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May 9, 2025

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

RE: Application for Consent
1960 Boyer Road
PT LTS 4 & 5, CON 2OF, AS IN GL63336 ; GLOUCESTER
City of Ottawa
Owner: T&L GROUP INC

Dear Committee Members:

HPUrban and The Stirling Group have been retained by the Property Owner to assist with a consent application for the property located at 1960 Boyer Road, described as PT LTS 4 & 5, CON 2OF , AS IN GL63336 ; GLOUCESTER. The property is rectangular in shape and resides within Orléans West-Innes, Ward 2. The property owner is proposing to build one long semi-detached unit and one semi-detached unit with additional dwellings in each building. The existing house on the property would be demolished.

The subject property resides within the Neighbourhood land use designation in the Official Plan, Schedule B8 Suburban (East) Transect. The subject property is zoned Residential Second Density, subzone N (R2N) in the City of Ottawa Zoning By-Law.

To proceed with the development as proposed, a consent application is required to sever the property. If approved, the application would allow for one long semi-detached unit and one semidetached unit with additional dwelling units in each half; 12 units total.

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

SITE LOCATION

The subject property is a large rectangular lot located at the intersection of Boyer Road and d’Orleans Boulevard. The property is located North of Innes Road but South of St. Joseph Boulevard. The lot is 1403 m² and currently contains a single detached dwelling.

As seen in Figure 1, the other surrounding land predominantly consists of residential.

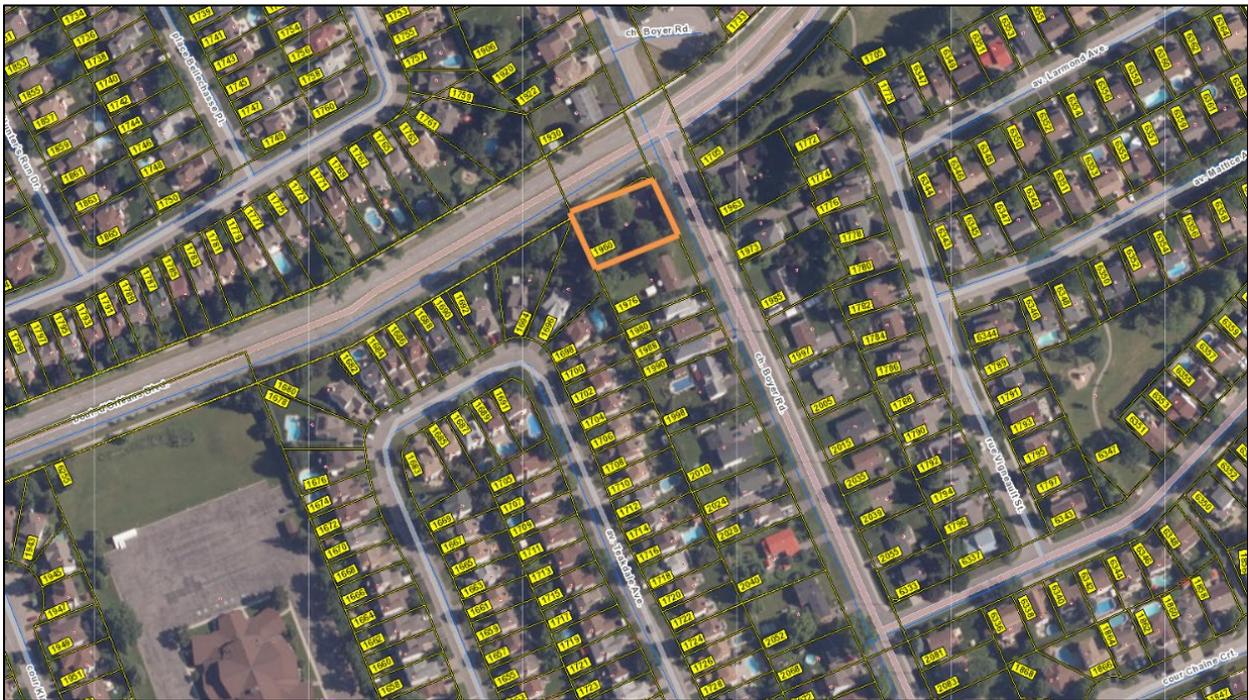


Figure 1 – Aerial View of Subject Property

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 North of Innes Road (a Major Corridor), and South of Jeanne D’Arc (a Minor Corridor) as well as St. Joseph Boulevard (a Major Corridor).*
- 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 12 rental units on a lot where a single residential dwelling is located. The subject property is in close proximity to alternative transit options.*

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 Boyer Road 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 required consent 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 B8 – Suburban (East) 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 consent application at 1960 Boyer 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 the proposal seeks to provide for intensification of the site. The subject site is located in close proximity to Innes Road (Major Corridor), Jeanne D’arc (Minor Corridor) and St. Joseph Boulevard (Major Corridor).*
- **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 Boyer Road*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.
 - *The proposed development seeks to develop the subject site with two long semidetached units with additional dwelling units in each half of the semi. A total*

of 12 units is therefore proposed. Units will range in size from approximately 1000 to 1200 square feet.

