

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.



planning  
+ design

# PLANNING RATIONALE

24 Kirkstall Ave, Ottawa, ON, K2G 3M5

[www.q9planning.com](http://www.q9planning.com)

[christine@q9planning.com](mailto:christine@q9planning.com)

**Date:** April 25, 2025

**File:** 010224 - 1 Mount Pleasant Avenue

**To:** Michel Bellemare, Secretary Treasurer  
Committee of Adjustment  
City of Ottawa, 101 Centrepointe

**Committee of Adjustment  
Received | Reçu le**

**2025-05-02**

**City of Ottawa | Ville d'Ottawa  
Comité de dérogation**

## PROPOSED MINOR VARIANCE APPLICATION FOR 1 MOUNT PLEASANT AVENUE

Q9 Planning + Design have been retained by Neil Lucas & Solmaz Shahalizadeh to prepare a Planning Rationale regarding the minor variance application in order to construct a new single detached dwelling on the subject site at 1 Mount Pleasant Avenue.

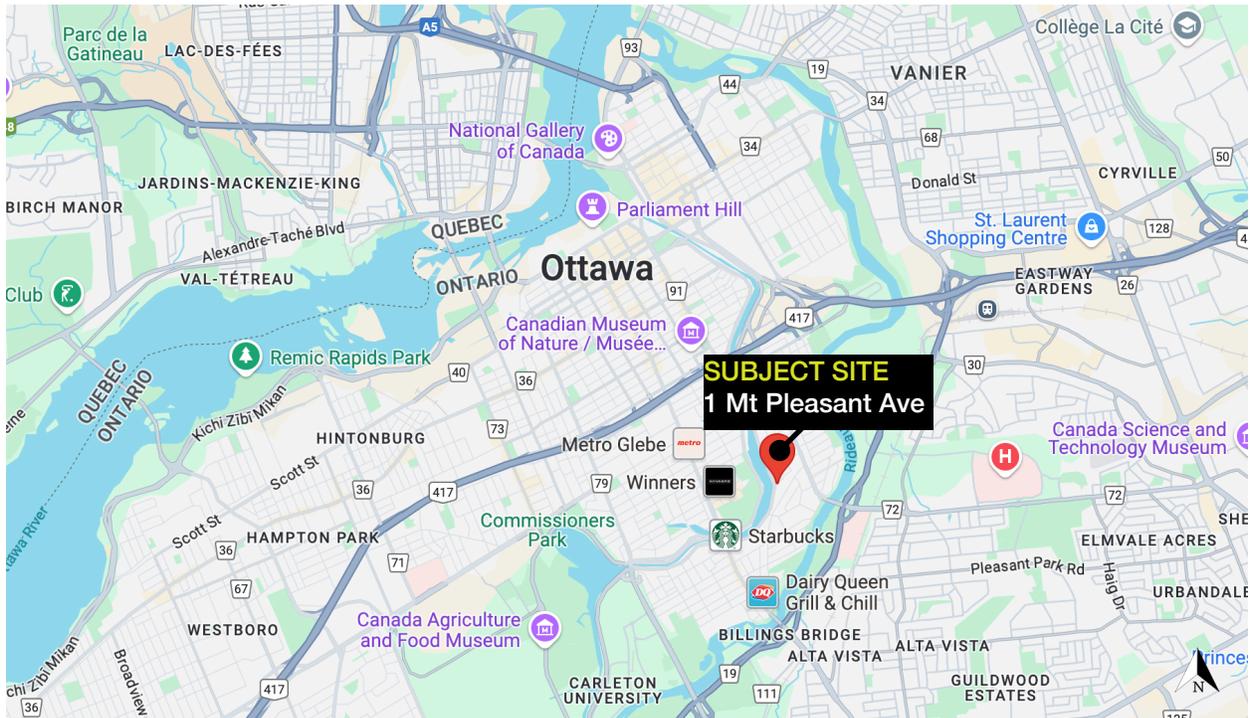


Figure 1: Location Plan

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

## EXECUTIVE SUMMARY

The subject site is a rectangularly-shaped, corner lot located on the northeast corner of Echo Drive and Mount Pleasant Avenue in the Old Ottawa East neighbourhood, within Ward 17 - Capital in the City of Ottawa. The area is part of an established residential neighbourhood consisting of mainly low-rise detached dwellings. The subject property overlooks the Rideau Canal to the west and is in close proximity to Landsdowne Park and numerous business and entertainment options along Bank and Main Streets.

