

2025-05-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

Attn: Mr. Michel Bellemare
Secretary Treasurer

Re: 8222 Nashdale Dr. (Minor Variance) - Ward 20
Sarah Arden & Brett Arden
Lot 2, Registered Plan M-282, Township of Osgoode, Regional Municipality of
Ottawa-Carleton, now in the City of Ottawa

On behalf of our clients, we are submitting the enclosed Minor Variance application for the property located at 8222 Nashdale Dr, Ottawa, to **construct a new coach house in the rear yard** of the subject property. The property is zoned **RR2** - Rural Residential subzone 2, in the City of Ottawa Zoning By-Law 2008-250, as amended. The property is located in the **Rural** transect designated as a **Rural Countryside** as per the City of Ottawa Official Plan.

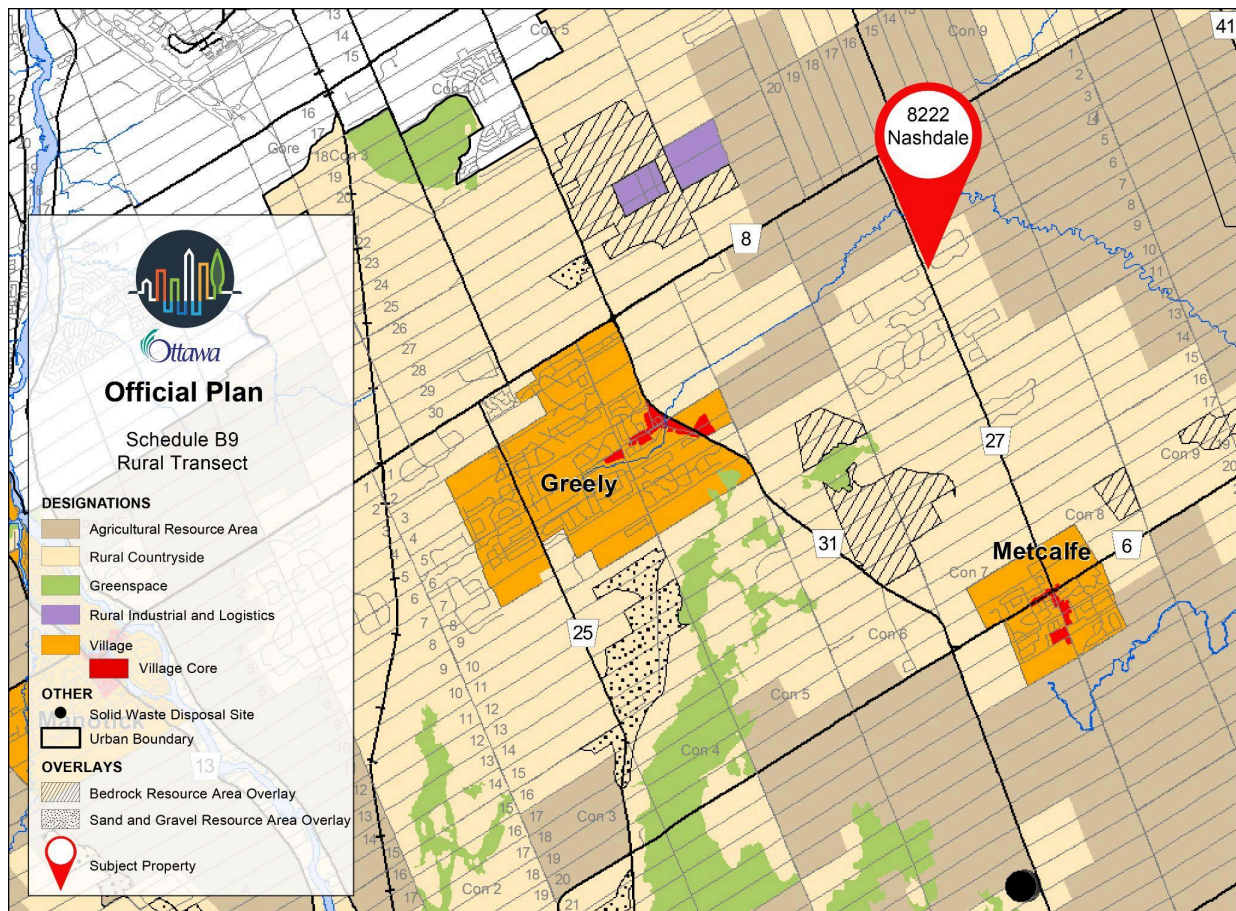


Fig.1. Schedule B9 - Rural Transect, City of Ottawa Official Plan.

