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PLANNING RATIONALE:

75-77 AYLEN AVE
CONSENT TO SEVER APPLICATION
MINOR VARIANCE APPLICATION

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-04-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PREPARED ON BEHALF OF:

75 Aylene Inc.

PREPARED FOR:

City of Ottawa
Committee of Adjustment
110 Laurier Avenue West
Ottawa, ON K1P 1J1

PREPARED BY:

Terrain Development Consulting
45 Spencer Street, Suite 101
Ottawa, ON K1Y 2P5



TERRAIN

TO: CITY OTTAWA - COMMITTEE OF ADJUSTMENT**RE: 75-77 AYLEN AVENUE MINOR VARIANCE
PLANNING RATIONALE**

The following information is provided to the Committee of Adjustment in support of the application for a consent to create two lots and approve four minor variances to allow for the development of two new residential buildings (two long semi-detached buildings) at 75-77 Aylen Ave., Ottawa, ON, K2A 3P8.

A similar project at this address was previously considered by the Committee of Adjustment and approved on July 29, 2022. The project was reviewed under file numbers D08-02-22/A-00139 & D08-02-22/A-00140 and D08-01-22/B-00164 to D08-01-22/B-00167. The consent approvals have since lapsed, however the Minor Variance approvals are still in place. However, given that the proposed buildings and elevations have been altered by a new property owner, we have made the determination that it is appropriate to re-submit new Minor Variance applications.

Consent to Sever:

The following severance is requested to allow for the proposed residential development:

File No.	Frontage	Depth	Area	Part No.	Municipal Addresses
TBD	9.15m	50.9m	465.9m ²	1,2	75 A+B
TBD	9.15m	50.9m	465.9m ²	3,4	77A+ B

Variances:

The following minor variances are necessary to allow for the proposed residential development:

75 Aylen Ave

Minimum Lot Width: 9.15m proposed vs 10.0m specified in Column IV of the R2F “long semi” subzone provisions in Table 158 of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.85m (NOTE: this was previously approved)

Building Height: 8.65m proposed vs 8m specified in Column VI of the R2F “long semi” subzone provisions in Table 158A of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.65m (NEW variance)

77 Aylen Ave

Minimum Lot Width: 9.15m proposed vs 10.0m specified in Column IV of the R2F “long semi” subzone provisions in Table 158 of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.85m (NOTE: this was previously approved)

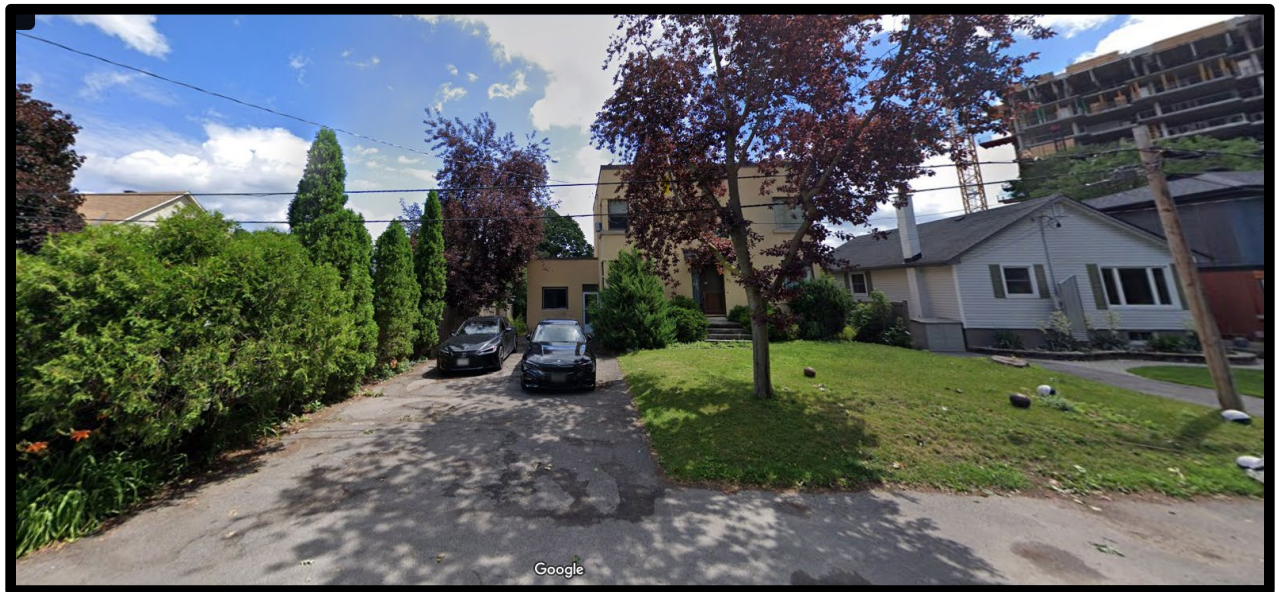
Building Height: 8.8m proposed vs 8m specified in Column VI of the R2F “long semi” subzone provisions in Table 158A of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.8m (NOTE: 9.65m height was previously approved by the committee)

1.0 SUBJECT SITE

The subject site is 75-77 Aylen Ave, Ottawa, in the Ward 7 area. The site is in an established neighbourhood and is bordered by low-density residential land to the north, west, and immediate south. To the west sits institutional lands that host a number of community and faith oriented functions. Further south beyond Saunders Ave are high-density residential lands along Richmond Ave. The site is currently zoned *R2F Residential Second Density Zone* which primarily allows for low density housing development. The neighbourhood surrounding 75-77 Aylen Ave is zoned for residential uses with the majority of lands zoned R2 with some smaller R3 pockets. The institutional lands to the east are currently being considered for a rezoning to allow high-density development. The homes of the neighbourhood are not characterised by a singular architectural style, siting pattern, or size. For instance, there are large homes on large lots, small homes on small lots, modern new construction, heritage homes, and semi detached homes.

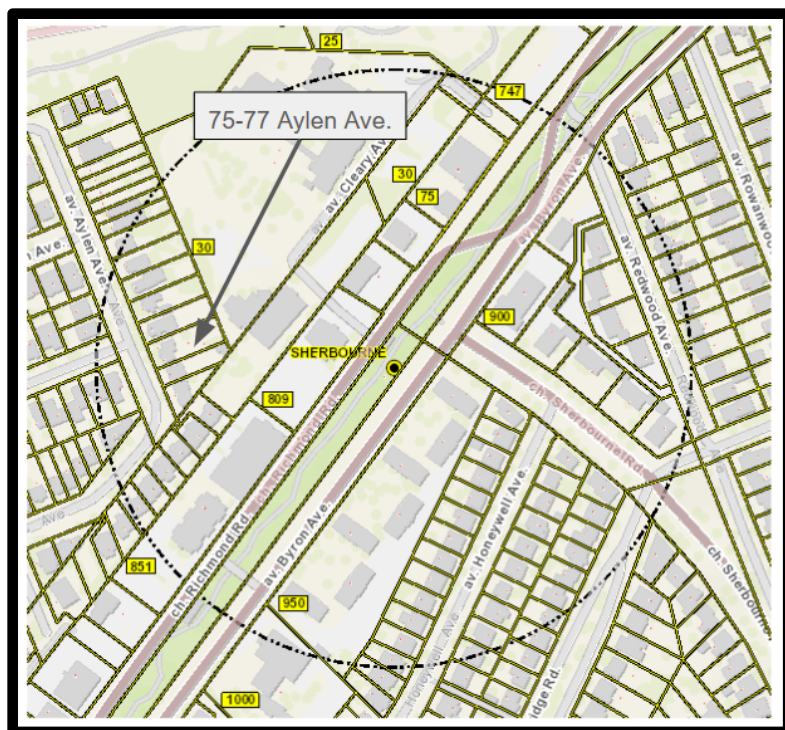
75-77 Aylen Ave is located within Area A on Schedule 342 and Section 144 (Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt (Section 144) (By-law 2020-289) applies. The site is within *Ottawa's Urban Boundary Area* in the *Inner Urban Transect*. This transect is meant to be the location of intensification and should accommodate significant population growth. The site is near a *Hub* and is within 200m of a future transit station. The site is near the *Mainstreet Corridor* of Richmond Road. The site is located within the *Mature Neighbourhood Overlay* and *Evolving Neighbourhood Overlay*. The site performs well in a *15-Minute Neighbourhood* review.



