



May 12, 2025

Committee of Adjustment
101 Centrepointhe Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2025-05-12

City of Ottawa | Ville d'Ottawa

Comité de dérogation

Dear Committee Members,

**Re: Application for Minor Variance
1679 Grasmere Avenue
Part of Lots 5 & 6, Registered Plan 525
City of Ottawa
Owner: 1679 Grasmere Holdings Inc.**

Clear Drafting Inc has been retained by the Property Owner to assist with a Minor Variance application for the property located at 1679 Grasmere Crescent, described as Part of Lot 5 & 6; Registered Plan 525 City of Ottawa. The property is an interior lot, rectangular in shape and resides within the Alta Vista neighbourhood, Ward 18. The property owner is proposing to build a long semi-detached unit with two additional dwelling units, 6 units in each side, 12 in both lots total. There will also be a reciprocal easement serving access to parking in the rear yard as well.

The subject property is located within the Outer Urban Transect and is identified as Neighbourhood on Schedule B3 of the Official Plan. The subject property is zoned Residential Second Density, subzone F (R2F) in the City of Ottawa Zoning By-Law.

To proceed with the development as proposed, a Minor Variance is required to amend the provisions of Lot Width, and Rear Yard setback.

Attached with this letter are copies of the following documents:

- Committee of Adjustment Application requesting minor variances
- Site Plan and Elevations
- Topographic Survey
- Tree Report
- Severance Consent Letter



SITE LOCATION:

The subject property is an interior rectangular lot located on Grasmere Crescent at the end of Portland Avenue. The lot is approximately 418 sqm and currently contains a one storey detached residential dwelling.



Figure 1: Aerial view of the subject property, 1679 Grasmere Crescent



PROVINCIAL POLICY STATEMENT, 2024

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020. The PPS sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.

Section 2.2 notes that "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 by:

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and
 - *The proposed development efficiently uses land, existing resources and infrastructure. It is well positioned within the City for residents to use active transportation modes; the property is located close to Major Corridors on Heron Road and Walkley Road, Bank Street, & Arterial Road Alta Vista Drive.*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.
 - *As noted, the proposed development would see the introduction of 6 rental units per lot where a single residential dwelling is located. The subject property is in close proximity to transit and all major Corridors.*

Section 3.1 speaks to General Policies for Infrastructure and Public Service Facilities and Policy

2. a) notes "the use of existing infrastructure and public service facilities should be optimized"

- *The proposed development would utilize existing services along Grasmere Crescent that have the capacity to serve this development.*

Section 4.1 discussed Natural Heritage and Policy 1. Says "Natural features and areas shall be protected for the long term.

- *The subject property does not have any Natural Features on site.*

As demonstrated above, the proposed development and subsequent minor variance application aligns with the Provincial Policy Statement (2024).



CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B3 - Outer Urban Transect - of the Official Plan identifies the land designation for the subject property as Neighbourhood.

The City of Ottawa's Growth Management Framework is set out in Section 3 of the Official Plan. It focuses on the goal of providing sufficient development opportunities to increase sustainable transportation mode shares and use of existing and planned infrastructure, while reducing greenhouse gas emissions.

The intent of the City's Growth Management Framework is:

- To provide an appropriate range and mix of housing that considered 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;
- To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

The proposed minor variance application at 1679 Grasmere Crescent which would allow for intensification on the subject site meets the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
 - *The subject property is designated Neighbourhood and is within walking distance to all Major Corridors.*
- **Policy 4 in Section 3.2** states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.
 - *The subject property has municipal water and sewer services along Grasmere Crescent*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floor space sizes to provide housing choices.
 - *The proposed development seeks to develop the subject site with 6 rental units per lot consisting of three 3-bedroom units.*

Section 4.2.1 of the new Plan's housing policy provides that the City will support mid density low rise multi -unit housing by allowing housing forms that are denser, of smaller scale, of 3 or more units in appropriate locations.



- The proposed long semi-detached unit - with 6 units/lot - conforms to the new plans housing direction.