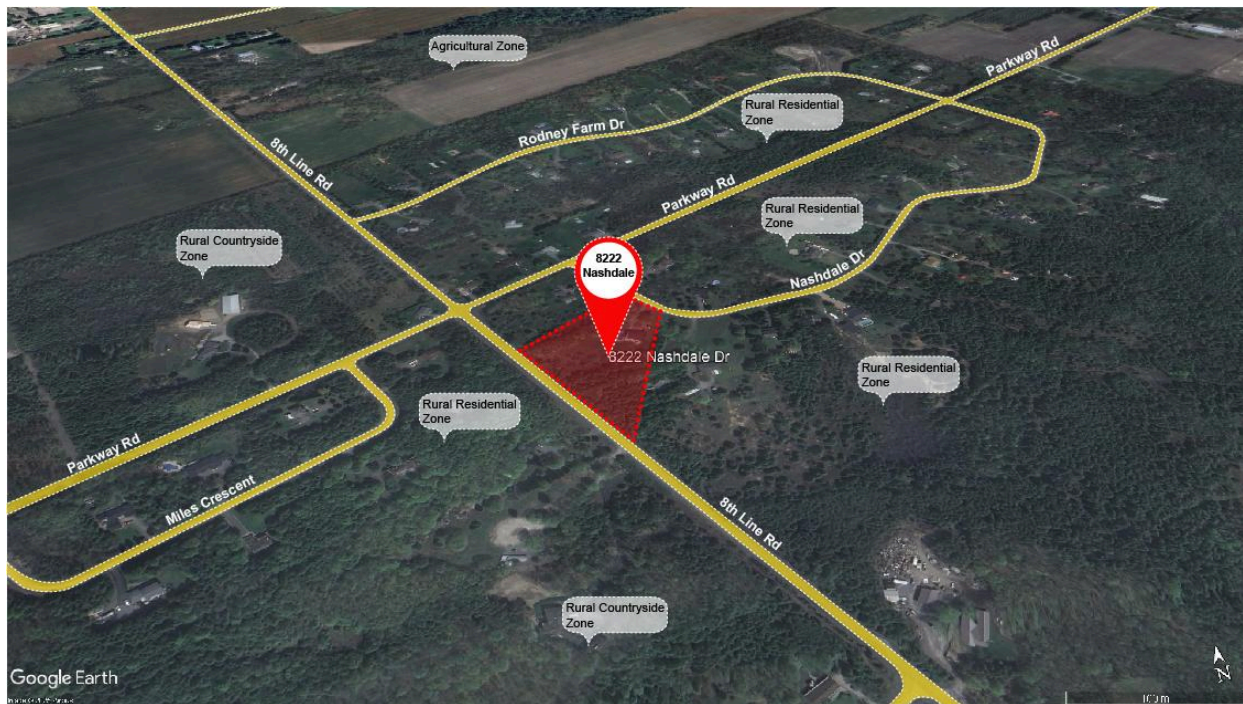


Fig.2. Aerial imagery showing the surrounding context of the subject site, Google Earth.

The proposal requires relief from the following Zoning By-Law section:

- a) Maximum Footprint of the Coach house. To permit a larger than permitted footprint of 56.64% (128 m²) of the principal dwelling footprint, whereas the Zoning By-Law permits a maximum footprint of 40% (90.4 m²) of the principal dwelling footprint (Section 133, (10), (a), Zoning By-Law 2008-250, as amended).