The proposed development is to demolish the existing 2.5-storey dwelling (9.52 m) and construct a new 2.5-storey dwelling (10.1 m), maintaining the existing garage. The new dwelling will only be 0.58 m taller than the existing dwelling. There is a 64.12 m<sup>2</sup> soft landscaped area in the front yard for tree planting as well as other integrated soft landscaping in all areas except where walkways provide access to garage and house. As part of the redevelopment of the site, 2 trees will be removed and 3 new trees are being proposed.

The proposed development requires a minor variance for building height as detailed below. As this report concludes, the proposed minor variance meets the four tests as required under the *Planning Act* and the resulting development enabled by the variance is considered good land use planning.

### Minor Variance Requested

The requested variances are identified below:

Single Detached Dwelling (1 Mount Pleasant Avenue)

- (a) To permit a maximum building height of 10.1m whereas the maximum permitted building height is 8.5m (S.162, Table162A)

### Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment applications.

- [ Site Plan
- [ Elevations
- [ Survey
- [ Planning Rationale (this document)
- [ Fee
- [ Application Form
- [ Tree Information Report

## Public Consultation

Prior to submission, the owners printed a flyer with elevations and discussed their project in person with neighbours. The conversations with the neighbours was appreciated, constructive and overall supportive of the proposal. The design package was also provided to Old Ottawa East Community Association.

## SITE & CONTEXT

### Site

The subject site is a rectangular corner lot located along the northeast corner of Echo Drive and Mount Pleasant Avenue in Old Ottawa East. The property is currently developed with a 2.5 storey detached dwelling with white siding and a peaked roof.

- [ Lot frontage: 13.32 m
- [ Lot depth: 30.48 m
- [ Lot area: 401 m<sup>2</sup>



Figure 2: Site Map (Source: GeoOttawa)