As defined in the Official Plan ... *"Neighbourhoods are contiguous urban areas that constitute the heart of communities. It is the intent of this Plan that they, along with hubs and corridors, permit a mix of building forms and densities."*

Section 6.3.1 of the Plan speaks to the function of Neighbourhoods and Policy 4) notes that "the Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation", including: b) "Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);"

Section 6.3.2 1) further notes that "The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15- minute neighbourhoods. Innovative building forms include, but are not limited to: ... development of a single lot or a consolidation of lots to produce missing middle housing;"

- *As noted on the cover page, if approved, these applications would allow for the creation of missing middle housing units on a single lot where one single detached dwelling had previously existed all while meeting the intent of the R2F zoning.*

Finally, the Outer Urban Transect designation is intended to provide flexibility in lot area and lot configurations that allow the community to meet the regeneration goals outlined the Plan's Growth Management Strategy. The proposed minor variances and resulting construction of a long semi-detached dwelling creating 6 new units per lot would be consistent with and strongly supported by the Official Plan.

As demonstrated above, the proposed development and subsequent minor variance comply with and are supported by the policies found within the City of Ottawa Official Plan (2022).

CITY OF OTTAWA ZONING BYLAW, 2020-288

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted on Page 1, the subject site is zoned Residential Second Density, subzone F (R2F).

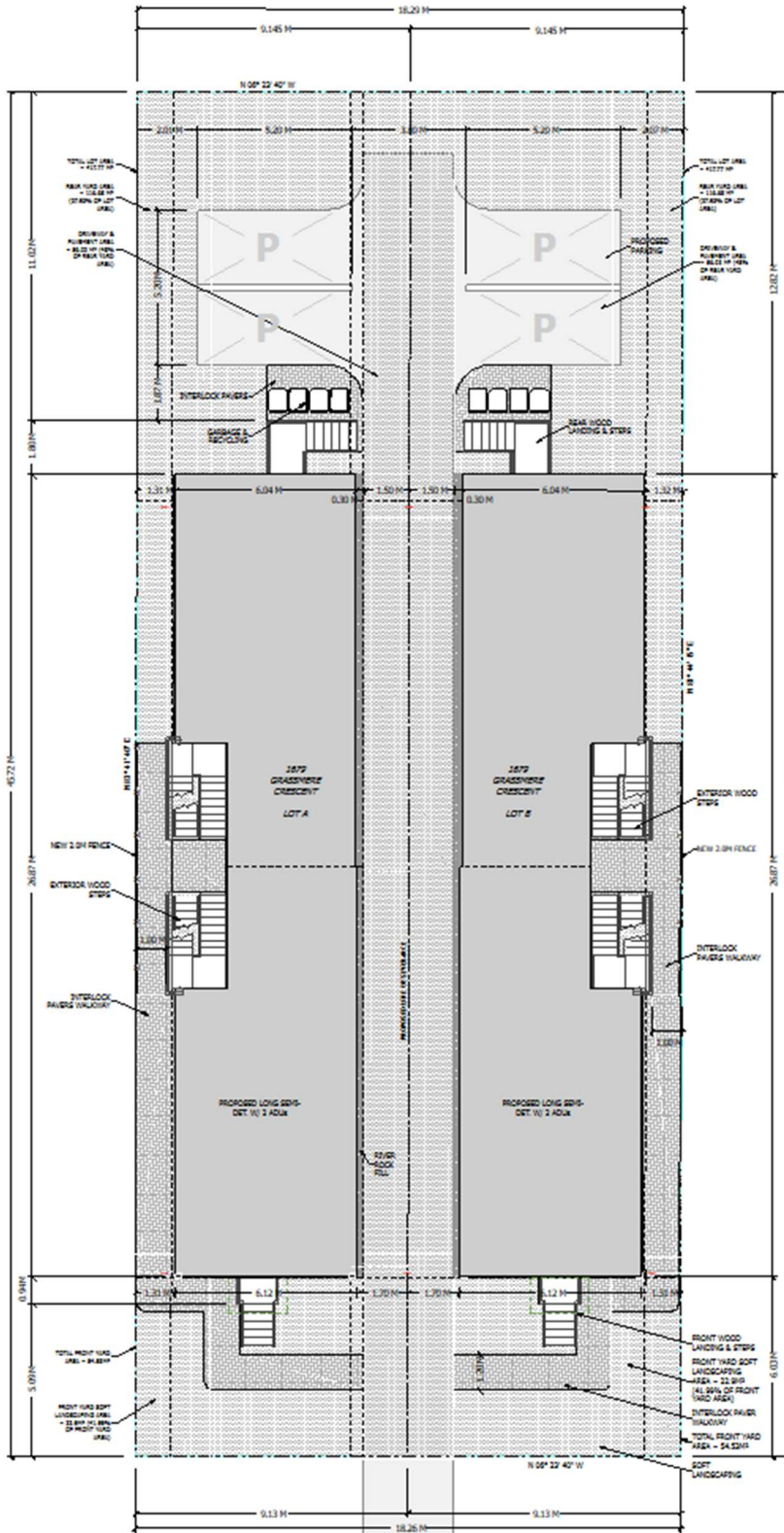
The R2F zoning notes long semi-detached dwelling as a permitted use.