The subject property, 8222 Nashdale Drive, fronts onto Nashdale Drive, with the rear lot line abutting 8th Line Road, and is situated approximately 6.4 km from the Village of Greely, where a variety of community services such as medical clinics, parks, a community centre, church, and local shops are accessible. The lot has a total area of approximately 1.48 hectares and contains an existing two-storey detached dwelling with a footprint of approximately 226 m². The property is owned by the daughter and son-in-law of the senior couple, who currently reside in the principal dwelling on a temporary basis. The proposed development involves constructing a coach house at the rear of the property with a footprint of 128 m² to serve as a permanent, accessible, and independent residence for the senior couple. The coach house is intended to address the specific mobility needs of the husband, who has Parkinson's disease, and to provide the couple with a safe, barrier-free living environment while allowing them to remain close to family.

The zoning relief proposed in this application relates only to the coach house footprint. All other zoning provisions for the coach house are met by this proposal, including the yard setbacks, location of the coach house, lot area, building height, walkway width, distance to the principal dwelling, and roof style.

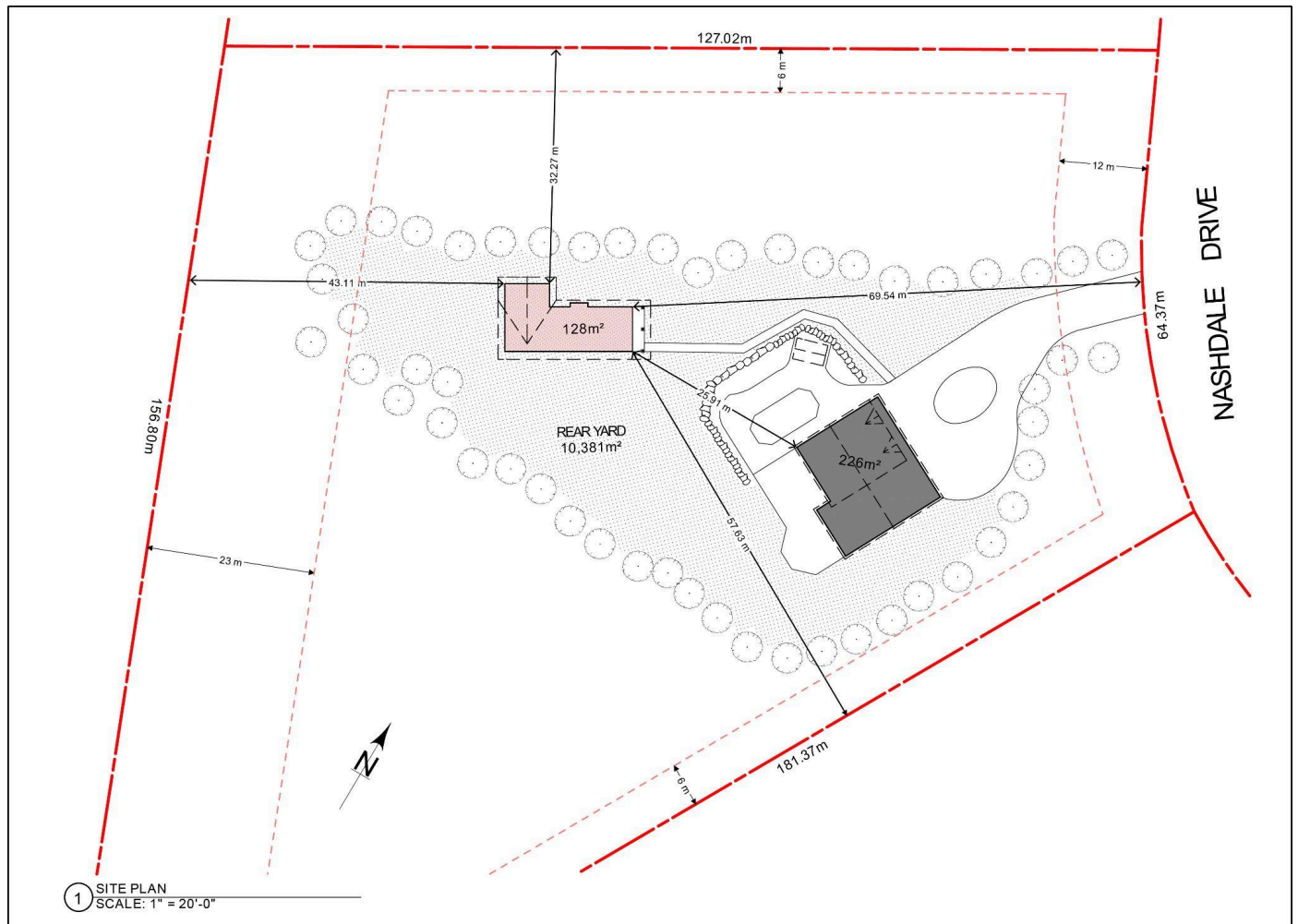


Fig.3. Site plan, dated May 11th, 2025 by E Squared Engineering Inc.

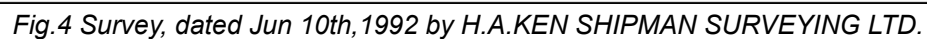




Fig.5. Coach house elevations, dated April 26th, 2025 by E Squared Engineering Inc.

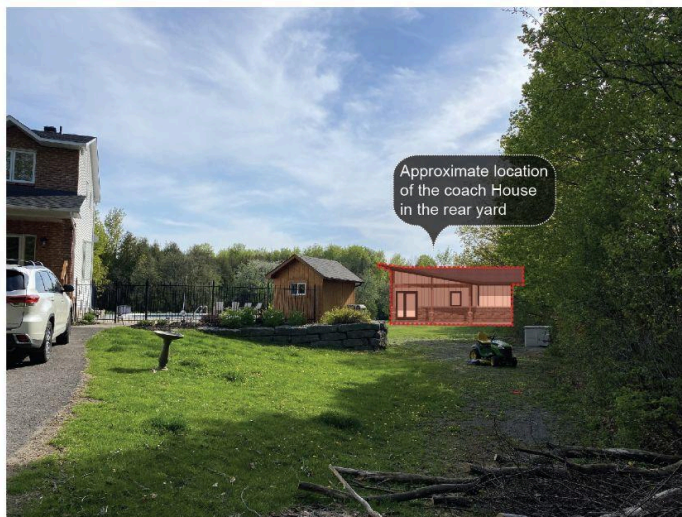


Fig. 6. Site photos dated May 13th, 2025 by P-Squared Concepts Inc.

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.

1. The variances are minor in nature.

The requested variances for the coach house footprint is minor in nature as it does not create any adverse impacts on the surrounding area, nor does it compromise the functionality of the proposed development.