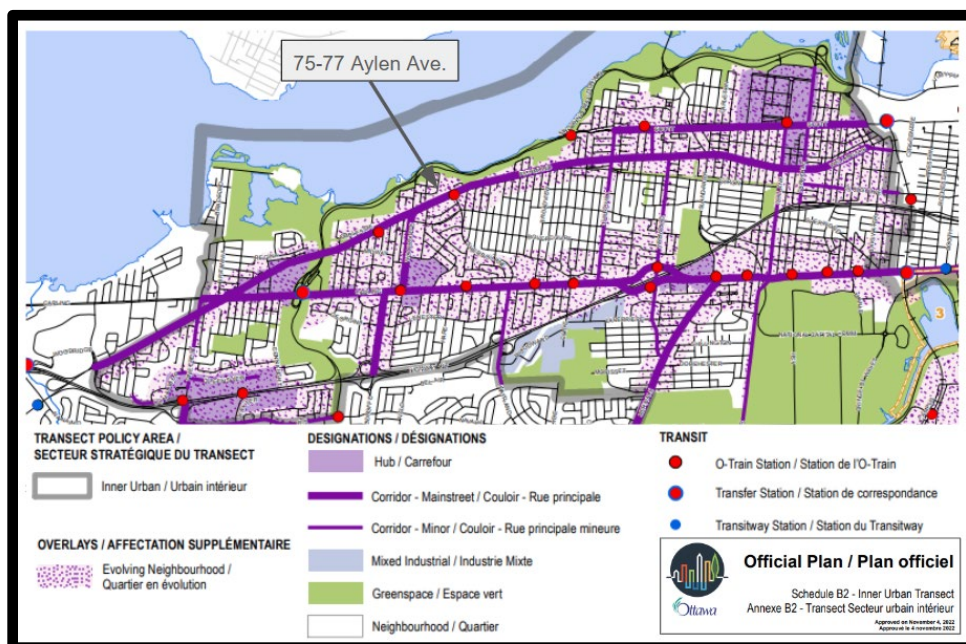
Existing Condition of 75-77 Aylen Ave



Zoning of 75-77 Aylen Ave



Proximity of 75-77 Aylen Ave to Sherbourne Station



Official Plan Context Map of 75-77 Aylen Ave

1.1 Previous Committee of Adjustment File (2022)

A variation on this proposed development was previously considered by the Committee of Adjustment and approved on July 29, 2022. The project was reviewed under file numbers D08-02-22/A-00139 & D08-02-22/A-00140 and D08-01-22/B-00164 to D08-01-22/B-00167. These approvals have since lapsed. The project has been altered since these approvals in order to reflect market conditions and improve upon the initial design.

Severances:

Previous File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00164	7.65m	21.73m	166.4m ²	1,2	(75A) Aylen Avenue (front unit of a long semi-detached dwelling)
B-00165	1.5m	50.9m	299.6m ²	3,4,5	(75B) Aylen Avenue (rear unit of a long semi-detached dwelling)
B-00166	7.65m	21.73m	166.4m ²	9,10	(77A) Aylen Avenue (front unit of a long semi-detached dwelling)
B-00167	1.5m	50.9m	299.6m ²	6,7,8	(77B) Aylen Avenue (rear unit of along semi-detached dwelling)

Variances:

Previous File No.	Previous Submission
A-00139 (75 Aylen Ave)	A. To permit a reduced lot width of 9.15 metres, whereas the Zoning By-law requires a minimum lot width of 10 metres for the whole of a long semi-detached dwelling, including both dwelling units.
	B. To permit a reduced lot width of the pole portion of a flag lot of 1.5 metres (Parts 3, 4, 5), whereas the Zoning By-law requires a minimum lot width of 1.7 metres for the pole portion of a flag lot where the lot abuts another flag lot at the side lot line.
	C. To permit a reduced total side yard setback of 0.75 metres, with a minimum yard of 0.15 metres adjacent to the carport, whereas the Zoning By-law requires a minimum total side yard setback of 3 metres, with a minimum of 1.2 metres for one side yard.
Previous File No.	Previous Submission
A-00139 (77 Aylen Ave)	D. To permit a reduced lot width of 9.15 metres, whereas the Zoning By-law requires a minimum lot width of 10 metres for the whole of a long semi-detached dwelling, including both dwelling units.
	E. To permit a reduced lot width of the pole portion of a flag lot of 1.5 metres (Parts 6, 7, 8), whereas the Zoning By-law requires a minimum lot width of 1.7 metres for a flag lot where the lot abuts another flag lot at the side lot line.

	F. To permit a reduced total side yard setback of 0.75 metres, with a minimum yard of 0.15 metres adjacent to the carport, whereas the Zoning By-law requires a minimum total side yard setback of 3 metres with a minimum of 1.2 metres for one side yard.
	G. To permit an increase in building height of 9.65 metres, whereas the Zoning By-law permits a maximum building height of 8 metres.

2.0 THE PROPOSAL

The applicant is proposing to re-develop 75-77 Aylen Ave, Ottawa, which will include severing the lands and constructing two long semi-detached residential buildings (“long semis”). These developments will share a central driveway that runs between the lots. The homes and their driveway will front Aylen Ave. This creative infill development offers intensification through the creation of missing middle housing. Through design interventions, any impacts on neighbouring lots are minimised.

The applicant’s proposal includes two long semi-detached buildings with three residential units in each (12 units total). In 75A and 77A all units are accessed from the property’s main frontage on Aylen Ave. The two rear buildings (75B and 77B) have their three respective units accessed off the rear face of the long semi. Both the front and rear building faces have a basement entrance. The rear units and the parking are accessed via a shared driveway running between the two lots. An easement will be created to facilitate this shared access. There are three parking spaces behind 75B and three parking stalls behind 77B. As per S.101 Ottawa ZBL 2008 - 250 there are no parking minimum requirements to be met for this development. There is soft landscaping between the parking stalls and the adjacent rear lot to provide suitable landscape buffering.