The table below outlines how the proposed development meets the R2F zoning provisions as provided by Table 158A.

Condition	Zoning requirement	Proposed
Lot width	10.00 m min.	9.13 m
Lot depth	N/a	N/a
Lot area	300.00 m ²	417.77 m ²
Building height	8.00m max	7.97 m
Front setback	6.00 m min.	6.03 m
Rear setback	13.72 m (30% of lot depth)	12.82 m (28.04% of lot depth)
Interior setback	1.2 m min. (3.0 m total)	1.24 m & 1.91 m front
		1.45 m & 1.58 m rear

As shown above, the proposed development complies with the R2F zoning provisions but requires a variance to the Minimum Lot Width, & Rear Yard Setback provisions.

To evaluate the requested variances, in context of the four tests of a minor variance as described in Section 45 of the Planning Act, a review of the site plan is required. The evaluation should show how the new buildings differ from the existing in context of the surrounding environment and streetscape and should demonstrate that the new construction will not have any adverse impacts.



GRASMERE CRESCENT



**PART OF LOTS 5 & 6
REGISTERED PLAN 525
CITY OF OTTAWA**

LOT INFORMATION (NORTHERN LOT):
LOT ZONING: R2P
PROPOSED LONG DRIVE-DECK (W) 2 AKA

CONDITION	ZONING REQUIREMENT	PROPOSED
LOT WIDTH	10.00 M MIN.	9.13 M *
LOT DEPTH	N/A	N/A
LOT AREA	200.00 M ²	413.77 M ²
BUILDING HEIGHT	6.00M MAX	7.66 M
FRONT SETBACK	6.00 M MIN.	6.03 M
REAR SETBACK	13.75 M (30% OF LOT DEPTH)	13.82 M (34.04% OF L.D.) *
INTERIOR SETBACK	1.2 M MIN. (2.0 M TOTAL)	1.31 M & 1.70 M

* VARIANCE REQUIRED

LOT INFORMATION (SOUTHERN LOT):
LOT ZONING: R2P
PROPOSED LONG DRIVE-DECK (W) 2 AKA

CONDITION	ZONING REQUIREMENT	PROPOSED
LOT WIDTH	10.00 M MIN.	9.13 M *
LOT DEPTH	N/A	N/A
LOT AREA	200.00 M ²	413.77 M ²
BUILDING HEIGHT	6.00M MAX	7.66 M
FRONT SETBACK	6.00 M MIN.	6.03 M
REAR SETBACK	13.75 M (30% OF LOT DEPTH)	13.82 M (34.04% OF L.D.) *
INTERIOR SETBACK	1.2 M MIN. (2.0 M TOTAL)	1.31 M & 1.70 M

* VARIANCE REQUIRED

The proposed Site Plan is provided on the subsequent page as Figure 2.