Variance A requests an increase in the coach house footprint from 90.4 m² (40%) to 128 m² (56.64 %). This is a deficiency of 37.6 m² which is considered minor in nature. The increased footprint is essential to accommodate the unique accessibility needs of the senior couple who intend to permanently reside in the coach house. The husband experiences significant mobility challenges due to Parkinson's disease, and a larger, barrier-free layout is required to ensure ease of movement throughout the home, particularly in emergency situations or during daily routines.

Although the couple currently reside in the principal dwelling on-site, this was always intended as a temporary arrangement. The existing house contains multiple sets of stairs, which are unsuitable for the husband's condition. The long-term plan has always been for the couple to live in the coach house, while their daughter and son-in-law (who are the registered owners) continue to reside in the main home.

The proposed coach house has been sited in a manner that exceeds all setback requirements, including large front, interior side, rear yard, and separation distances from the principal dwelling. The property is 1.48 hectares in size, providing ample space to accommodate the slightly larger footprint without affecting the function, character, or privacy of surrounding lots. The site is well screened by existing mature trees and landscaping, effectively mitigating any potential visual impact.

Given the large lot area, the rural context of the site, and the thoughtful design and siting of the coach house, the additional 37.6 m² of building area will not create any adverse impacts on adjacent properties or the streetscape. The proposed increase does not compromise the intent or purpose of the zoning provisions, and the variance represents a modest and reasonable accommodation to support aging in place and universal accessibility. As such, the variance is minor in both scale and impact.

