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

City of Ottawa Committee of Adjustment  
101 Centrepointhe Drive, 4<sup>th</sup> Floor  
Ottawa, On, K2G 5K7

April 30, 2025

**Updated: May 8th, 2025**

Attn: Mr Michel Bellemare  
Secretary Treasurer

Re: 98-100 Bearbrook Rd - Minor Variance application  
Landric Bearbrooke Properties Inc.  
Part of Lot 14, Concession 2 (Ottawa Front), Geographic Township of Gloucester,  
City of Ottawa

**Committee of Adjustment**

Received | Reçu le

2025-05-09

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 98-100 Bearbrook Rd. This Minor Variance application will permit an 8 storey residential apartment building with some surface parking and two levels of underground parking. The property is owned by Landric Bearbrooke Properties Inc., a builder from the greater Ottawa area.

The legal description of the property is Part of Lot 14, Concession 2 (Ottawa Front) geographic Township of Gloucester, City of Ottawa (P.I.N 04746-0637 and 04746-0638) and it consists of two original lots of record that have now been merged into one parcel.

The subject property is zoned AM11 - Arterial Mainstreet subzone 11 as per the City of Ottawa Zoning By-Law 2008-250, as amended. Despite not having direct frontage onto Innes Rd - a Mainstreet Corridor, the property is designated Mainstreet Corridor in the Outer Urban transect.

This property is currently the subject of a Site Plan Control application that was approved on December 9 2024 (File: D07-12-23-0137) and it is now being modified slightly to propose a lower building height, a change in unit sizes, the removal of roof level amenity area, and an increased rear yard landscaped area. An updated Site Plan Control application to reflect this is being put together and will be filed in the very near future.

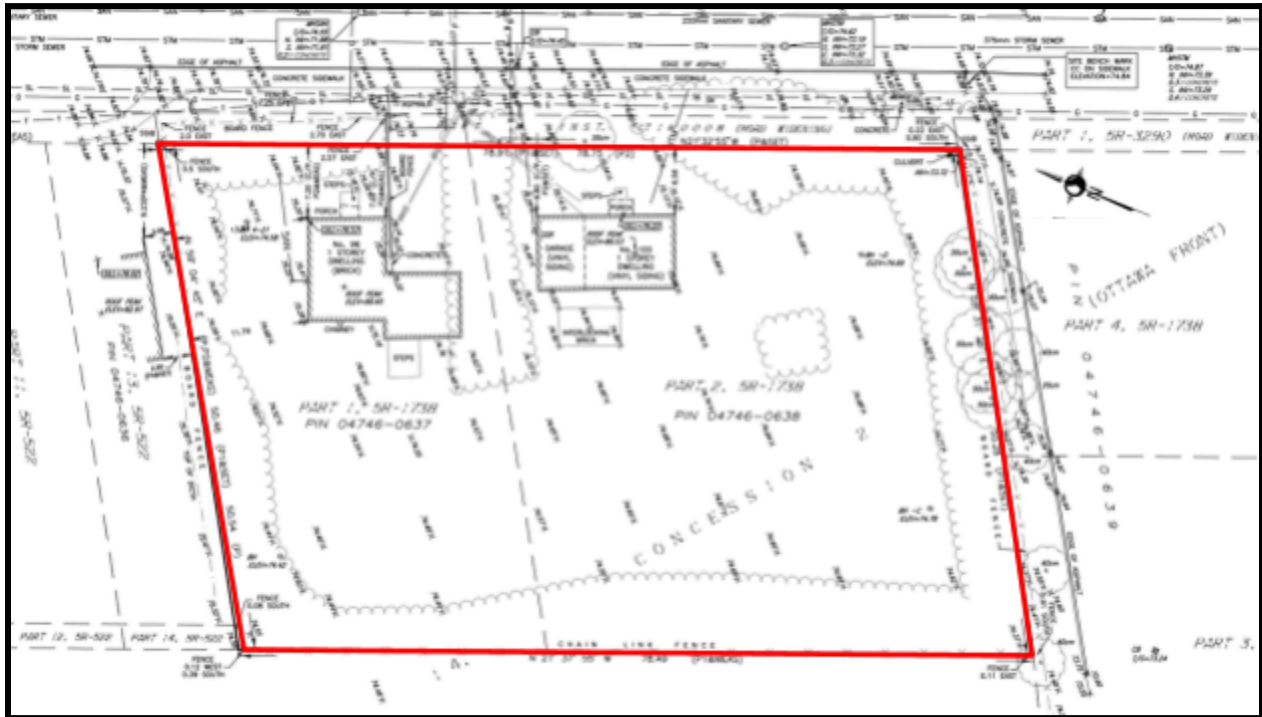
The subject property has approximately 79 metres of frontage (259') on the west side of Bearbrook and a depth of approximately 50 metres (165'). The total lot area is approximately 3,914 m<sup>2</sup> (42130 ft<sup>2</sup>).