The applicant is proposing that the existing lot be severed into two lots. Whereas the previous submission for the property proposed creating four parcels (two fronting lots and two flag lots), this development only requires the existing parcel be split into two equal parts. Therefore no flag lot severance or flag lot width variances are necessary for this development.

Each building is designed with extensive glazing on the major front and rear frontages to improve sunlight access and create attractive and livable units. The frontages are designed to be complimentary with similar design languages and materiality. The sides of the long semis contain glazing to break up the form and minimise a monolithic appearance.

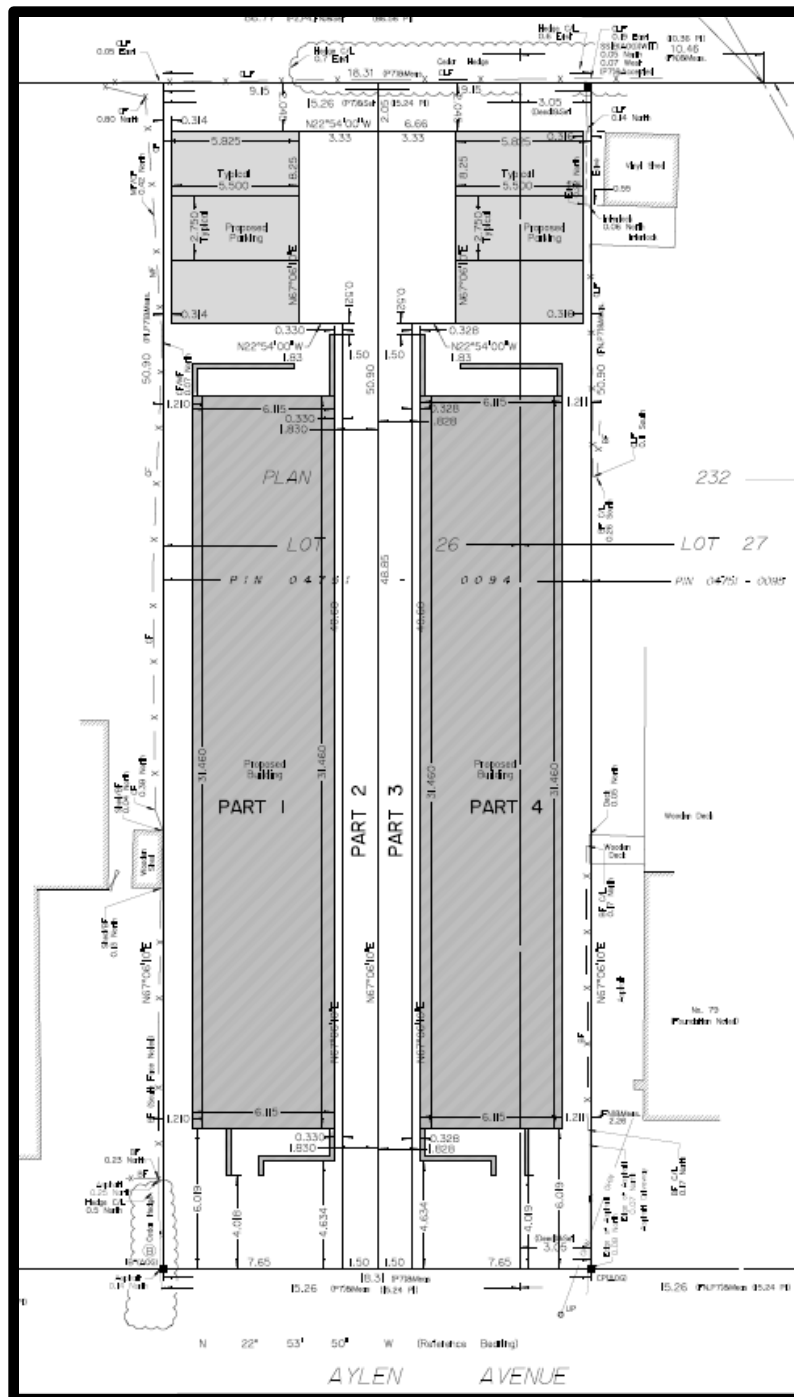
Zoning Review of Proposal

Zone	Subzone	Minimum Lot Width	Minimum Lot Area	Maximum Building Height	Minimum Front Yard Setback	Minimum Corner Side Yard Setback	Minimum Rear Yard Setback	Minimum Interior Side Yard Setback
R2 Residential Second Density	F Long Semi Detached	10m	300m ²	8m	6m or As per Section 144 (match adjacent property)	4.5m	7.5m	3 m total; 1.2 m for one side yard.
75 Aylen Ave	F Long Semi Detached	9.15m	465.9m ²	8.8m	6m	NA	7.5m	3m total 1.2m and 1.8m

77 Aylen Ave	F Long Semi Detached	9.15m	465.9m2	8.65m	6m	NA	7.5	3m total 1.2m and 1.8m
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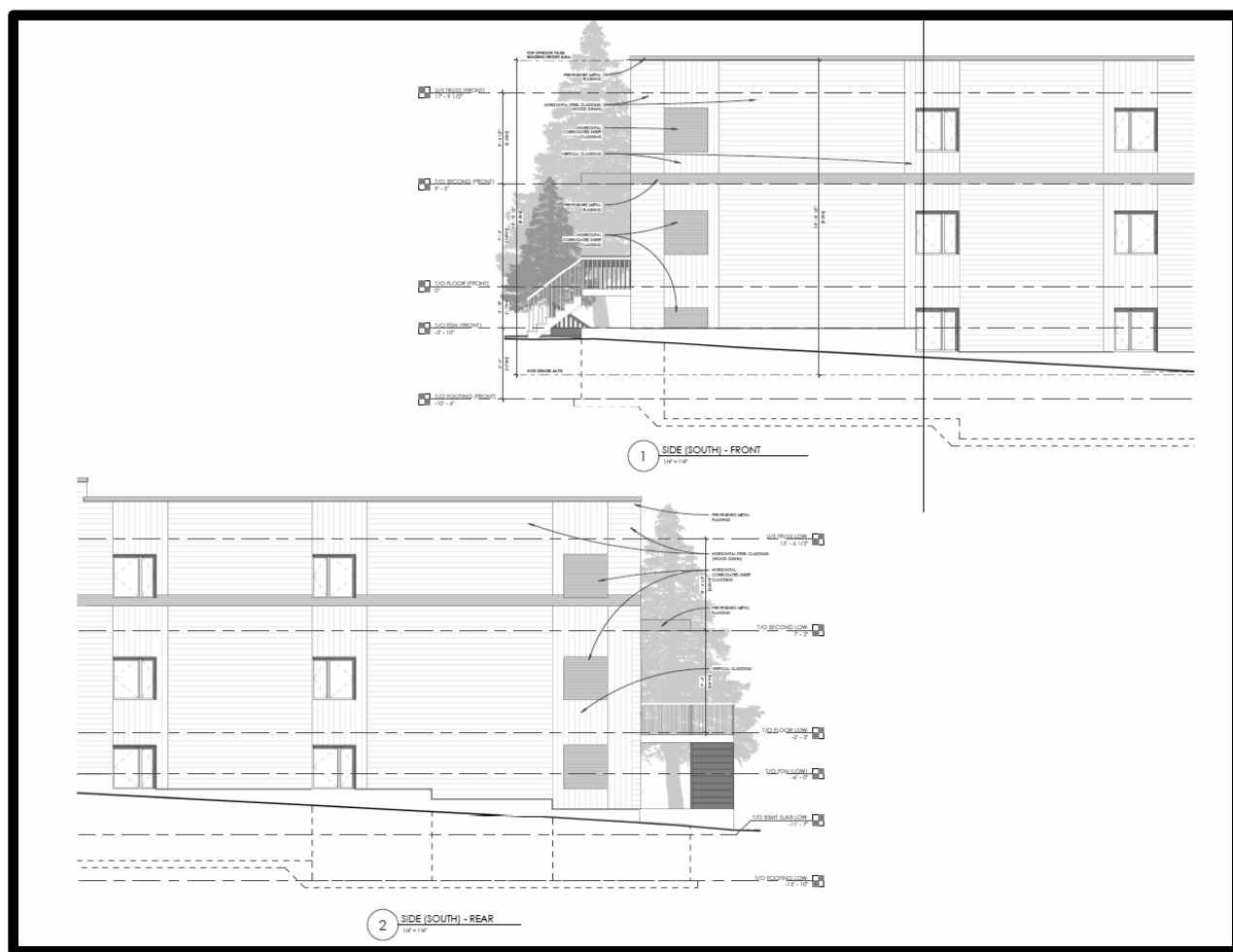
Access easements are proposed to be provided on Part 3 in favour of Parts 1 + 2 to provide vehicle access to rear-yard parking.