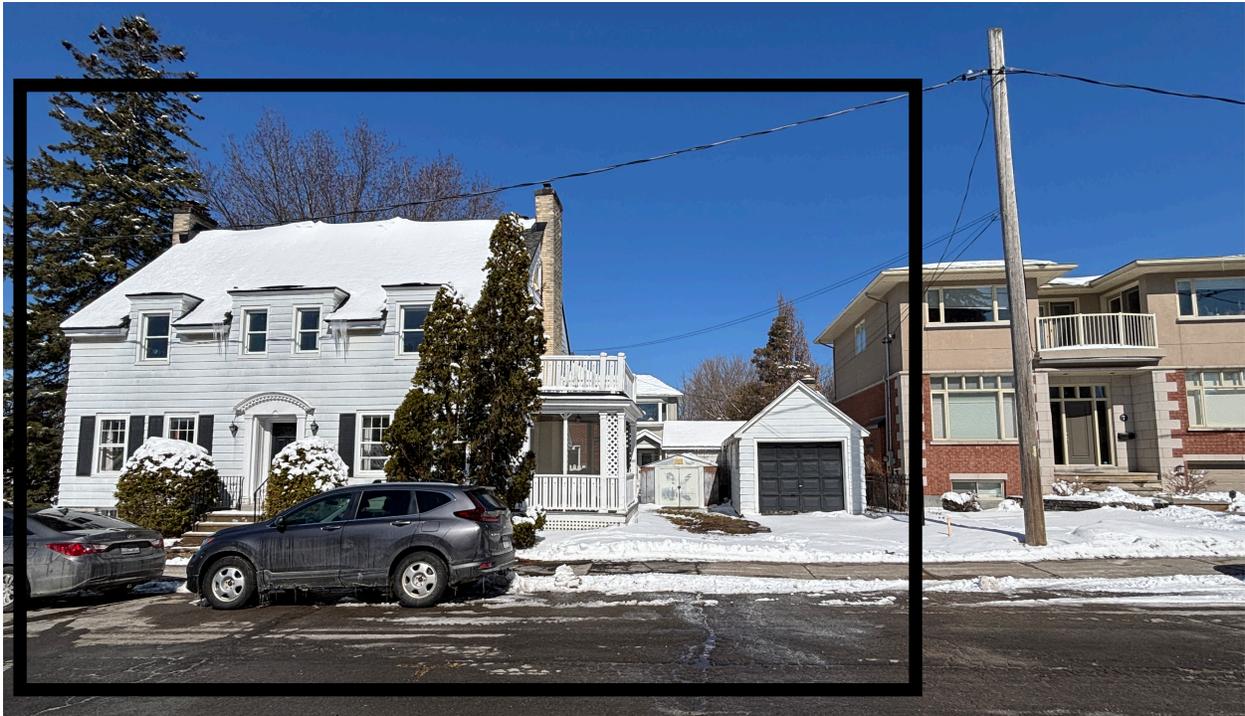


Figure 3: Subject site (left) as viewed from Mount Pleasant, with adjacent detached dwelling (right)



Figure 4: Subject site (right) as viewed from the corner of Echo/Mount Pleasant, looking north up Echo Drive



Figure 5: View from the corner of Mount Pleasant/Echo, looking south down Echo Drive