2. Desirable and appropriate for the development or use of land and building.

The proposed coach house, with a footprint of 128 m², represents a modest and reasonable increase over the Zoning By-law's permitted 90.4 m². This 37.6 m² difference is not excessive, especially considering the subject property's large lot size of 1.48 hectares. The additional space is essential to accommodate the accessibility needs of the senior couple who will reside in the coach house—one of whom has

Parkinson's disease and requires a barrier-free living arrangement. The increased footprint will facilitate easier movement within the unit and provide sufficient clearance for assistive devices and emergency access.

The coach house remains fully compatible with the principal dwelling and surrounding rural residential properties. It is sited in the rear yard, well-separated from all lot lines, and surrounded by mature vegetation, maintaining privacy and minimizing visual impact. The design responds to the family's needs by offering a safe, private, and accessible residence for the parents while allowing them to live close to their daughter, who resides in the principal dwelling. Given the stairs and layout of the main house, the coach house is the only practical option for creating a fully accessible living space.

Furthermore, several neighbouring properties along Nashdale Drive feature coach house/accessory buildings with footprints similar to or larger than the proposed coach house. This indicates that the scale of the proposed development is consistent with the existing built form in the area, and their size and placement on large rural lots contribute to an established pattern of sizable coach house/accessory structures within this context. Examples include:

Table 1: Precedents of Coach Houses/Accessory Structures with large footprints.

Property	Principal dwelling footprint	Coach house/ accessory building footprint
8222 Nashdale (Subject property)	226 m ²	128 m ²
8252 Nashdale	Approx. 308 m ²	Approx. 180.5 m ²
8264 Nashdale	Approx. 179 m ²	Approx. 93.6 m ²
8276 Nashdale	Approx. 271 m ²	Approx. 134 m ²
8312 Nashdale	Approx. 230 m ²	Approx. 135 m ²
8334 Nashdale	Approx. 300 m ²	Approx. 125 m ²

These precedents demonstrate that large coach house/accessory buildings are already part of the local development pattern and reinforce that the proposed coach house is appropriate in both scale and character within its rural setting (Fig.7).



Fig.7. Location of the Precedents of Coach Houses/Accessory Structures with Large Footprints.

In addition to being functionally appropriate for the subject property, the proposed coach house has been intentionally designed to meet several key standards outlined in the City of Ottawa's Accessibility Design Standards, reinforcing its role as a barrier-free, inclusive dwelling that is both desirable and appropriate for the occupants.

The following are excerpts from the Accessibility Design Standards and *responses*:

- 4.1.1(a): At least one main or primary entrance into a facility is required to be accessible (e.g., via level, sloped or ramped accessible routes).

Response: The proposed coach house includes three ground-level entrances—one to the foyer, one to the living room, and one to the bedroom—all of which are accessed without stairs or elevation changes. Both the interior and exterior of the unit are designed without steps, ensuring full accessibility.

- 4.2.1(a): Doors shall provide a clear width of 860 mm (minimum) when open 90 degrees, measured from the face of the door to the door stop.

Response: The coach house includes three entrance doors—foyer, living room, and bedroom—all of which meet or exceed the 860 mm accessibility standard.

This enhanced level of accessibility is a direct response to the mobility limitations of one of the senior residents and highlights the thoughtful and appropriate nature of the proposed development. The coach house is not only compatible with the site and surrounding neighbourhood, but also designed to meet critical functional needs in accordance with City standards. As such, it is both desirable and appropriate for the intended residential use.

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

The subject property is within the Rural transect and is designated as Rural Countryside as per Schedule B9 of the Official Plan (2022). The following section features applicable excerpts from the Official Plan and how they are addressed by the proposal:

4.6.5 Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes

- 4) Development shall demonstrate universal accessibility, in accordance with the City's Accessibility Design Standards. Designing universally accessible places ensures that the built environment addresses the needs of diverse users and provides a healthy, equitable and inclusive environment.

Response: The proposed coach house has been specifically designed as a barrier-free, single-storey dwelling to accommodate the accessibility needs of one of the senior residents, who has Parkinson's disease. The dwelling will allow for smooth internal circulation, step-free entry, and an accessible layout, fully aligned with the City's Accessibility Design Standards (4.1.1(a), 4.2.1(a)). This ensures that the built form responds to the physical needs of users and promotes a healthy and inclusive living environment.

