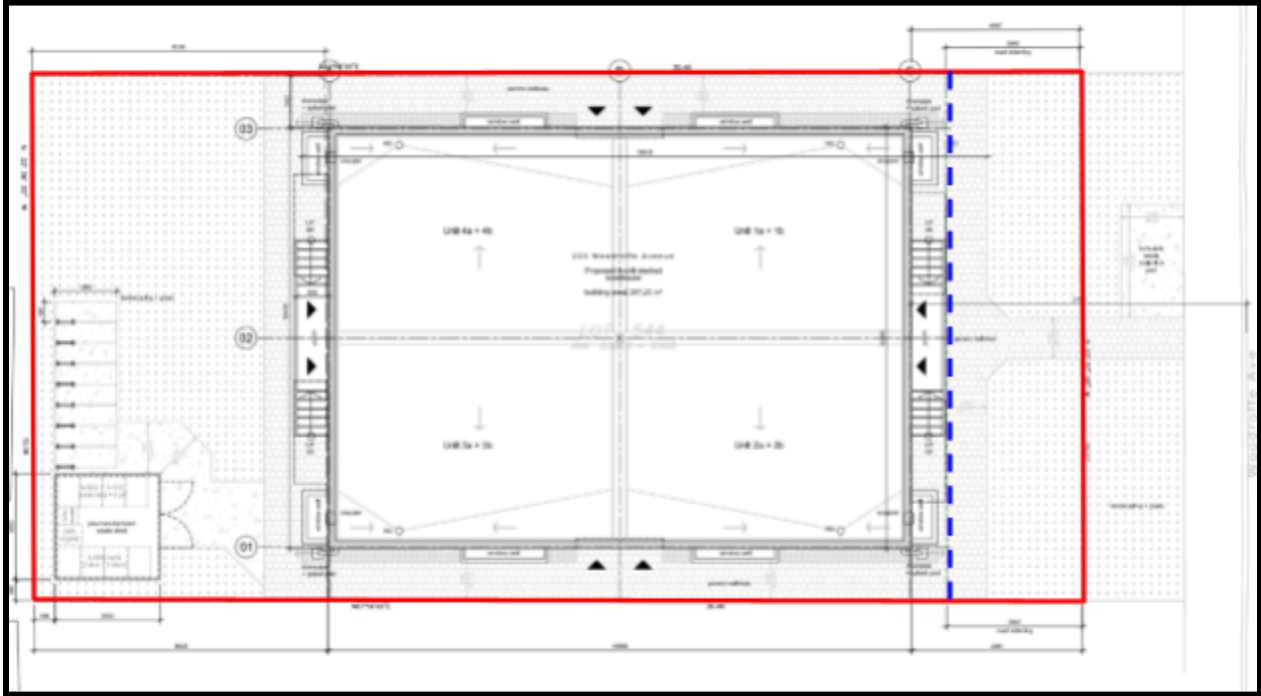
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GeoOttawa showing the **boundary of the subject property.**