Figure 6: Looking east down Mount Pleasant Avenue

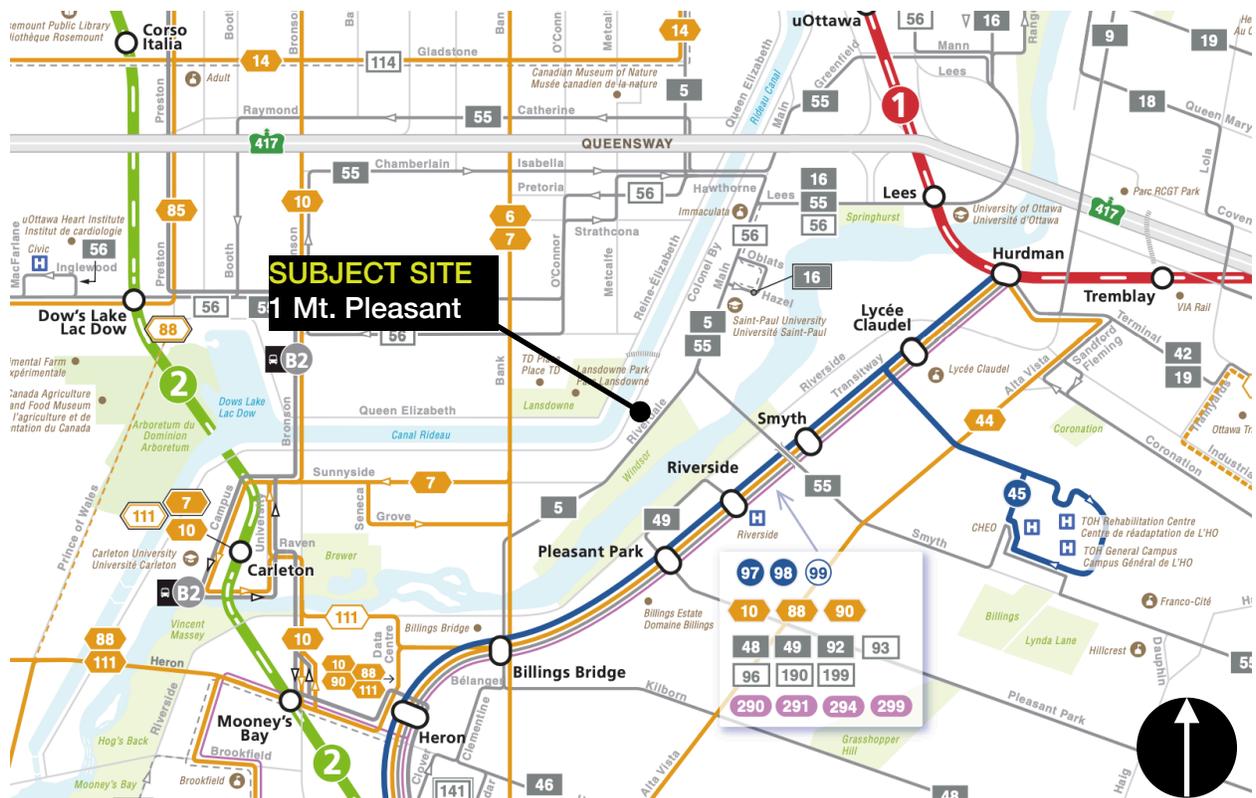


Figure 7: Transit Map (Source: OC Transpo)

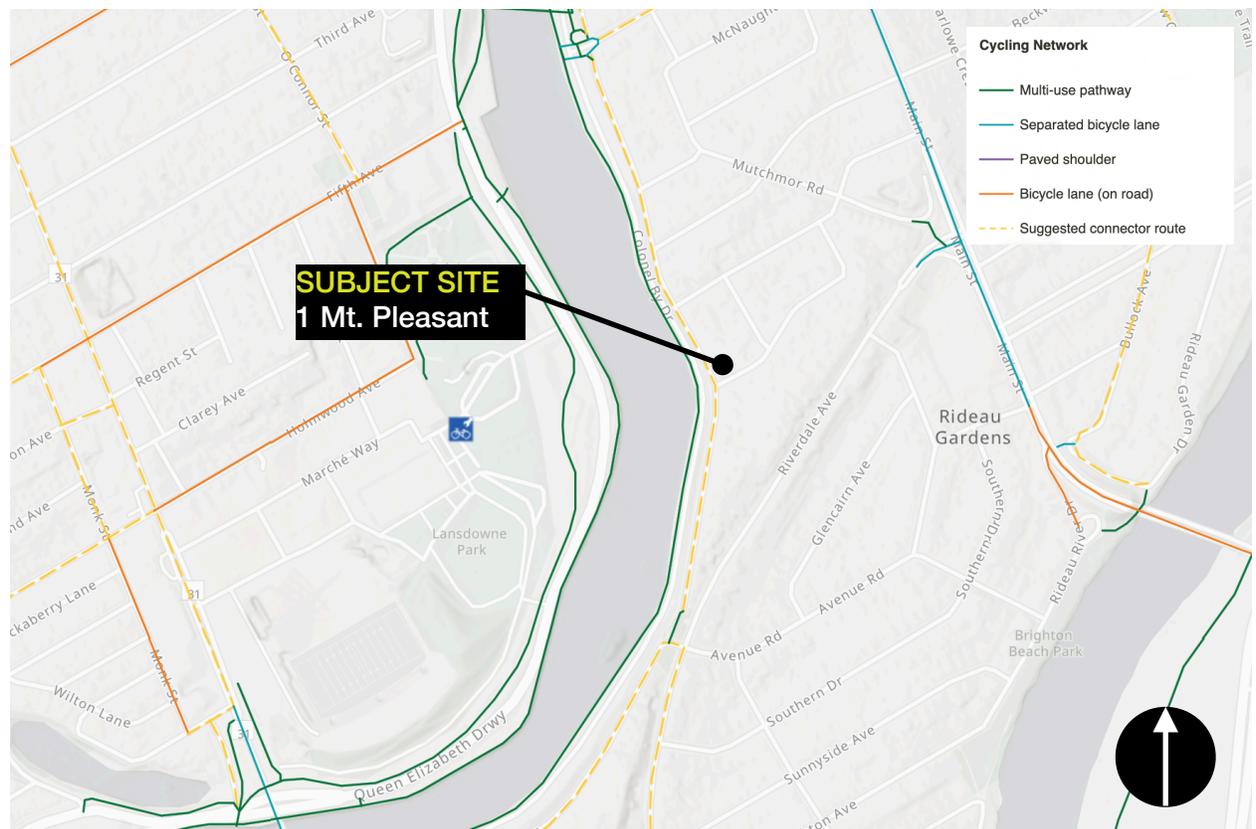


Figure 8: Cycling Map (Source: NCC Cycling Map)