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Survey Plan with **property outline**.

The property is located on the west side of Bearbrook Road, north of Innes Road in the Blackburn Hamlet community. Lands immediately to the south consist of a commercial plaza (a 1 storey plaza in places and other parts of the building are 2 storeys) that have commercial and office uses that is also in an AM11 zone. To the north of the property are semi-detached units that are in a different zoning category (R2N). To the west is a school (École Élémentaire Catholique Sainte-Marie) and a park (South Park) and to the east (opposite side of Bearbrook Road) is also a school (Good Shepherd School) and a park (Bearbrook Park).

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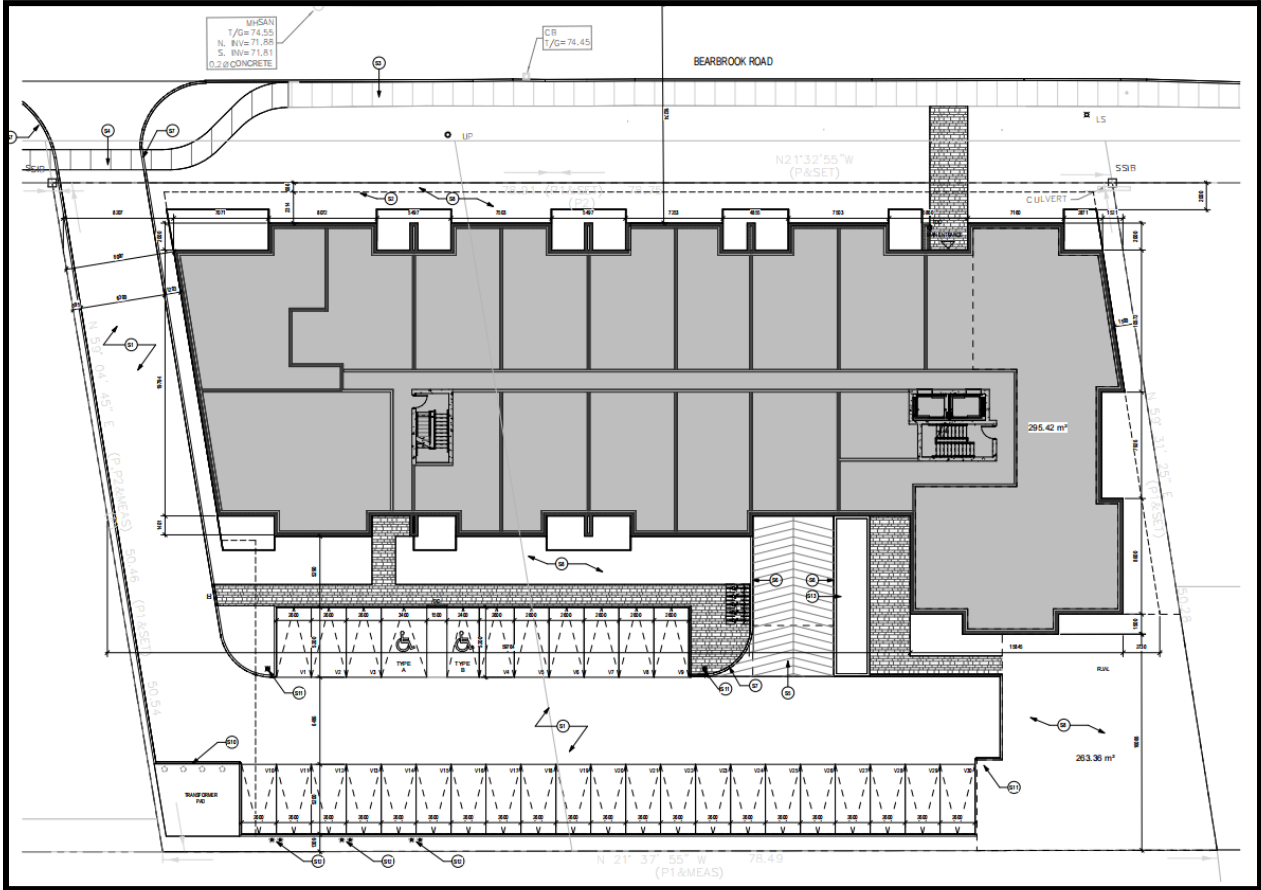
Context Plan showing the **property**, **parkland areas** and the nearby school.