2.2.4 Healthy and Inclusive Communities

- 2) Build accessible, inclusive communities, and design for all ages, including children and older adults. Planning decisions shall support development of equitable, inclusive, gender and age-friendly communities in ways that build the city's vibrancy and resiliency and foster community health and well-being. Plans and policies shall ensure that communities and places are designed to consider a diversity of experiences, including children, older adults, people with disabilities, etc. Healthy, inclusive communities:
 - Integrate age-friendly design by considering the needs of children and older adults, and support aging-in-place;
 - Are designed to be universally accessible;
 - Provide housing across the city for a range of ages, income levels and backgrounds, and help meet housing needs across the lifespan;

Response: The coach house supports aging in place by providing a purpose-built, accessible home for the senior couple on the property with direct access to their family. The increased footprint is to ensure adequate circulation space for mobility aids such as walkers or wheelchairs and to accommodate an accessible layout for daily activities and emergency needs. The coach house enables multi-generational living by allowing the

senior parents to reside safely and independently on-site, while their daughter and son-in-law continue to live in the principal dwelling. The proposal fosters an age-friendly, inclusive environment that directly supports the City's goals of equitable housing, family support, and dignified aging.

4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

- 3) Accessory Dwelling units as provided for by the Planning Act, including coach houses and secondary dwelling units in the main building, are recognized as key components of the affordable housing stock and shall be protected for long-term residential purposes. The Zoning By-law shall permit these uses on residential lots with one principal dwelling unit in all areas of the City. The following criteria and limitations apply:
 - b) A coach house shall be smaller than the primary home and the Zoning By-law shall set forth the appropriate maximum permitted size.
 - e) Applications for Minor Variance / Permissions with respect to coach houses shall have regard for all applicable policies of this Plan, as well as the following considerations:
 - ➔ i) The proponent can demonstrate that the privacy of the adjoining properties is maintained;
 - ➔ ii) The siting and scale of the coach house does not negatively impact abutting properties; and
 - ➔ iii) Distinctive trees and plantings are preserved on the subject property.

Response: Although the proposed coach house marginally exceeds the standard footprint limit, it remains smaller than the principal dwelling and meets all other criteria. It is sited in the expansive rear yard of a 1.48 ha lot, screened by vegetation, and separated from neighbouring properties. The increase in size is solely to improve accessibility for the aging residents and does not compromise privacy or negatively impact adjacent lots. The proposal preserves mature landscaping and integrates well with the rural setting, respecting all applicable Official Plan considerations for coach house development.

- 4) A coach house shall only be permitted where the primary dwelling is located on:
 - b) A lot that is of sufficient size to support private services and is located in a public service area where services are not currently provided to the main dwelling; including a lot in the Rural area or Village and where:
 - ➔ i) The primary dwelling is serviced by a private water and wastewater system and the coach house shall share either the water or wastewater system, or both, with the main dwelling.

Response: The subject property is 1.48 ha in size, significantly larger than the minimum required lot area. Both the principal dwelling and proposed coach house are serviced by a shared private well, which is consistent with the Official Plan and Section 133(7)(b)(i) of the Zoning By-law. This demonstrates that the lot is adequately sized and capable of supporting private services for both dwellings in a sustainable manner.

4.7.2 Pursue an affordable and sustainable pattern of infrastructure development

- 5) All development outside of Public Service Areas shall be on the basis of private services (private well and private sewage system).

Response: The proposed coach house will be serviced by a shared private well with the principal dwelling, in full compliance with the Official Plan and Section 133(7)(b)(i) of the Zoning By-law. A separate septic system will be provided for the coach house, which is feasible given the expansive size of the lot (1.48 hectares). The site offers sufficient space to accommodate private services for both dwellings in a safe and sustainable manner, supporting long-term functionality without placing strain on rural infrastructure.