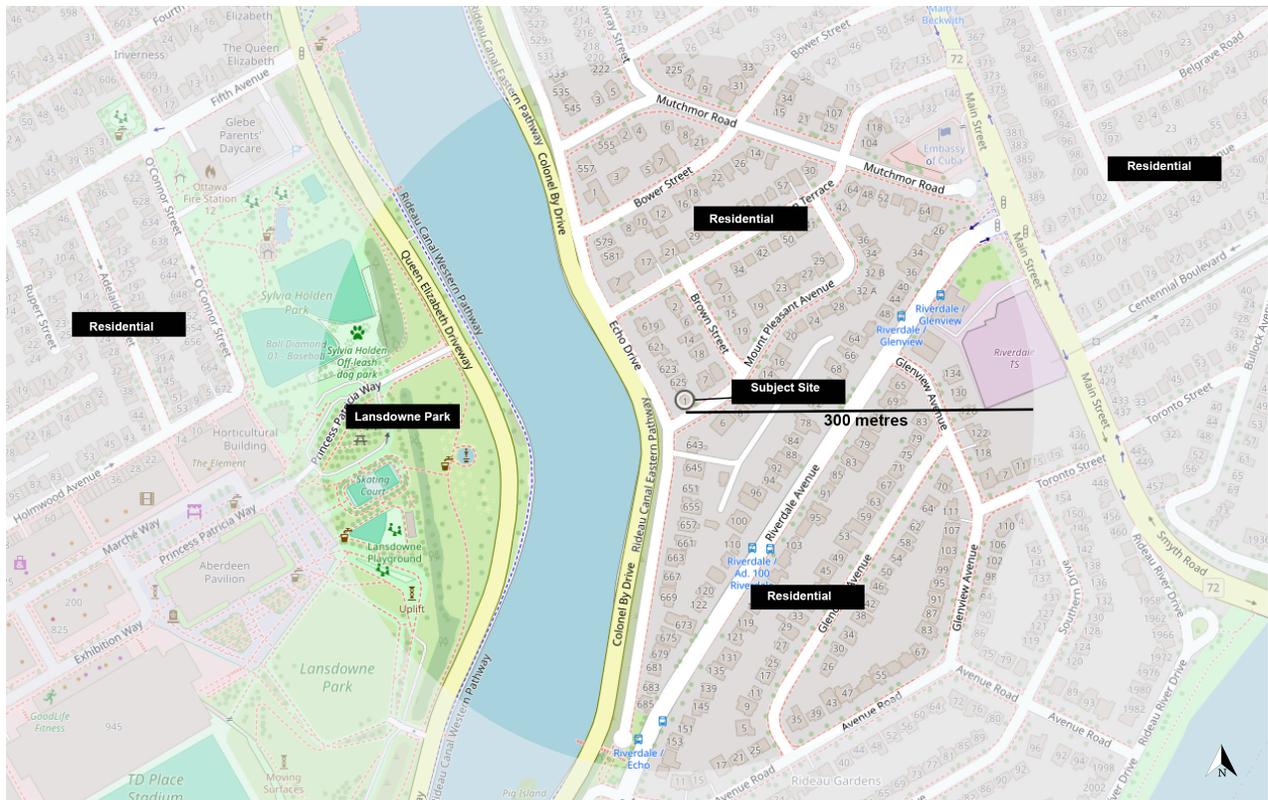


Figure 9: Context Map (Source: Open Streets Map + Markup Q9 Planning + Design)



Figure 10: 3D View of Proposed Building (Source: Ardington & Associates)



Figure 11: Left & Right Elevation (Source: Ardington & Associates)

## Context

The subject property is located in an established residential neighbourhood consisting of mainly low-rise detached dwellings. The subject property overlooks the Rideau Canal to the west and is in close proximity to Landsdowne Park and numerous business and entertainment options along Bank and Main Streets.