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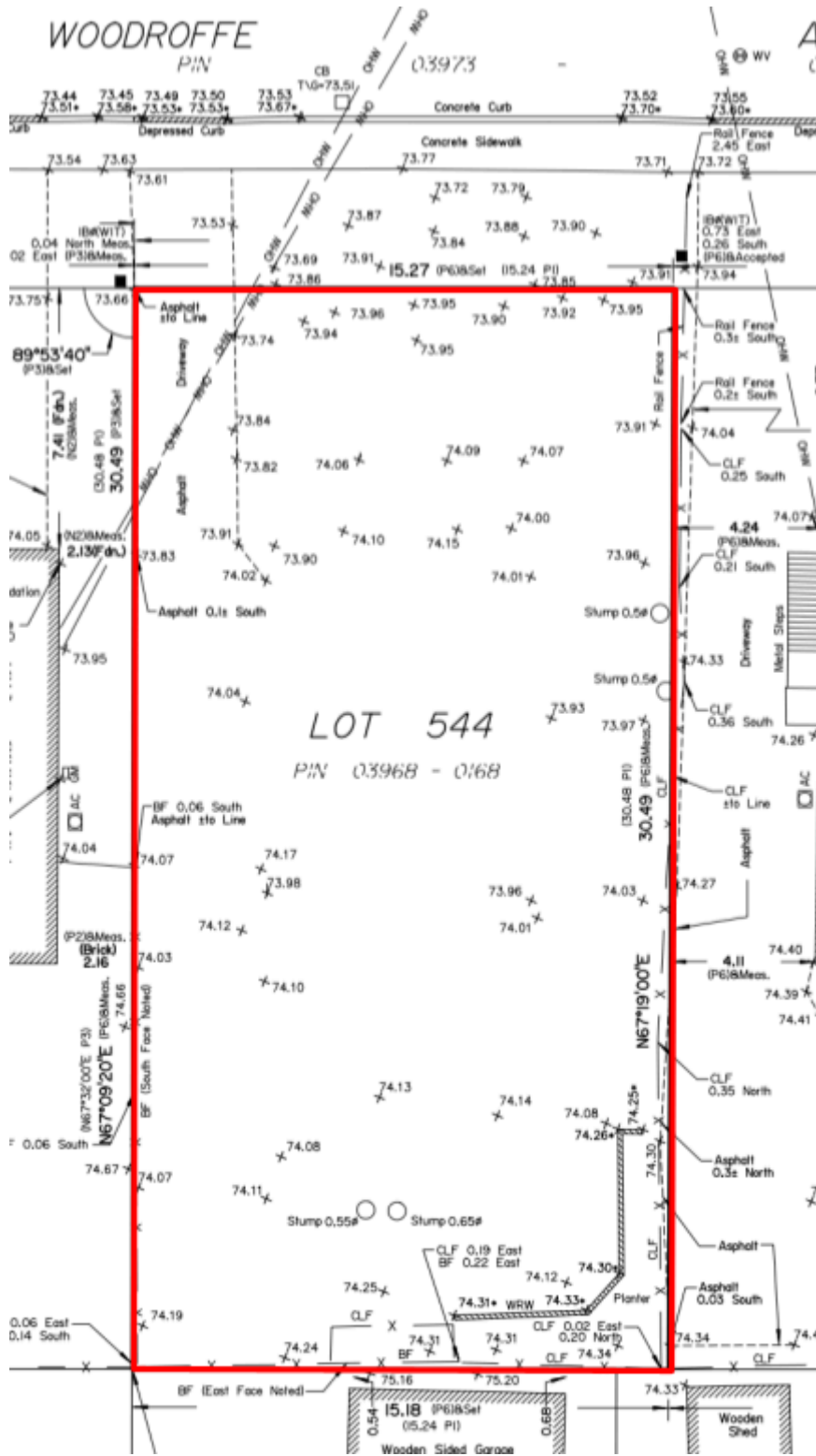
Site Plan showing the **property boundary** and the **future road widening**.



North and south elevations (left) and east and west elevations (right)

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Survey plan of the subject property.

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Site photo from Woodroffe Ave looking west towards the subject property. Approximate lot boundary shown in red. (July 2024)

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Site photo from within the subject property looking at the rear of the property. Approximate lot boundary shown in red. (July 2024)



Site photo of the subject property looking southwest at the previous building's foundation. Approximate lot boundary shown in red. (July 2024)

The four tests of a Minor Variance application from Section 45 (1) of the Planning Act are that the variances are minor in nature, are desirable for the appropriate development or use of the land and building, and are to maintain the general intent and purpose of the Official Plan and the Zoning By-law.

1. The variances are minor in nature

It is our opinion that the variances proposed are minor in nature.

The provided **lot area** is 464.13 m² whereas the zoning requires a minimum lot area of stacked dwellings of 660 m². This represents a deficiency of 195.87 m². The lot area is an existing condition that represents a lot consistent with the neighbourhood lotting pattern. The area of 464.13 m² is sufficient to provide a comfortable building footprint and the necessary amenities such as rear yard area, waste storage and bike parking. The R4D zone is unusual for a Mainstreet Corridor designation. A more appropriate zoning would be R4UA-R4UD which would permit a stacked dwelling on a lot of 420 m² and this proposal would be compliant.

The provided **lot width** is 15.25 m whereas the zoning requires a minimum lot width of 22 m. This represents a deficiency of 6.75 m. The lot width is also an existing condition that is consistent with the existing lot pattern in this neighbourhood. If the lot was zoned R4UA-R4UD, the minimum required lot width for a stacked dwelling would be 14 m and this proposal would be compliant.

The proposed **front yard setback** is 4.89 m at its closest point whereas the zoning requires a minimum front yard setback of 6m. This represents a deficiency of 1.11 m. At the south edge of the property the front yard setback is 4.96 m. In an effort to meet the rear yard setback requirements, a deficient front yard area is proposed. The front yard setback deficiency is minimal and does not interfere with the required road widening along Woodroffe of approximately 3.9 m. The front yard area contains sufficient soft landscaping.

The proposed **interior side yard setback** beyond 21 m from the front property line is 1.5 m whereas the zoning requires that any portion of the building located 21 m back from the front property line is setback 6 m from the side lot line. The requirement for side yard setback between the front property line and 21m back into the property is 1.5 m. This requirement is met and the side yard proposed is consistent across the length of the site. The area of the building subject to the 6 m side yard setback is the back 0.95 m.