The proposal requires the following variance:

- a) To permit a reduced minimum height for the first storey of any building greater than 11 metres in height of 3.5 m, whereas the Zoning By-Law requires a minimum height of 4.5 metres for the first storey of any building greater than 11 metres in height (Section 186 (11) (f) ,Zoning By-law 2008-250, as amended).\*

\*This variance is applicable on all four sides of the building.

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Site Plan

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South and east elevations.

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**North and west elevations.**

The proposed development is a 164 unit mid-rise rental apartment building with 213 parking spaces (33 surface parking spaces and 180 underground parking spaces). The proposal is compliant on total building height, building setbacks, landscaping, vehicular parking, bike parking, and amenity area.

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

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**1. The variances are minor in nature.**

Under Zoning By-law 2008-250, the **subject lands** are zoned **AM11**. The north boundary of the AM11 zone is the north property line of the subject property.



**GeoOttawa Zoning imagery showing the **subject property**.**

This is a zone which permits mid rise apartment dwellings and has specific setbacks listed in the subzone 11 component of the Arterial Mainstreet zoning which is specific to parts of Blackburn Hamlet.

The proposed uses of the site are in conformity with the existing zoning and all setback requirements that apply to this site including the specific interior side yard setbacks that are in place for the AM11 zone. The only Minor Variance required will be for the building height of the ground floor.

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The following are the **AM11** zone provisions and how the proposed development meets these requirements.

	<b>REQUIREMENT</b>	<b>PROPOSED/PROVIDED</b>
Minimum frontage	No minimum	78.9 m
Minimum Lot Area	No minimum	3914 m <sup>2</sup>
Minimum front yard	3 m	3 m
Minimum interior side yard (N) (to a residential zone)	7.5 m	8.097 m
Minimum interior side yard (S) (to a non residential zone)	No minimum	1.5 m
Minimum Rear yard	7.5 m	16.088 m
Maximum Building Height	30 m	25.09 m
Minimum ground floor height	4.5 m	<b>3.5 m*</b>
Parking	210 spaces	213 spaces
Landscape buffer for a parking lot	1.5 m	1.795 m

**\* Subject to a Minor Variance application**

In terms of building heights/side yard setbacks based on the zoning of adjacent properties, Section 186 (11) (o) in the By-law applies.

The minimum required ground floor height of 4.5 m is intended to apply to non-residential ground floor uses when a building is 11 m in height or greater. While the proposed development is greater than 11 m in height and represents a mid-rise building, it does not feature any non-residential uses at grade and so the height of the ground floor is a typical residential storey being 3.5 m.

The 3.5 m ground floor storey height does not cause adverse impacts on the neighbourhood or surrounding uses. The typical residential storey height is appropriate for this development and subject property. The surrounding uses are residential (north), institutional (east and west), and commercial (south). The proposed development is sensitive to this variety of land uses and does not create adverse impacts on the surrounding area, nor does it compromise the functionality of the proposed development.



**2. The variances are desirable and appropriate for the development or use of land and building.**

The proposed development has undergone multiple design changes to address comments received from the community and the local Councillor. The resulting design is a context-sensitive, mostly zoning compliant development. The requested variance for a shorter than permitted ground floor height is triggered due to the development implementing a standard residential floor-to-ceiling height as opposed to a standard non-residential floor-to-ceiling height.