Access easements are proposed to be provided on Part 2 in favour of Parts 3 + 4 to provide vehicle access to rear-yard parking

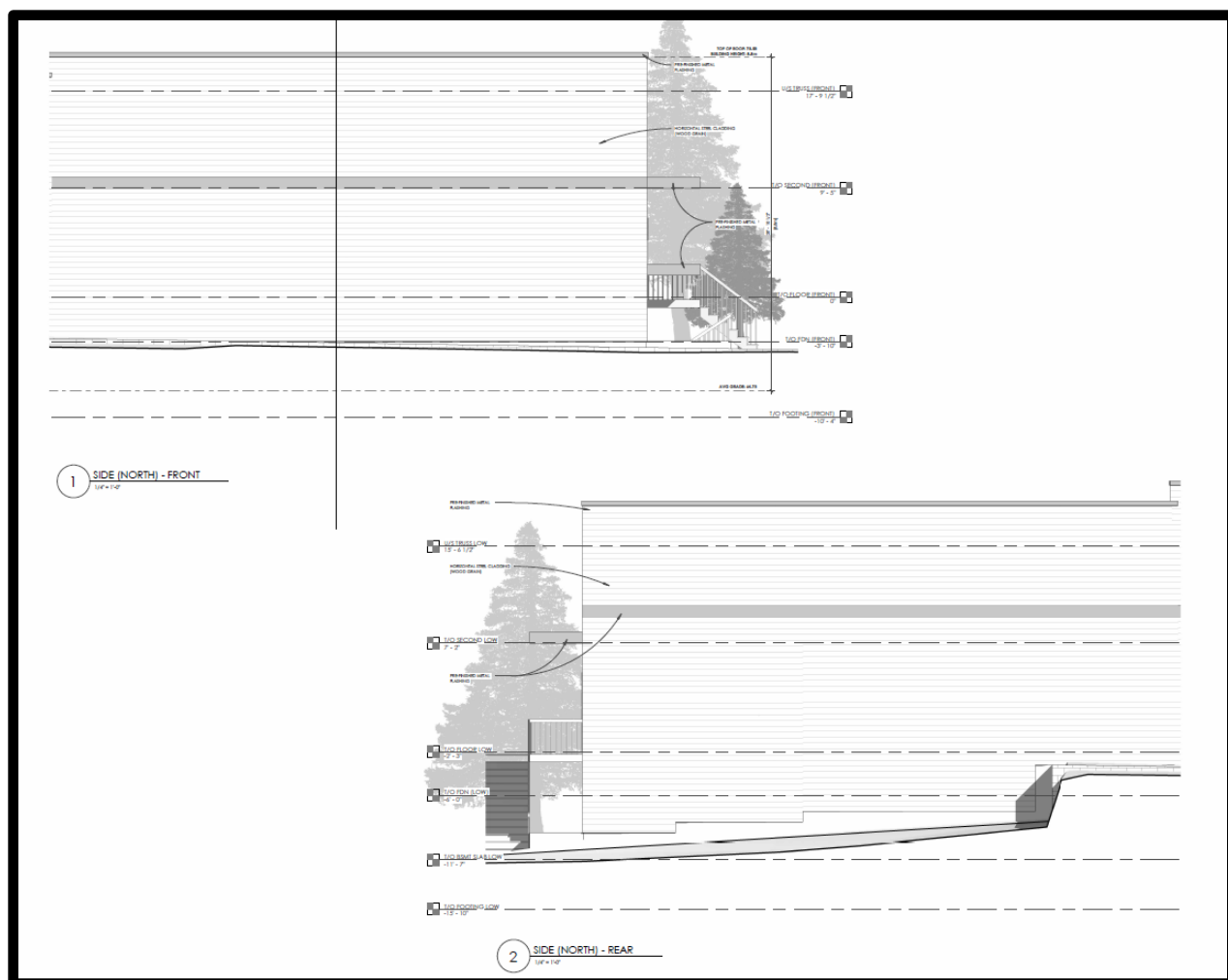




Front and Rear Elevations - 75 Aylen



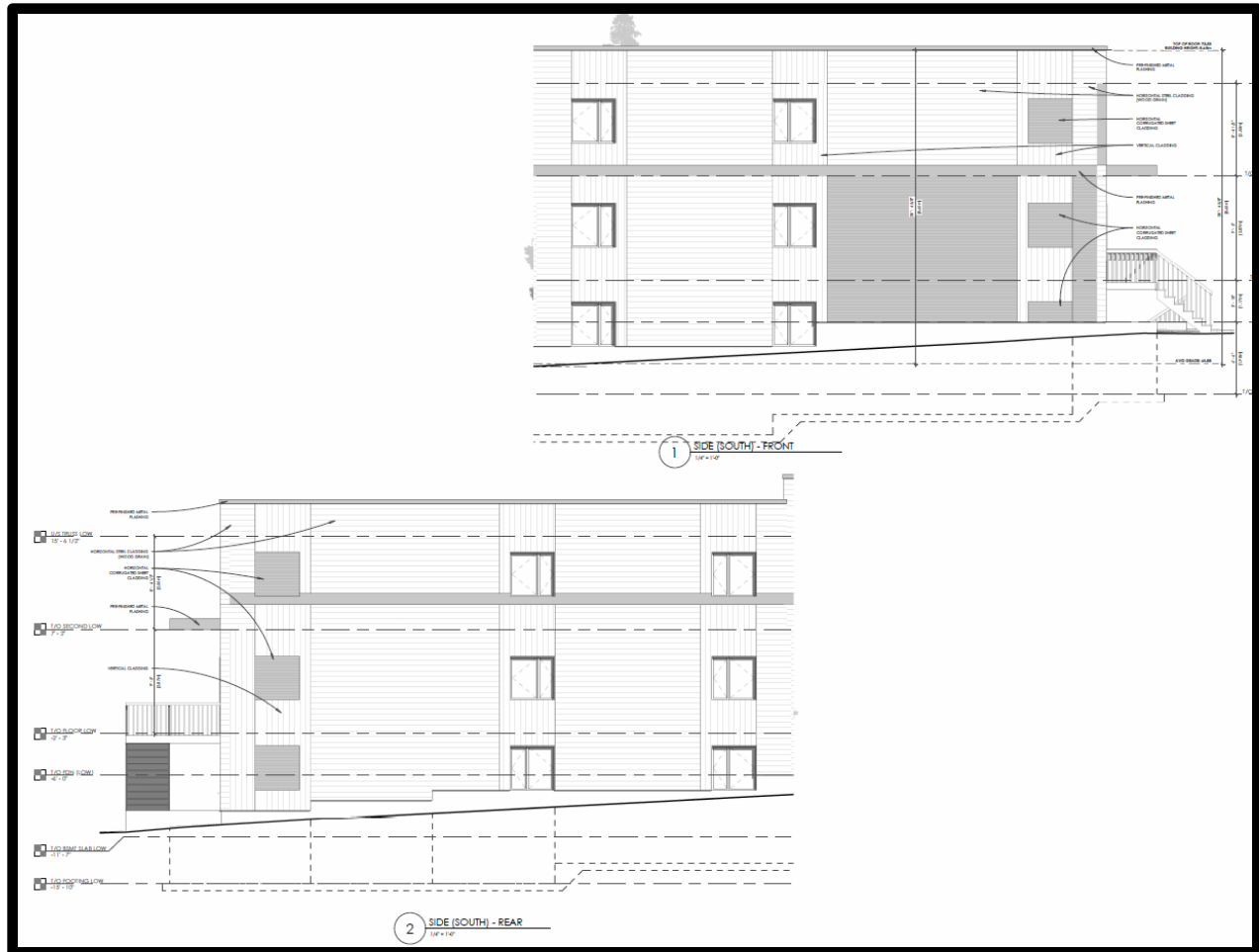
Side Elevations - 75 Aylen



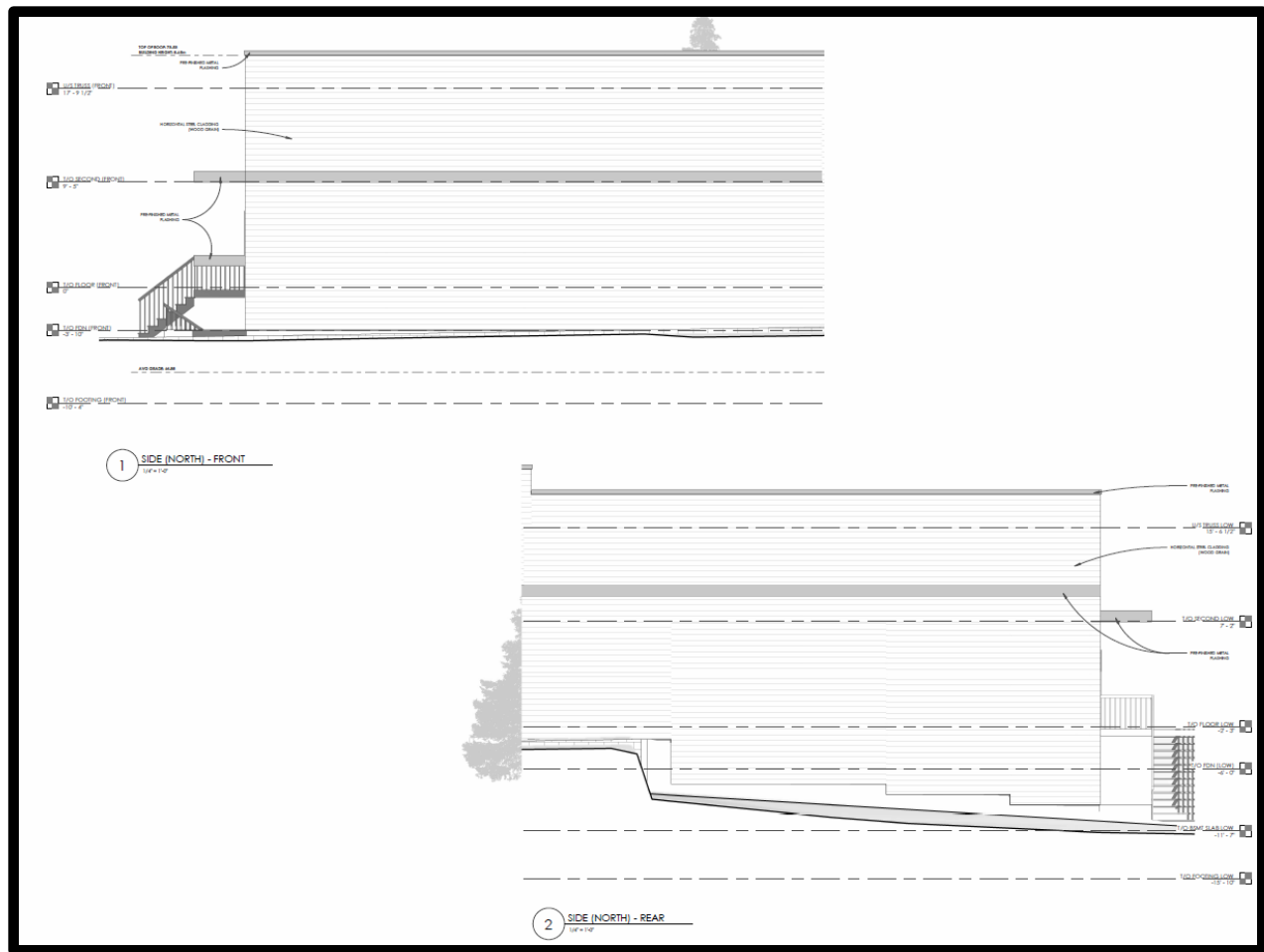
Side Elevations - 75 Aylen



Front and Rear Elevations - 77 Aylen



Side Elevations - 77 Aylen



Side Elevations - 77 Aylen

Proposed Severance and Variances:**Severances:**

File No.	Frontage	Depth	Area	Part No.	Municipal Addresses
TBD	9.15m	50.9m	465.9m ²	1,2	(75A) Aylen Avenue (front unit of a long semi-detached dwelling) (77A) Aylen Avenue (rear unit of a long semi-detached dwelling)
TBD	9.15m	50.9m	465.9m ²	3,4	(77A) Aylen Avenue (rear unit of a long semi-detached dwelling) (77B) Aylen Avenue (front unit of a long semi-detached dwelling)

Variances:

File No.	Proposed Variances
TBD (75 Aylen Ave)	A. To permit a reduced lot width of 9.15 metres, whereas the Zoning By-law requires a minimum lot width of 10 metres for the whole of a long semi-detached dwelling, including both dwelling units. B. To permit an increase in building height of 8.65 metres, whereas the Zoning By-law permits a maximum building height of 8 metres.
Previous File No.	Proposed Variances
TBD (77 Aylen Ave)	D. To permit a reduced lot width of 9.15 metres, whereas the Zoning By-law requires a minimum lot width of 10 metres for the whole of a long semi-detached dwelling, including both dwelling units. E. To permit an increase in building height of 8.8 metres, whereas the Zoning By-law permits a maximum building height of 8 metres.