The proposed **first floor habitable area** is 36.4 m² whereas the zoning requires a minimum habitable floor area of 40 m². This represents a deficiency of 3.6 m². This deficiency is mitigated by the fact that every unit with 36.4 m² of habitable space on the ground floor also contains approximately 40 m² of habitable space on the basement. Those ground floor units with limited floor space at grade contain 2 bedrooms and 1.5 bathrooms. These units are appropriate for the neighbourhood context and are marketable.

2. The development is appropriate for the lands in question

This application proposes a 8-unit, 3 storey stacked dwelling which represents intensification of the streetscape and the inclusion of missing middle housing. The proposed development follows many key guidelines from the City of Ottawa's Urban Design Guidelines for Low-rise Infill Housing document. Those key guidelines and the *proposal's responses* are as follows:

1. Streetscape

- 1.1 Contribute to an inviting, safe, and accessible streetscape by emphasising the ground floor and street façade of infill buildings. Locate principal entries, windows, porches and key internal uses at street level. *The street-facing facade of the proposed development features two unit entrances, with two more unit entrances on each side of the building, and two more on the back side of the building. The front facade features a variety of window sizes on all floors, with a small canopy over the front unit entrances and two balconies overhead.*

2. Landscape

- 2.1 Landscape the front yard and right-of-way to emphasise aggregated soft landscaping as much as possible and provide adequate soil volume for the planting of large sized trees. *The removal of the existing driveway will allow the soft landscaped area to increase in the front yard. The proposed development meets the minimum required soft landscaping area and will provide sufficient soil volumes for a tree in the front yard.*

3. Building Design

- 3.1.1 Ensure that new infill faces and animates the public streets. Ground floors with principal entries, windows, porches and key internal uses at street level and facing onto the street contribute to the animation, safety and security of the street. *The proposed development provides a visually interesting streetscape by incorporating facade projections, a pitched roof, and varying window sizes and locations. The clear indication of pathways to unit entrances ensures resident safety and security.*
- 3.1.2 Locate and build infill in a manner that reflects the desirable planned neighbourhood pattern of development in terms of building height, elevation and the location of primary entrances, the elevation of the first floor, yard encroachments such as porches and stair projections, as well as front, rear, and side yard setbacks. *This development proposes to incorporate facade elements such as a projecting front-facing porch and balconies. The number of steps to the front facing units is 6 steps but the units entering from the sides enter at grade and then feature internal steps up to the ground floor.*
- 3.1.11 Respect the grades and characteristic first-floor heights of the neighbourhood by not artificially raising or lowering grades. *The first floor height is consistent with the first floor heights of the neighbourhood.*
- 3.3.1 Design all sides of a building that face public streets and open spaces to a similar level of quality and detail. Avoid large blank walls that are visible from the

street, other public spaces, or adjacent properties. *The front, rear, and side elevations are all proposed with various siding materials and colours.*

- 3.3.3 Provide primary building entrances that are inviting and visible from the street. Where the front door does not face the street, use architectural detailing, lighting and landscape design to clearly indicate the location and route to the front door. *This proposal includes two primary entrances that are visible from the street and are located on a covered porch. The proposal also includes two other entrances on the rear and side facades that are clearly indicated using hard landscaping from the street.*

The proposed stacked dwelling is a compact building that makes efficient use of a lot on a Mainstreet Corridor. The building has been designed to mimic the standard dwelling built form on Woodroffe Ave by incorporating a pitched roof, covered porch area, and ground-oriented units. The variances will permit a development that is desirable and appropriate for the subject property.

3. The proposal meets the general intent of the Official Plan

This subject property is within the Inner Urban transect and is designated as a Mainstreet Corridor as per Schedule B2 of the Official Plan. The property is located across the street from a school and just south of a place of worship and park. The property is located approximately 200 m north of a public library and the Hub designation containing the Carlingwood Shopping Centre. Woodroffe Ave is the north-south corridor that connects Carling Ave and Richmond Rd. Both of which are Mainstreet and transit corridors.

