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URBANKEIOS

February 19, 2025

City of Ottawa
Attn: Committee of Adjustment
Panel 2
101 CentrepoinTE Drive, 4th Floor
Ottawa, Ontario
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Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-03-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Committee Members:

Re: 1124 Parisien Street, Ottawa, Ontario

-The proposed Consent / Severance Application supports and is consistent with the 2024 Provincial Policy Statement;
– The proposed Consent / Severance application conforms to the land use designations and the policies in the City of Ottawa Official Plan (2022); and
– The proposed Consent / Severance application complies with the general intent and purpose of the City of Ottawa Zoning By-law (2008-250).

The proposed severance meets the criteria established under Subsection 51(24) of the Ontario Planning Acts as follows:

a) The effect of development of the proposed subdivision on matters of provincial interest;

The proposed Consent / Severance Application is consistent with the policies of the Provincial Policy Statement 2024 by redevelopment of existing Settlement Area with new residential development in close proximity to existing Mainstreet, public transit, municipal infrastructure and facilities. It will provide new and more residential types and forms that would contribute to the housing options in the neighbourhood, and allow for intensification of lands within urban area.

b) Whether the proposed subdivision is premature or in the public interest;

The proposed Consent / Severance Application is in the public interest in that it would create an additional lot for more residential development in an evolving neighborhood to accommodate the population growth. It is not premature as in the neighbourhood, there are existing semi-detached

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dwelling buildings at present such as 1352 & 1354 Louis Lane on the adjacent property. As well as a new 4 plex at the corner of Gosset and Parisien Street.

c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed Consent / Severance Application conforms to Strategic Directions of the City of Ottawa Official Plan and its policies for Inner Urban Transect and evolving neighbourhood by providing more residential units in an existing built-up area within capacities of existing municipal infrastructure and public transits. The proposed semi-detached dwelling development with additional dwelling units will increase a diversity of housing options and a supply of missing middle housing in the neighbourhood.

d). The suitability of the land for the purposes for which it is to be subdivided;

The subject property to be severed is in the Beacon Hill - Cyrville neighbourhood and near St. Laurent Boulevard. Close to the subject land, a diversity of low-rise housing types is present, consisting of detached dwellings and semi-detached dwellings. Therefore, the proposed severance and semi-detached dwelling development are suitable for the existing neighborhood.

d.1) If any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

The proposed semi-detached dwelling development is planned to have an additional dwelling unit with each principal dwelling unit. The additional dwelling unit is in a compact form and for rental. It will provide a new house option in the existing evolving neighbourhood for individuals and a young family. It will help to increase and sustain an affordable rental supply.

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;

No highways are proposed in the Consent to Sever Application.

f) The dimensions and shapes of the proposed lots;

The severed and retained lots have a regular rectangle shape as other lots in the neighborhood.

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 existing easement is identified in the subject land to be severed. No new Right of Ways are to be established in the two new parcels.

h) Conservation of natural resources and flood control;

The subject lot is not within a flood plain.

i) The adequacy of utilities and municipal services;

All new parcels will be fully serviced by existing utilities and municipal services.

j) The adequacy of school sites;

Several schools are in close proximity to the subject site, including both private school and public schools, such as Queen Elizabeth Public School, Rideau High School, Ecole Elementaire - Catholic School, Robert E. Wilson Public School.

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 lands in the proposed severance are proposed to be dedicated for public purposes.

l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy and;

Existing power infrastructure is to be utilized and extended to all new parcels as energy supply.

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

Site Plan Control approval is not required.

4.2 Minor Variance Applications

It is the professional opinion of UKD that the proposed semi-detached dwelling development at 1128 Parisien Street 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). Three (3) minor variances are applied to the parcel in order to enable the proposed Consent / Severance Application:

One (1) Minor Variances for the lot width - to permit a lot width reduction of 15% to 7.66 m. Whereas the required lot width is 9.0 m. Part 1

One (1) Minor Variances for the lot width - to permit a lot width reduction of 15% to 7.62 m. Whereas the required lot width is 9.0 m.- Part 2

One (1) Minor Variances for the lot area - to permit a lot area reduction of 23.7% to 205.8 m² for Part 1 and 23.8% to 208.5 for Part 2 Whereas the required lot area is 270 m².

One (1) Minor Variances for the front yard setback - to permit a lot width reduction of 55% to 2.776 m. Whereas the required front yard setback is 5.0 m.

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 semi-detached dwelling is permitted under the current Zoning Bylaw. With the proposed Minor Variances for the Lot Width Reduction is minor in that the units will still function properly in the reduced width and still maintain a 4' side yard setback to allow for windows on the side of the units.

The proposed Minor Variances for the Lot Area reduction is minor and is partly due to the fact that the City of Ottawa owns 3.05m adjacent on the property along Parisien Street. We believe that portion was purchased by the city for a future street widening program that never came to fusion.

The proposed Minor Variances for the Front Yard Setback Reduction is minor and is partly due to the fact that the City of Ottawa owns 3.05m adjacent on the property along Parisien Street. In

order to maintain facade street continuity we are requesting to have the front yard setback reduced to align the facades along the Parisien Street.

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 development of a semi-detached dwelling not only to maintain reasonable yard setbacks, landscape areas, building footage and interior layout for principal dwelling units, but also to provide additional dwelling units in a compact form.

The proposed minor variances provide more rooms/spaces for the principal dwelling units and add soft landscape back to the property and neighbourhood.

Therefore, the proposed variances are desirable and an appropriate 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 R2N, that “allow a number of other residential uses to provide additional housing choices within the second density residential areas;” and “regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced;”. The Subzone R2N permits semi-detached dwelling and Zoning By-law Section 133 further permits additional dwelling units per lot fully serviced by municipal water and sewers.

With the proposed Minor Variances, the proposed semi-detached dwelling maintains the compatibility and character of the existing residential neighbourhood at similar formats of building form, scale and materials, provides a new dwelling option and complies with zoning requirements minimum interior side yard, and rear yard setbacks, minimum soft landscaped areas at front, rear and corner side yards, and etc.

Therefore, the proposed variances maintain the general intent and purpose of the Zoning Bylaw.

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 Inner Urban Transect within an evolving neighbourhood overlay is 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 and variety of ranges are encouraged.

The proposed Minor Variances enable the proposed semi-detached dwelling, as infill redevelopment close to major and minor corridor roads and in close proximity to public transits, to utilize existing municipal infrastructure and civic services, provide a compact housing form, increase housing supply and blend with the existing neighbourhood of low-rise.

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

Yours Truly

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