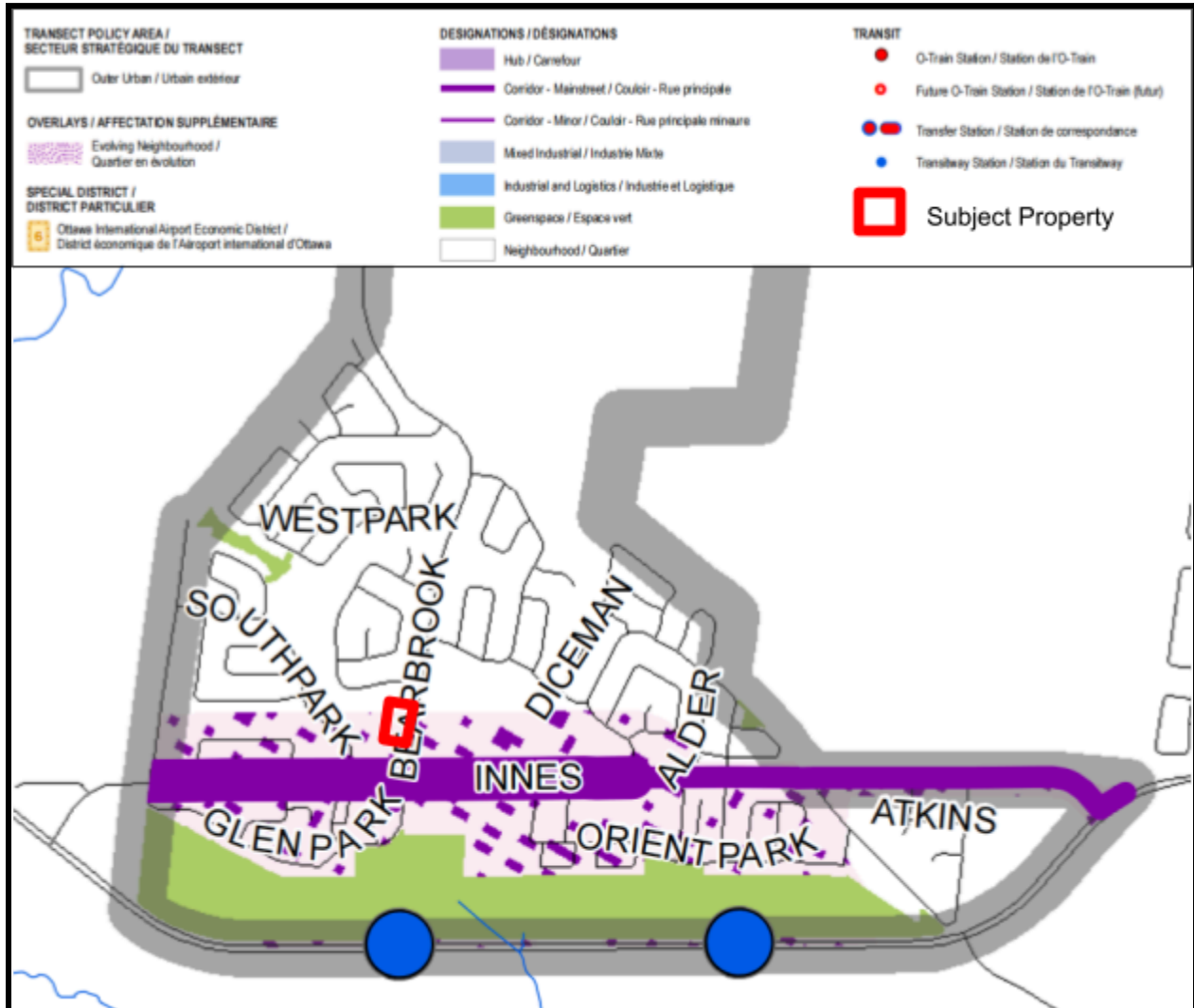
The 3.5 m storey height will illustrate that the ground floor contains residential uses and is consistent with the rest of the building's stories. The ground floor facade features adequate glazing and articulation through recesses and balcony projections to activate the streetscape and provide visual interest to pedestrians, cyclists, and vehicles. Therefore, the requested variance for a ground floor storey height of 3.5 m is appropriate and desirable for the land use and proposed building.