Section 5.2.1 (5) of the Official Plan indicates that 'The Inner Urban area is planned for mid- to high-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. *As the intent of this application is a gentle form of intensification. In addition, on street parking is not permitted on this block on Woodroffe so nearby on street parking is not a logical option for these lots.*

Section 5.2.3 (2) of the Official Plan indicates that developments in the Inner Urban area on Mainstreet Corridors are planned for Low-rise and Mid-rise and High-rise: minimum 2 storeys and maximum 40 storeys depending on road width and transition. *The proposed development is located on a Mainstreet Corridor in the Inner Urban transect. A minimum of 2 storeys is required and a maximum of 40 storeys is permitted. The proposed building is within this range and represents an appropriate scale of development.*

Section 5.6.1.1 (2) of the Official Plan indicates that the Evolving Overlay is applied to areas where intensification is anticipated to occur. Where an Evolving overlay is applied: 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. *The Evolving Overlay allows this site to move away from the immediate context in favour of a slightly denser development. The increased building height, decreased setbacks, and decreased lot sizes are all elements common with land use intensification.*

Section 6.2.1 (2) of the Official Plan indicates that 'Development within the Corridor designation shall establish buildings that locate the maximum permitted building heights and highest densities close to the Corridor, subject to building step backs where appropriate. Further, development: a) Shall ensure appropriate transitions in height, use of land, site design and development character through the site, to where the Corridor designation meets abutting designations; and d) Shall be prohibited from including functions or uses causing or likely to cause nuisance due to noise, odour, dust, fumes, vibration, radiation, glare or high levels of heavy truck traffic. *The density of development being proposed is a relatively gentle form of intensification that will not result in undue noise, odour, dust or other negative development impacts.*

4. The proposal meets the general intent of the Zoning By-Law

The purpose of the R4 zone is to:

- 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;
- allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- 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 zoning for the property is R4D which permits single detached dwellings, semi-detached units, triplex units and some small scale low rise apartment and stacked buildings. The proposal is to redevelop the property to allow for a stacked dwelling that is subject to Minor Variance application.

The intent of the lot area and lot width requirements is to ensure that the subject property contains sufficient space to accommodate a functional building footprint and all the related requirements such as landscaping, waste storage, bike parking, and side yard setbacks. The proposed development meets the majority of these associated requirements and proposes a functional 8 units.

The intent of the front yard setback is to ensure the development aligns with the general neighbourhood characteristics and ensure that there is sufficient space between the building and the City ROW for soft landscaping and tree planting. The proposed development features a 4.89 m front yard setback which is in line with the

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neighbourhood standard. Any future tree planting would take place in the City ROW after the future road widening is taken along Woodroffe.

The intent of the side yard setback variance is to ensure there is adequate space to access the rear yard and associated building amenities such as waste storage and bike parking. The provided 1.5 m is a standard side yard setback for most residential developments. 1.5 also aligns closely with the limiting distance requirements and the barrier-free requirements of the OBC. This particular zoning subzone requires a deeper side yard setback for buildings located 21 m back from the front lot line. This is an unusually large side yard setback requirement for the R4 zone and it only applies to a 0.95 m section of the building.

The requirement for habitable area on the first floor is located in the Mature Neighbourhood Overlay section of the Zoning By-Law. This section of the zoning is intended to ensure adequate living space at grade to maintain low-density neighbourhood characteristics. The intent of this requirement is maintained as the habitable space for one unit is split between two floors, either the ground and lower levels, or the second and third floors. The cumulative habitable area for one unit is about 78 m² (840 ft²) with 36.4 m² at grade and 41.7 m² below grade.

The subject property is slated for a rezoning from R4D to MS1 - Mainstreet Zone 1 under the proposed draft Zoning By-Law. The draft Zoning By-Law is expected to come into effect at the end of this year and will be subject to comments and appeals. If the proposed draft Zoning By-Law stands and the property is rezoned to MS1, the project would no longer trigger lot area, lot width, side yard setback, first floor habitable space, or front yard setback variances.

The appropriate mechanism to approve this development is a Minor Variance application. The variances sought should be evaluated individually by the criteria outlined in the Planning Act: the four tests. The collective number of minor variances does not determine if the application represents a minor deviation from the Zoning By-Law requirements. It is for these reasons that we believe this application should be considered through the Minor Variance process and not through a minor rezoning application.

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We request the Committee of Adjustment authorise the requested variances in accordance with the plans filed as they relate to the variances being requested.

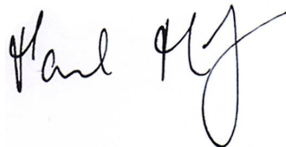
At this time we are also submitting the following in support of the application:

- Completed application form (1 original);
- Application fees;
- Site plan showing the proposed new building;
- Architectural elevation plans of the proposed building from all four sides;
- Survey plan of the entire property;
- Owners authorisation;
- Tree Information Report.

When the notification signs are ready for this application could you please email the undersigned and I will arrange for their installation on the property. It should be noted that a Building Permit application for this project has recently been filed.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at probinson@probinsonconsulting.com

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Paul Robinson RPP