3.0 PLANNING POLICY CONFORMANCE & MINOR VARIANCE TESTS

The consent for the requested lot severance satisfies the requirements under Section 53 of the Planning Act. Under Section 53, an owner may apply for subdivision of land under Section 50(1) and consent to sever can be approved if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality.

The minor variances requested at 75 Aylen Ave and 77 Aylen Ave satisfies all four minor variance tests as established by Section 45 (1) of the Planning Act:

A. The proposed minor variances maintains the general intent and purpose of the Official Plan:

<p><u>Section 2: Strategic Directions</u></p> <p>Policy Intent 1: Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods</p> <p><i>This Plan envisions directing residential intensification towards Hubs, Corridors and surrounding Neighbourhoods where daily and weekly needs can be accessed within a short walk. This direction will support an evolution of these areas towards becoming 15-minute neighbourhoods. It will also contribute to the needs of an increasingly diverse population with a range of abilities, incomes, ages and cultural needs by enhancing accessibility to more vibrant areas with social interaction, cultural organizations, health services and community facilities.</i></p>	<p>The proposed development is within Ottawa's built-up area (the <i>Inner Urban Area</i>) in an <i>Evolving Neighbourhood</i> near a <i>Major Corridor</i> and a <i>Hub</i>. The site is near a proposed large-scale mixed-use development. The minor variances will allow for a development that helps the city achieve its overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.</p>
<p><u>Section 2: Strategic Directions</u></p> <p>2.2.1 Intensification and Diversifying Housing Options</p> <p><i>1) Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods</i></p>	<p>The proposed development is within Ottawa's built-up area (the <i>Inner Urban Area</i>) in an <i>Evolving Neighbourhood</i> near a <i>Major Corridor</i> and a <i>Hub</i>. The site is near a proposed large-scale mixed-use development. The minor variances will allow for a development that helps the city achieve its overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.</p>
<p><u>Section 2: Strategic Directions</u></p> <p>2.2.4 Healthy and Inclusive Communities</p> <p><i>1) Encourage development of healthy, walkable, 15-minute neighbourhoods that feature a range of</i></p>	<p>The proposed development is within Ottawa's built-up area (the <i>Inner Urban Area</i>) in an <i>Evolving Neighbourhood</i> near a <i>Major Corridor</i> and a <i>Hub</i>. The site is near a proposed large-scale mixed-use development. The minor variances will allow for a development that helps the city achieve its</p>

housing options, supporting services and amenities	overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.
<p><u>Section 3: Growth Management Framework</u></p> <p>3.2 Support Intensification</p> <p><i>2. Intensification may occur in a variety of built forms and height categories, from Low-rise to High Rise 41+ buildings provided density requirements are met. Unless more specific policies provide alternate direction, minimum densities are intended to establish a minimum starting point for the intensity of development, and maximum building heights are intended to establish a limit to building height.</i></p>	The proposed two low-rise long semi-detached development with two principal residences in each building is a gentle intensification to the neighbourhood that was traditionally characterised by low-rise detached dwellings. This missing middle housing style is a context-specific gentle density measure.
<p><u>Section 3: Growth Management Framework</u></p> <p>3.2 Support Intensification</p> <p><i>3. The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them.</i></p>	The proposed development is within Ottawa's built-up area (the <i>Inner Urban Area</i>) in an <i>Evolving Neighbourhood</i> near a <i>Major Corridor</i> and a <i>Hub</i> . The site is near a proposed large-scale mixed-use development. The minor variances will allow for a development that helps the city achieve its overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.
<p><u>Section 3: Growth Management Framework</u></p> <p>3.2 Support Intensification</p> <p><i>4. Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.</i></p>	The proposed development is on a site already serviced by municipal water and sewer services.
<p><u>Section 4: City-Wide Policies</u></p> <p>4.6.5 Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes</p> <p><i>2) Development in Hubs and along Corridors shall respond to context, transect area and overlay policies. The development should generally be located to frame the adjacent street, park or greenspace, and should provide an appropriate setback within the street context, with clearly visible main entrances from public sidewalks.</i></p>	This project's low-rise intensification responds to the context, transect area, and overlay policies of the site. The project is proposing appropriate setbacks that respond to the street context and neighboring developments. It will provide clearly visible entrances from the public sidewalks at the property line.

<p><i>Visual impacts associated with above grade utilities should be mitigated.</i></p>	
<p><u>Section 4: City-Wide Policies</u></p> <p>4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.</p> <p><i>6. Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.</i></p>	<p>The proposed development has been designed with the neighbourhood context in mind. As well, the design seeks to minimize any potential impacts on adjacent lots. The proposed design is in scale to the nearby two-storey homes. The building design respects both by-law and Official Plan direction.</p>
<p><u>Section 5: Transects</u></p> <p>5.2.1 Recognize a suburban pattern of built form and site design</p> <p><i>3) The Inner Urban Transect is generally planned for mid- to high-density development, subject to:</i></p> <ul style="list-style-type: none"> <i>a) Proximity and access to frequent street transit or rapid transit;</i> <i>b) Limits on building heights and massing, as per the underlying functional designation, and the separation of tower elements, established through secondary plans or area-specific policy, the functional designations and urban design policies in Subsection 4.6, or as a result of the application of heritage conservation policies in Subsection 4.5; and</i> <i>c) Resolution of any constraints in water, sewer and stormwater capacity.</i> 	<p>The proposed project is within the <i>Inner Urban Transect</i> which supports mid- to high-rise development. However, the development parcel does not have the size or configuration to support this. Mid- to high-rise development would also be a challenging condition for the adjacent residential neighbors due to privacy and shadow concerns. The zoning does not allow for medium- or high-rise development.</p>
<p><u>Section 5: Transects</u></p> <p>5.2.4 Provide direction to Neighbourhoods located within the Inner Urban Transect</p> <p><i>1) Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors 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 built</i></p>	<p>The proposed two low-rise long-semi detached residential buildings with two principal dwellings each achieves the plan's direction for <i>Inner Urban Transect</i> developments, providing a missing middle-housing typology that responds to the context of the neighbourhood and the needs of the <i>Evolving Neighbourhood</i>. The heights proposed in this project will be in the 2-6 storey range (low-rise development range).</p>

<p>form requirements as described in Subsection 5.6.1, as applicable and that:</p> <p>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;</p> <p>b) The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;</p> <p>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;</p> <p>d) Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and</p> <p>e) In appropriate locations, to support the production of missing middle housing, lower-density typologies may be prohibited.</p>	
<p><u>Section 5: Transects</u></p> <p>5.6.1 Evolving Neighbourhood Overlay</p> <p>3) <i>In the Evolving Neighborhood Overlay, the City:</i></p> <p>a) <i>Where the Zoning By-law for an area has not been updated either before adoption of this Plan in anticipation of this Plan's policy direction, or post adoption of this Plan, to be consistent with the policy intent of this Plan, the City will generally be supportive of applications for low-rise intensification that seek to amend the development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with the intent of Sections 3 and 5 of this Plan;</i></p>	<p>The proposal is for a low-rise intensification in an <i>Evolving Neighbourhood</i> that respects the intent of the R2F zoning. However, it requires four minor variances (height and lot width) to achieve this. The proposed development achieves the built form, density, and site design objectives of the <i>Inner Urban Transect</i>.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p>2. <i>Permitted building heights in Neighbourhoods shall be Low-rise, except: a) Where existing zoning or secondary plans allow for greater</i></p>	<p>The proposed development is a low-rise infill development that meshes well with the existing context that contains primarily low-rise residential buildings.</p>