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.”*

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

CITY OF OTTAWA ZONING BY-LAW, 2008-250

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted above, the subject site is zoned Residential Second Density, subzone N (R2N).

Section 157 outlines the permitted uses within the R2N Zone as follows:

- bed and breakfast,
- *detached dwelling*
- diplomatic mission
- duplex dwelling
- group home
- home-based business
- home-based daycare
- linked-detached dwelling
- retirement home
- additional dwelling unit
- *semi-detached dwelling*
- urban agriculture

Further, **Section 145** provides standards for long semi detached in the R2N zone. Those standards are:

- A long semi-detached dwelling is permitted on any interior lot in an R2 zone where a semi-detached dwelling is permitted.
- The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the long semi-detached dwelling including both dwelling units.
- 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.

The below tables outline how this proposed development meets the R2N zoning provisions as provided by Table 158A and illustrated on the attached site plan.

A Draft R-Plan has been provided in Figure 2.

- Long semidetached unit proposed on Lot 1 (Part 4, 3)
- Semidetached unit proposed on Lot 2 (Part 1, 2)

Reciprocal easements are proposed for the shared driveway and to allow for appropriate pedestrian access and turning movements:

- Part 1 has an easement over Part 3 to allow for vehicle and pedestrian access to allow access to the units, parking spaces and required turning movements.

- Part 4 has an easement over Part 2 to allow for vehicle and pedestrian access to allow access to the units, parking spaces and required turning movements.

R2N Provisions – Long Semidetached	Required	Proposed – Lot 1
Minimum Lot Width	10m	13.57m
Minimum Lot Area	300 m ²	626m ²
Building Height	11m	~8.5m
Minimum Front Yard	5m	5.07m
Minimum Rear Yard	7m	16.14m
Minimum Interior Side Yard	1m	1.75m

R2N Provisions – Semidetached	Required	Proposed – Lot 2
Minimum Lot Width	9m	16.91m
Minimum Lot Area	270m ²	779m ²
Building Height	11m	~8.5m
Minimum Front Yard	5m	5.05m
Minimum Rear Yard	7m	16.19m
Minimum Interior Side Yard	1m	1.98m
Minimum Corner Side Yard	5m	5.05m

As shown above, the proposed long semidetached and semidetached units comply with the R2N Zoning provisions set out in the City of Ottawa Zoning By-Law.

A copy of the proposed site plan has been submitted with the applications and is shown below in Figure 3.