5.5.1 Recognize a rural pattern of built form and site design

- 1) Built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise.
 - b) Outside Villages, where development is permitted, built form and site design shall be premised on maintaining the rural character, image and identity

Response: The coach house is a single-storey (3.75 m, while the required maximum height is 4.5 m), low-rise structure that compliments the existing built form and respects the rural character of the site. It is located in the rear yard with generous setbacks and is screened by existing vegetation, ensuring minimal visual impact. The modest increase in floor area is not perceptible from the public realm and does not alter the rural identity of the property or surrounding area. The proposal aligns with the intent to preserve openness, mature landscaping, and the distinct rural setting of the Countryside designation.

9.2.2 Strengthen the rural economy by permitting a diversity of uses that support the local rural community

- 1) The following uses may be permitted:
 - c) Residential uses according to the policies of this plan;

Response: The proposed coach house represents a permitted residential use that aligns with the policies of the Rural Countryside designation. The variance supports continued residential use of the property in a manner consistent with the intent of this policy.

In summary, the proposed variance supports key policy directions of the Official Plan, including Healthy and Inclusive Communities, Housing, Urban Design, Drinking Water, Wastewater and Stormwater Infrastructure, Rural Transect Areas, and Rural Countryside designation. The variance contributes to accessibility, aging in place, rural compatibility, and efficient servicing, and represents a context-sensitive and policy-aligned solution that responds to the specific needs of the residents while maintaining the intent and integrity of the Official Plan.

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

The purpose of the RR- Rural Residential Zone is to:

- (1) recognize and permit large-lot residential development in planned subdivisions and to acknowledge existing smaller lot development in areas designated as General Rural Area or Rural Natural Features in the Official Plan;
- (2) recognize clusters of existing residential development found in areas designated as Agricultural Resource Area or Greenbelt Rural in the Official Plan;
- (3) permit **residential-only** uses as well as **related and accessory uses**;
- (4) regulate development in a manner that **respects both the residential character of the area and the surrounding rural context**.

The subject property is zoned RR2 – Rural Residential Subzone 2, where permitted uses include a detached dwelling and an additional dwelling unit. In this context, the proposed coach house qualifies as a permitted additional dwelling unit. As defined in Section 54 of Zoning By-law 2008-250, a coach house is “a separate additional dwelling unit that is subsidiary to and located on the same lot as an associated principal dwelling unit, but is contained in its own building that may also contain uses accessory to the principal dwelling.” The proposed development conforms with this definition, as it is located on the same lot as the principal dwelling, remains clearly secondary in use, and does not introduce any new principal or non-permitted uses.

The intent of the maximum footprint requirement for the coach house is to ensure that coach houses remain clearly accessory in scale and function, and do not dominate the lot or principal dwelling. In this case, the proposed coach house continues to function as a secondary unit. Despite the slightly larger footprint (56.64% of the principal dwelling footprint), it remains significantly smaller than the principal dwelling in massing (226 m²) and height, and is located in the expansive rear yard, well-separated from other structures. The property’s total lot area of 1.48 ha far exceeds the minimum lot area requirement (0.4 ha), allowing for a large spatial layout that preserves the rural character and openness as intended by the zoning.

The proposal also maintains all other applicable zoning provisions for coach houses, including: minimum required setbacks (front, side, rear), minimum separation distance from the principal dwelling, maximum building height, shared servicing, and access via a defined walkway. Furthermore, the increased footprint directly supports the policy objectives of both the Zoning By-law and the Official Plan by promoting accessible and inclusive housing options for aging residents. The structure is designed to be barrier-free to accommodate the owner’s physical needs, which aligns with broader city-wide goals for supporting aging in place and universal design.

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 submitting the following in support of the application:

- Completed application form for the Minor Variance application;
- Property owner's authorization for submission of the applications;
- Site Plan showing the entirety of the proposed site;
- Elevations from all four sides of the coach house;
- Application fees;
- Survey plan of the entire property.

When the notification signs are ready for this application please email the undersigned and we will arrange 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) 695 0192 or via email at planning@p2concepts.ca.

P-Squared Concepts Inc.

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Jasmine Paoloni, Planner
B.A.S, LEED® Green Associate™

P-Squared Concepts Inc.

A handwritten signature in black ink, appearing to read 'Yasaman Bahadori'.

Yasaman Bahadori, Junior Planner
B.Sc, M.A, MPlan