<p><i>building heights; or b) In areas already characterized by taller buildings.</i></p>	
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p><i>4. The Zoning By-law and approvals under the Planning Act shall allow a range of residential and nonresidential built forms within the Neighbourhood designation, including:</i></p> <p><i>a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;</i></p> <p><i>b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1).</i></p>	<p>The proposed development is a missing middle low-rise development that will help the city meet or exceed the densities established in Table 2 and Table 3b.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p><i>5. The Zoning By-law will distribute permitted densities in the Neighbourhood by:</i></p> <p><i>a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;</i></p> <p><i>b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and</i></p> <p><i>c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).</i></p>	<p>The proposed development is located near Richmond Road, a <i>Major Corridor</i>, nearby growing neighbourhood amenities, and an expanding rapid transit station (<i>Sherbourne Station</i>). It is located near a <i>hub</i>. The site's context is well situated to allow for low-rise missing middle densities and forms.</p>

The proposed minor variances do not present any conflict to Ottawa's Official Plan. With regards to this project, the general intent and purpose of the Official Plan is to facilitate the development of low-density missing-middle residential in neighbourhoods while ensuring that development is compatible with the area. If granted, the two proposed minor variances would maintain the general intent and purpose of the Official Plan by accommodating the development of two low-rise long semi-detached residential buildings in an *Evolving Neighbourhood* within the *Inner Urban Transect* nearby a *Major Corridor* and a *Hub*.

The proposed minor variances maintain the general intent and purpose of the Official Plan.

B. The proposed minor variances maintains the general intent and purpose of the zoning by-law:

<p><i>The purpose of the R2 - Residential Second Density Zone is to:</i></p> <ol style="list-style-type: none"> <i>1. Restrict the building form to detached and two principal dwellings in areas designated as General Urban Area in the Official Plan;</i> <i>2. Allow a number of other residential uses to provide additional housing choices within the second density residential areas;</i> <i>3. Permit ancillary uses to the principal residential use to allow residents to work at home;</i> <i>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; and</i> <i>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.</i> 	<ol style="list-style-type: none"> 1. Maintains. The proposed development contains a semi detached form with two principal dwellings per lot. 2. Maintains. 3. Maintains. 4. Maintains. The proposed development at 75 Aylen Ave and 77 Aylen Ave are not trying to achieve uses, heights, densities, massing, or forms that are out of character to the surrounding neighbourhood. The neighbourhood's context was considered as the building was designed. The development of these buildings at 75 Aylen Ave and 77 Aylen Ave will compliment or enhance the character of the neighbourhood while blending in seamlessly. 5. N/A.
<p><i>Permitted Uses:</i></p> <ul style="list-style-type: none"> <i>- bed and breakfast, see Part 5, Section 121</i> <i>- detached dwelling diplomatic mission, see Part 3, Section 88</i> <i>- duplex dwelling, see Part 5, Section 138 (By-law 2010-307)</i> <i>- group home, see Part 5, Section 125</i> <i>- home-based business, see Part 5, Section 127</i> <i>- home-based daycare, see Part 5, Section 129</i> <i>- linked-detached dwelling , see Part 5, Section 138 (By-law 2010-307)</i> <i>- park retirement home, converted see Part 5, Section 122</i> <i>- additional dwelling unit, see Part 5, Section 133</i> 	<p>Maintains. The proposed development contains long semi-detached dwellings.</p>

<p>- semi-detached dwelling, see Part 5, Section 138 (By-law 2010-307)</p> <p>- urban agriculture, see Part 3, Section 82 (By-law 2017-148)</p>	
<p>TABLE 158A – R2F SUBZONE PROVISIONS</p> <p>1. Minimum lot width = 10m</p> <p>2. Minimum lot area = 300m²</p> <p>3. Maximum building height = 8m</p> <p>4. Minimum front yard setback = 6m</p> <p>5. Minimum Corner Side Yard Setback = 4.5m</p> <p>6. Minimum rear yard setback = 7.5m</p> <p>7. Minimum interior side yard setback = 3.0m total (no less than 1.2m on one yard)</p>	<p><u>75 Aylen Ave</u></p> <p><u>1. Variance Required</u> 9.15m proposed vs 10m required.</p> <p>2. Achieves</p> <p><u>3. Variance Required</u> 8.65m proposed vs 8m required.</p> <p>3. Achieves</p> <p>4. Achieves</p> <p>5. Achieves</p> <p>6. Achieves</p> <p>7. Achieves</p> <hr/> <p><u>77 Aylen Ave</u></p> <p><u>1. Variance Required</u> 9.15m proposed vs 10m required.</p> <p>2. Achieves</p> <p><u>3. Variance Required</u> 8.8m proposed vs 8m required</p> <p>3. Achieves</p> <p>4. Achieves</p> <p>5. Achieves</p> <p>6. Achieves</p> <p>7. Achieves</p>
<p><i>Long Semi-detached Dwellings (Section 145)</i></p> <p>(1) A long semi-detached dwelling is permitted on any interior lot in an R2, R3 and R4 zone where a semi-detached dwelling is permitted.</p>	<p>1. Achieves</p> <p>2. Achieves. 75 Aylen Ave and 77 Aylen Ave are considered two lots for this purpose although there are four lots created 75A, 75B, 77A, and 77B.</p>

<p><i>(2) The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the longsemi-detached dwelling including both dwelling units, and (a) are as provided in Table 158A, 160A, or 162A, or (b) where not listed in Table 158A, 160A, or 162A, the minimum lot width and minimum lot area for a long semi-detached dwelling are the same as required for a detached dwelling.</i></p> <p><i>(3) Where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes, however Subsection (4) must be complied with.</i></p> <p><i>(4) Where a long semi-detached dwelling is severed in a flag lot configuration, the minimum lot width of the pole portion, as measured from the original lot's interior side lot line, is as follows: (a) where a flag lot abuts another flag lot at the side lot line, 1.7 m, (b) In all other cases, 2.2 m.</i></p>	<p>3. Achieves. 75 Aylen Ave and 77 Aylen Ave are considered two lots for this purpose although there are four lots created 75A, 75B, 77A, and 77B.</p> <p>4. N/A. No flag lots are being created.</p>
<p>S.139 Driveway Regulations</p> <p>2. (a) A driveway is subject to the following: (i) within the Mature Neighbourhoods Overlay a driveway is only permitted where in accordance with the confirmed Streetscape Character Analysis and Table 140B; and where permitted, the maximum width is as per Table 139(3); (ii) within Area A on Schedule 343, the maximum width is as per Table 139(3). (b) A driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two dwellings on abutting lots.</p> <p>3. Maximum width of a Shared Driveway = 3m</p>	<p>2. Achieves.</p> <p>3. Achieves.</p>

The purpose and intent of the R2 zone in Zoning By-law No. 2008-250 is to guide the development of detached dwellings and properties with two principal dwellings. This project contains two long semi-detached developments with two principal dwellings per lot. While minor variances are required to minimum lot width in both lots and building height for both buildings, the general intent and purpose of the bylaw is maintained. The requested variances do not permit a development better suited for a different zone or different residential zone like R1, R3, or R4. Rather the variances are requested to allow for a semi-detached dwelling suitable for the R2F subzone.