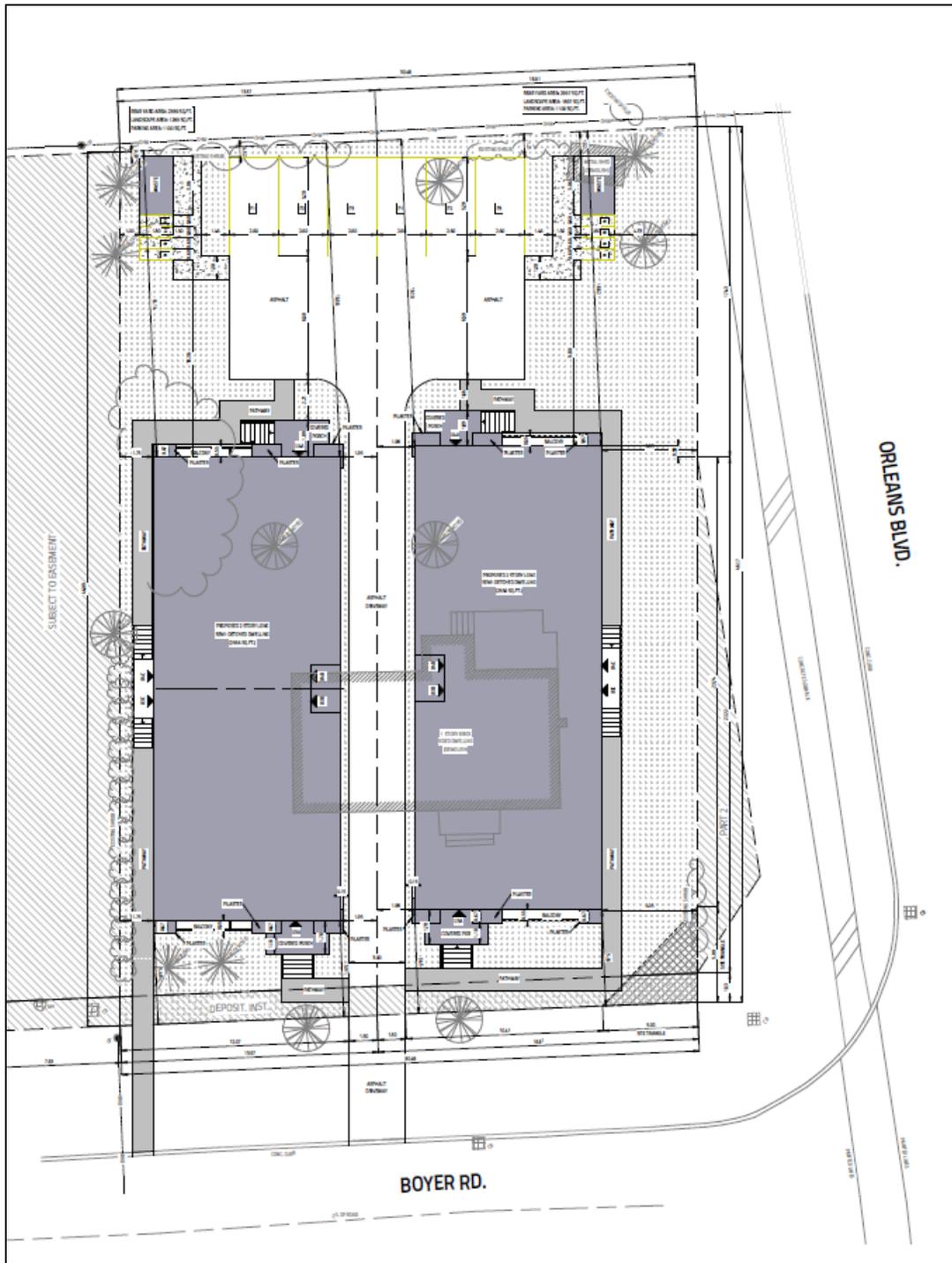


Figure 3 – Site Plan

COMMUNITY CONTEXT



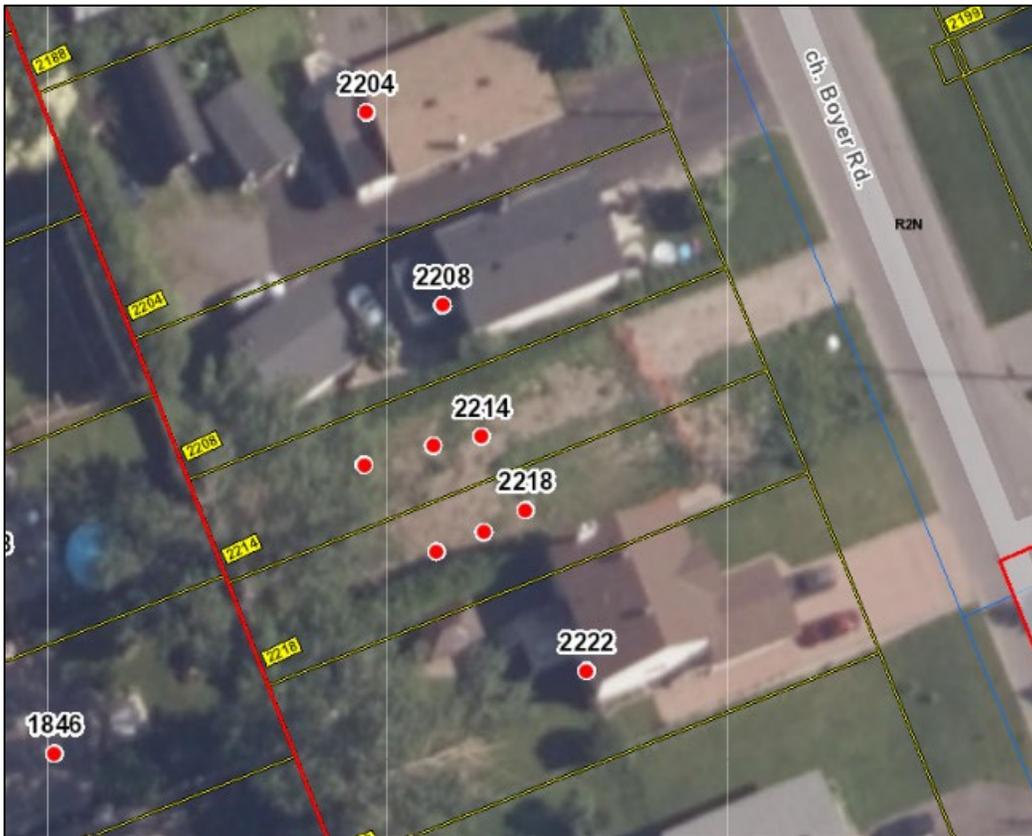
Figure 4 – View looking at the subject property from Boyer Road, 1960 Boyer Road