Within the applicable block, the east side of Echo Drive moving south from Mason Terrace to 1 Mount Pleasant Avenue is a mix of 1.5 to 3-storey residential dwellings with a range of materials and colours.

On Brown Street, Mason Terrace and along Mount Pleasant, the residential built form is the same as Echo Drive, with mainly 1.5 to 3 storey detached dwellings. Architectural style is a mix of the older pre-war styles with more modern newly developed sites.

- [ **South:** 2-storey dwellings | 8.5 m maximum height permitted in zoning
- [ **North:** 2-storey dwellings | 8.5 m maximum height permitted in zoning
- [ **West:** Rideau Canal + Colonel By Drive + multi-use pathway
- [ **East:** 2-storey dwellings | 8.5 m maximum height permitted in zoning

Majority of the lots on Echo/Mount Pleasant/Brown/Mason are rectangular in shape and vary in size from ~330 m<sup>2</sup> to ~856 m<sup>2</sup>. Some dwellings have garages, both rear detached and front attached. Older homes have peaked roof style whereas newer dwellings tend to be flat-roof style.

Echo Drive is a two-lane local road with a sidewalk on the east side of the street. The street runs along the Canal and is separated from the water's edge by a boulevard, Colonel By Drive and an active transportation pathway. The subject site is located ~100 m from Riverdale Avenue where there is access to a number of amenities and OC Transpo Routes 5 and 55. Please see the extract of the OC Transpo Route Map on the following page.

There is a multi-use pathway along Colonel By Drive which runs directly in front of the subject site along the Rideau Canal.

## PROPOSED DEVELOPMENT

The proposed development is to demolish the existing 2.5-storey dwelling (9.52 m) and construct a new 2.5-storey dwelling (10.1 m), maintaining the existing garage. The new dwelling will only be 0.58 m taller than the existing dwelling. To accommodate the proposed redevelopment, 2 trees are planned to be removed— one within the porch / balcony footprint, and a small one within the building footprint, both are shown on the site plan. As part of the redevelopment of the site, 3 new trees are being proposed.