The proposed minor variances maintain the general intent and purpose of the zoning by-law.

C. The minor variances are desirable for the appropriate development of the property:

The minor variances allow for a project that is appropriate for the circumstances of property, the neighbourhood, and the City of Ottawa.

At the property level, the minor lot width reduction (9.15m vs 10.0m) is necessary to facilitate the severance and creation of two long semi-detached buildings that optimise site usage while maintaining adequate separation distances between the two buildings and their neighbours. Even at this reduced width, the project has allowed for landscaping along the exterior property lines and provides a functional shared access through a central driveway. Similarly, the modest height increase (8.65m and 8.8m vs 8.0m) supports a conservative architectural expression and ensures proportional building forms suitable for modern semi-detached designs. Without these minor variances, the development would either require significant alterations to the proposed building footprints or reductions in unit sizes, both of which would negatively impact the livability and design quality of the project. The requested variances enable a balanced approach to site development that achieves optimal density while maintaining compatibility with the surrounding area.

At the neighbourhood level, the development responds to an area undergoing gradual intensification (it is an *Evolving Neighbourhood*), transitioning from low-density forms like single-family dwellings to “missing middle” housing types such as semi-detached homes and low-rise multi-residential buildings. The reduced lot width is consistent with the variation of lot widths observed in the neighbourhood, while the modest height increase does not create a dominating or intrusive presence. The project preserves privacy, sunlight access, and site-lines for neighbouring properties through thoughtful design interventions, including soft landscaping buffers, articulated facades, and extensive glazing.

The surrounding area, characterized by a mix of low-rise housing types, provides a context in which the proposed long semi-detached, low-rise design can blend seamlessly, regardless of the variances. For example, just up the road from 75-77 Aylen Ave there have been instances of minor variances granted for developments containing semi-detached housing. Minor variance applications for properties at 41-51 Aylen Ave included requests for reduced lot widths and increased building heights. These variances were approved and they were evidently consistent with the neighbourhood's evolving character towards “missing middle” housing forms.

The variances also align with the City of Ottawa's policy objectives for intensification. By providing six residential units in each low-rise building, the project meets Official Plan goals for increasing density in established and evolving neighborhoods while avoiding mid- or high-rise forms that might be less compatible with the local character. The nearby *Hub* and *Major Corridor* are in the midst of massive densification and change, so this project should be considered a very low impact intensification project relative to the City's plans for its surroundings.

The proponent and design team have carefully considered the neighbours and neighborhood context, balancing the need for increased housing with a design that respects the scale, form, and architectural character of the area. The variances are necessary to realize this thoughtfully planned development which is consistent with the City of Ottawa's Zoning By-law and Official Plan intent.

The minor variances are desirable for the appropriate development of the property.

D. The proposed minor variances are minor in nature:

The proposed variances are minor. These minor variances are being requested to facilitate development that is appropriate for the site, neighbourhood, and city. If granted, the proposed development is in alignment with the zoning by-law and official plan. The requested variances do not allow a development better suited for a different residential zone like R1, R3, or R4 but rather the variances are requested to allow for an R2 low-rise long-semi detached development. The proposed variances are minor in nature when their size and impacts are considered. All requested variances are minimal adjustments necessary to accommodate a development that respects the character and context of the surrounding area while allowing for an excellent design and providing a greater variety of housing options to future residents of the neighbourhood.

Minimum Lot Width: 9.15m proposed vs 10.0m specified in Column IV of the R2F “long semi” subzone provisions in Table 158 of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.85m (previously approved by the Committee)

The reduction of 0.85m in lot width represents a deviation of only 8.5%, which is modest. The reduced lot width accommodates the proposed long semi-detached building forms while maintaining adequate space for functional frontages, setbacks, parking access, and soft landscaping. This ensures compatibility with adjacent properties and does not permit overcrowding or overbuilding. When examining the streetscape it is clear that along Aylen and within the neighbourhood there are a variety of lot widths utilised in the area, making this variance not a departure from the existing norms. This variance does not compromise the usability of the lots, nor does it affect neighbouring properties' access to light, air, or privacy. The central shared driveway further supports efficient site use and mitigates potential impacts from narrower lots.

Building Height: 8.65m/8.8m proposed vs 8m specified in Column VI of the R2F “long semi” subzone provisions in Table 158A of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.65 and 0.8m (reduction in height from previous approval)

The increase of 0.65 constitutes a mere 8.125% variance while 0.8m constitutes a 10% variance which is also modest. The additional height supports a more modern and functional design to accommodate a basement level and also allows for a more welcoming and comfortable interior design. On the exterior, it enhances the buildings' overall proportions without introducing a scale that would dominate the streetscape. This potential domination of the streetscape is also mitigated by the project respecting the large 6m front setback and providing ample side setbacks. Shadowing impacts are minimal due to the modest height increase and the separation between properties. The slight additional height improves the buildings' presence along Aylen Ave without detracting from the neighbourhood's character.

The proposed variances are minor in nature.

4.0 CONCLUSION

We request the Committee of Adjustment approve the consent for the requested lot severance under Section 53 of the Planning Act and the minor variances to zoning by-law 2008-250 under Section 45 of the Planning Act.

This document adequately demonstrates that the proponent should be granted a severance and the minor variances. The general intent and purpose of the Official Plan is maintained, the general purpose and intent of the Zoning By-Law is maintained, the variances are desirable for the appropriate development of the property, and the proposed variances are minor.

Consent to Sever:

The following severance is requested to allow for the proposed residential development:

File No.	Frontage	Depth	Area	Part No.	Municipal Addresses
TBD	9.15m	50.9m	465.9m ²	1,2	75 A+B
TBD	9.15m	50.9m	465.9m ²	3,4	77 A+B

Variances:

The following minor variances are necessary to allow for the proposed residential development:

75 Aylen Ave

Minimum Lot Width: 9.15m proposed vs 10.0m specified in Column IV of the R2F “long semi” subzone provisions in Table 158 of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.85m

Building Height: 8.65m proposed vs 8m specified in Column VI of the R2F “long semi” subzone provisions in Table 158A of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.65m

77 Aylen Ave

Minimum Lot Width: 9.15m proposed vs 10.0m specified in Column IV of the R2F “long semi” subzone provisions in Table 158 of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.85m

Building Height: 8.85m proposed vs 8m specified in Column VI of the R2F “long semi” subzone provisions in Table 158A of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.85m

Terrain Development Consulting and our proponent welcome the review of this submission.

Thank you,



Jennifer Murray, P.Eng., MBA
Owner, Terrain Development Consulting Inc.



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