Boyer Road is an extensive street that spans North – South from Innes Road to St. Joseph Boulevard. Multiple different unit types exist on the street today. Given the differentiating unit types, multiple different lot widths exist as well.

1980, 1988, and 1990 Boyer Road, just down from the subject property all have similar lot widths to those proposed at 1960 Boyer Road.



We are aware of applications at 2094 Boyer Road and the following, 2214 and 2218 Boyer Road to develop long semidetached and semidetached units.



DISCUSSION

As noted earlier in the Letter, a consent application is required to permit the proposed development of one long semidetached unit and one semidetached unit.

As noted in the community context photos on the previous pages, Boyer Road presently has a range of housing typologies. Large, detached dwellings, semidetached dwellings and townhomes all exist on the street today. Given its location and zoning, the street has been subject to a handful of infill developments.

The proposal would see the introduction of long semi-detached unit and a semidetached unit with additional dwellings in each unit. Parking would be located at the rear of the property to make efficient use of the length of the lot. Given the varied typology on the street today, the proposed development is in keeping with the existing streetscape.

The subject property is located within the Outer Urban Transect of the City of Ottawa Official Plan (2022) and thus, the intensification of a lot that presently holds one single detached dwelling is very much in keeping with the policies outlined in the Official Plan.

Planning Act Section 51 – Part 25 Compliance

Provision	Applicability	Application Compliance
(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.	Yes	The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs taking advantage of existing infrastructure. The proposed consent conforms to the overall objectives and intent of the PPS.
(b) Whether the proposed subdivision is premature or in the public interest;	Yes	The subject lands are zoned for the development. The consent is therefore in the public interest as it allows for the development of much needed rental units.
(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The parcels conform to both the appropriate OP and Secondary Plan policies.
(d) The suitability of the land for the purposes for which it is to be subdivided;	Yes	The consent application is meant to facilitate the creation of 2 new lots that will allow the construction of 12 rental units. Any development that occurs will adhere to City zoning and building regulations.
(e) If any affordable housing is being proposed the suitability of the	No	

proposed units for affordable housing;		
(f) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;	No	
(g) The dimensions and shapes of the proposed lots;	Yes	The retained parcel is of an appropriate size to continue to function in the same manner as it does today – it is fully zoning compliant. The severed parcels are of a size and dimension that is an appropriate in the context of the streetscape as demonstrated in this Planning Letter.
(h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on the adjoining land;	No	
(i) Conservation of natural resources and flood control;	No	
(j) The adequacy of utilities and municipal services;	Yes	Full Municipal Services exist on Boyer Road and Orleans Boulevard and can service the development in accordance with City of Ottawa servicing standards
(k) The adequacy of school sites;	No	

<p>(l) The area of land, if any, within the proposed subdivision that, exclusive of highways is to be conveyed or dedicated for public purposes;</p>	<p>No</p>
<p>(m) The extent to which the plan's design optimized the available supply, means of supplying, efficient use and conservation of energy; and</p>	<p>No</p>
<p>(n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31(2); 2006, c.23, s. 22 (3,4); 2016, c. 25, Sched. 4, s. 8 (2).</p>	<p>No</p>



SUMMARY

The applicant is seeking a severance for the property known as 1960 Boyer Road for the purpose of developing one long semidetached units and one semidetached unit.

The requested variances are consistent with the policies in the 2024 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with the Zoning By-Law requirements of the Residential Second Density, subzone N (R2N) zone.

Please contact us if you require any additional information.

P E Hume

A lisonClarke

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group