**3. The variances maintain the intent of the Official Plan.**

The Official Plan has the property within an Outer Urban Transect Policy Area and a Mainstreet Corridor and the lands to the north are in a Built Form Overlay- Evolving Neighbourhood designation.

Where a side street (Bearbrook) intersects with a Corridor (along Innes), the Corridor designation may include one or more lots on the side street so as to extend the Corridor designation along the side street to the average depth of the Corridor designation along the rest of the Corridor block. In the case of Mainstreet Corridors, a maximum depth of 220 metres from the centreline of the street is identified as a Mainstreet Corridor. The north property line of the subject property is approximately 182 m from the centreline of Innes Road so the entirety of the subject property is within the Mainstreet Corridor designation.

Further, there is a Built Form Overlay, Evolving Neighbourhood, that applies to the adjacent area in Schedule B3-Outer Urban Transect. The Evolving Overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.



**Extract from Official Plan showing land use designations and the location of the subject property.**

As indicated previously, the extent of the Mainstreet Corridor actually extends further to the north than the north limit of the subject property as the Mainstreet Corridor is intended to be 220 m from the centreline of Innes Road.

The extent of the Mainstreet Corridor designation by the prescribed distance goes beyond the north edge of the subject property (north edge of the subject property is approximately 181 m north of the centreline of Innes Road).

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**As per Section 5.6.1.1.1.** of the Official Plan, the depth of the Evolving Neighbourhood designation *'will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 m from the boundary of a Hub or Mainstreet designation; and to lands within a 400 m radius of a rapid transit station.* As a result, the Evolving Neighbourhood Overlay extends beyond the north edge of the subject property and extends to a point beyond the first pair of adjacent semis to the north and a portion of the next lot north of the first pair of semis. The Evolving Neighbourhood designation would extend to north of Centrepark Drive to the north of the semis.



**Image showing the distance from the centreline of Innes Road to the north edge of the subject property as being 181 m.**

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**Section 4.6.6** of the Official Plan which speaks to transition between different building heights of multi unit residential buildings adjacent to lower density residential properties,

- 1) To minimise impacts on neighbouring properties and on the public realm, transition in building heights shall be designed in accordance with applicable design guidelines. **The proposed building setbacks and the maximum building height are in conformity with the AM11 zone requirements.** In addition, the Zoning By-law shall include transition requirements for Mid-rise and High-rise buildings, as follows:
  - a) Between existing buildings of different heights;
  - b) Where the planned context anticipates the adjacency of buildings of different heights;
  - c) Within a designation that is the target for intensification, specifically:
    - i) Built form transition between a Hub and a surrounding Low-rise area should occur within the Hub; and
    - ii) Built form transition between a Corridor and a surrounding Low-rise area should occur within the Corridor. **The proposed new building will be setback from the north property line through a setback of 8.097 m. The existing semis to the north are approximately 2.9 m from the mutual property line with the subject property giving a building to building setback of almost 11 m. The proposed building massing features a larger wall along the south property line facing the commercial plaza compared to the north property line facing the residential uses. Additionally, the building is pushed towards the street with the parking at the back to provide maximum distance between the building and the school yard to the west.**
  
- 2) Transitions between Mid-rise and High-rise buildings, and adjacent properties designated as Neighbourhood on the B-series of schedules, will be achieved by providing a gradual change in height and massing, through the stepping down of buildings, and setbacks from the Low-rise properties, generally guided by the application of an angular plane as may be set in the Zoning Bylaw or by other means in accordance with Council-approved Plans and design guidelines. **The zoning in place for this property has angular plane calculations in place when an AM zoned property abuts a residential property along the rear lot line which does not permit mid or high rise uses. The subject property is zoned AM11 where there is only a prescribed minimum interior side yard setback. The proposal meets**



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these requirements. The property to the west of the subject property is a school and it is in an I1F zone and the rear yard setback that has been provided is approximately 16.1 m and the required rear yard setback is 10 m.