COMMUNITY CONTEXT

Figure 3, below, shows the existing house today at 1679 Grasmere Crescent. On Ridgemont Avenue there is currently a 4 Unit recently developed lot along with existing duplexes with side entrances at 1686 & 1720 Grasmere Crescent.



Figure 3 – Existing Dwelling at 1679 Grasmere Crescent



Figure 4 – Existing 4 Unit Recent Development at 1220 Ridgemont Avenue



Figure 5 – Existing Duplex with Side Entrances at 1686 Grasmere Crescent



Figure 6 – Existing Duplex 1720 Grasmere Crescent



DISCUSSION

As noted, a minor variance is required for the rear yard setback & the minimum lot width. The Zoning By-Law requires a minimum rear yard of 30%, and a minimum lot width of 10.0m.

The subject property is larger than what is typically found within the R2F zone. This is made evident by the required lot area of 300 m² that is still achievable with the reduction of the lot width as proposed on page 6. As such, the subject property can handle the proposed construction.

The variance to the rear yard is required in order to optimize the internal configuration of the buildings and maximize interior spaces for future occupants. The variance on the lot width is required to sever the lot.

In reviewing the proposed development, it is clear that the variance requested to the maximum number of units permitted is minor, has no impact on abutting properties and is desirable as it allows for the development of sensitive intensification with the addition of a 12 units per lot.



New Zoning Bylaw

The City of Ottawa has started to update the zoning bylaw to conform to the approved Official Plan. Version 1 has been released, and version 2 should be released later in 2025 and while not in force the new bylaw provides context in relation to conformity to the City of Ottawa Official Plan.

The recommended zoning for this property would be Neighbourhood Zone subzone 2C (N2C). This new zoning bylaw does away with traditional lot area calculations and instead moves to a units per hectare calculation to determine the appropriate density on the site. The proposed 6 units/lot would comply with the density provisions of the N2C zone.

Similarly, the proposed development would comply with the Front Yard (4.5M), height limit (8.5m) and rear yard (28% of lot depth) provisions.

This compliance to the new zoning bylaw is a strong indicator that this proposed development conforms to the purpose and intent of the provisions of the City of Ottawa Official Plan.



CONCLUSION

The lot fabric, scale of the proposed construction, and the ability to meet the intent of the R2F zone demonstrates that the proposed minor variances are desirable and will have little to no effect on adjacent properties. The approval of the minor variance will allow the proposed construction to take place in a manner consistent with the Official Plan and community expectations.

As a result, it is our opinion that the requested minor variances represent good planning and urban development.

Sincerely,

Basasm Elsaraj, C.E.T.

Clear Drafting Inc.



FOUR TESTS

1. Is this application minor? Yes

We are asking for a lot width adjustment of 0.87m less than the minimum 10.0m condition, and a minimum rear yard setback that is 1.96% less than the required.

2. Is the application desirable for the appropriate development of the lands in question? Yes

This is a community with large lots and plenty of space between neighbors houses. It lies within a 10 minute drive to the Ottawa Hospital, the International Airport, & Carleton University. Developing and building more affordable units in this area is ideal for a neighbourhood with such a valued and central location.

3. Does the application conform to the general intent of the zoning by-law? Yes

The intent of this application is to accommodate the construction of 2 long semi-detached units with 2 ADUs each while remaining on good terms with neighbours and the community we live in without intruding on neighbour's privacy while still having good size space for future occupants.

4. Does this application conform to the general intent of the official plan? Yes

This is in compliance with the vision statement of Document 7 of Volume 2A of the city's New Official Plan. This proposed will help to create a more vibrant and healthy community by remaining in keeping with the neighbours' streetscape and residence types of two storey semi-detached units permissible in the neighbourhood.

Respectfully,
Bassam Elsaraj, C.E.T.
Chief Design
Clear Drafting Inc.