The provided building setbacks are zoning compliant and there is only a brief minimal impact of shading from the proposed development during the mid day period on September 21 (fall equinox) and also some impact in the mid day period on December 21 (winter equinox). Summer shadowing does not cast a shadow on the adjacent properties due to the increased height of the sun in the sky and the impacts are primarily restricted to mid day impacts.



**Fall Equinox**



**Winter Equinox**

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**As per Section 4.6.6 (7)** of the Official Plan, Mid-rise buildings shall be designed to respond to context, and transect area policies, and should:

- b) Include a base with active frontages, and a middle portion that relates to the scale and character of the surrounding buildings, or, planned context; **The base of the building contains ground level apartment units with active frontages and interaction with the sidewalk. The design is cognizant of the nearby uses and will mitigate the impact of the building on adjacent properties through the use of building materials, and a design in which no unit balconies will overlook the properties to the north.**
- c) Be generally proportionate in height to the width of the right of way, with additional height permitted in the Downtown Core Transect; **The proposed building height is 25 m and the existing width of the Right of Way is 26 m and the permitted maximum building height is 30 m,**
- d) Provide sufficient setbacks and step backs to:
  - i) Provide landscaping and adequate space for tree planting; **landscaping and tree planting provided along the frontage of the property within the City ROW and some limited landscape strips along the north, south, and west property lines. The north property line contains the driveway access to the rear yard parking and underground parking entrance and as a result, additional landscaped areas are not provided in this area.**
  - ii) Avoid a street canyon effect; **The opposite side of Bearbrook Road features a school which will not result in a street canyon effect with the development of this property.**
  - iii) Minimise microclimate impacts on the public realm and private amenity areas. **The private amenity areas are located primarily in the balcony areas of the property and will not result in adverse microclimate impacts and the public amenity area is at the rear of the property and will have afternoon and evening sunlight in most seasons and will not have microclimate impacts.**

The subject property meets the policy directions for this property as a Mainstreet Corridor property in close proximity to an Evolving Neighbourhood designation in the Official Plan and has been designed to result in a minimal impact on the neighbouring properties.



**4. The variances maintain the intent of the Zoning By-Law.**

The purpose of the AM - Arterial Mainstreet Zone is:

1. *accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use buildings or side by side in separate buildings in areas designated Arterial Mainstreet in the Official Plan; and*
2. *impose development standards that will promote intensification while ensuring that they are compatible with the surrounding uses.*

The intent of the AM11 subzone is to impose site specific requirements on Inned Rd in Blackburn Hamlet.



**Zoning By-law extract showing the [subject property](#).**

The proposed development is a mid-rise apartment building representing residential intensification. The project is compliant with all building setback and height requirements indicating that it conforms to the expected massing of a mid-density development in Blackburn Hamlet. Moreover, the proposed land use is completely residential which is compatible with the other residential uses to the north, the institutional uses to the east and west, and the low-rise commercial uses to the south.

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The intent of the ground floor height requirement is to provide a distinction between the ground floor of a mid-rise building which is typically non-residential, and the upper levels which are typically residential. The visual distinction is important to understand the streetscape and provide accurate exterior representation of the internal programming.

A typical non-residential floor height is 4 - 4.5 m whereas the typical residential floor height is 3 - 3.5 m. In the case of the proposed development, there are no non-residential uses and so each floor has the same storey height. The floor height pattern is therefore continuous and accurately represents the internal residential programming of the building.

The development aligns with the purpose of the AM zone and the requested variance aligns with the intent of the ground floor height zoning provision. Therefore, the intent of the Zoning By-Law is maintained.

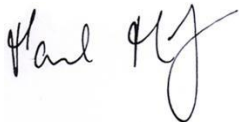
At this time we are submitting the following in support of the application:

- Completed application form and owners authorisation for filing the applications;
- Application fees;
- The site plan of the project;
- Underground parking plans of the project
- The architectural elevations of all four facades;
- The survey plan of the entire property;
- Tree information report.

When the notification signs are ready for this application could you please email the undersigned and we will make arrangements for their installation on the property.

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](mailto:probinson@probinsonconsulting.com)

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Paul Robinson RPP

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