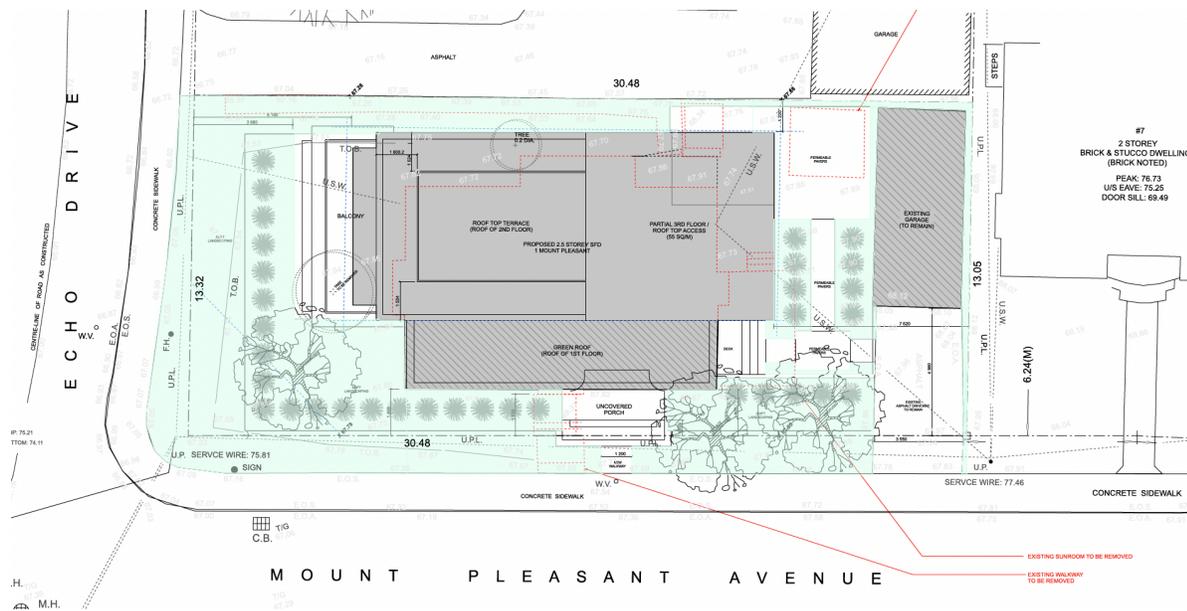


Figure 12: Proposed Site Plan, Colour (Source: Ardington & Associates)

The built form features a 6.2 m front yard setback, a 1.22 m interior yard setback, a 1.63 m (existing, legal non-complying) corner yard setback, and a 7.6 m rear yard setback. There is a 64.12 m<sup>2</sup> soft landscaped area in the front yard for tree planting as well as other integrated soft landscaped in all areas except where walkways provide access to garage and house.

The renderings below show the proposed new dwelling, including the as-of-right 8.5 m building envelope (represented as a blue box). The proposed dwelling exceeds the building height only for the rear portion of the building. Colour, 2D elevations follow

1 Mount Pleasant Ave  
Proposed vs. Zoning  
April 8 2025

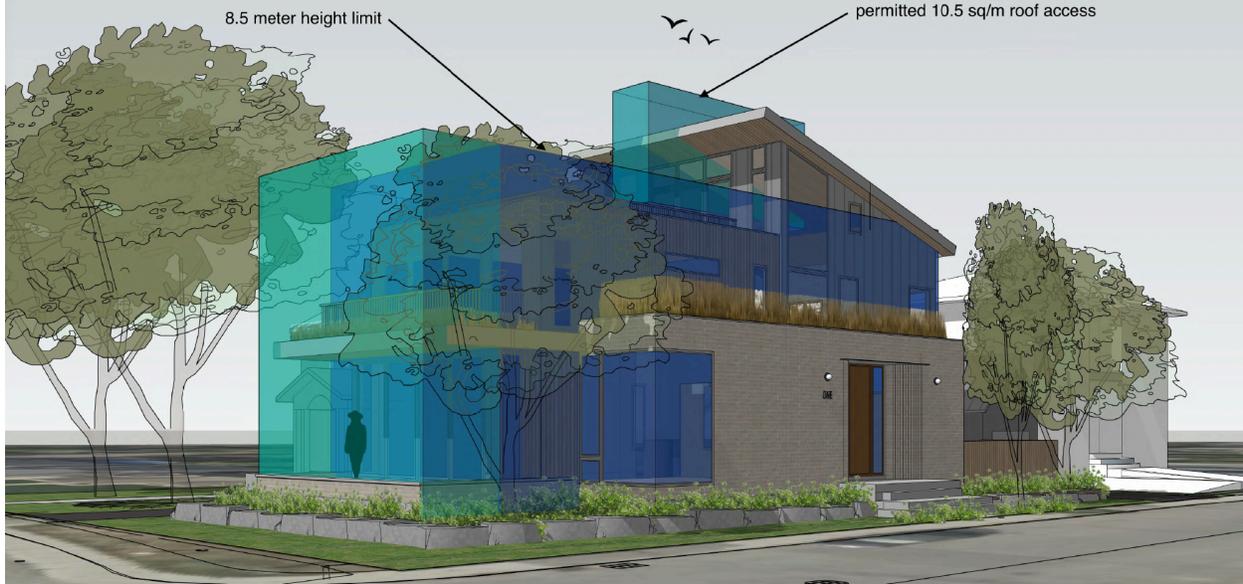


Figure 13: Conceptual Rendering illustrating as of right height in 8.5 m box (blue) as well as the portion of the building elevation that is proposed to be larger than the height limit. (Source: Ardington & Associates)

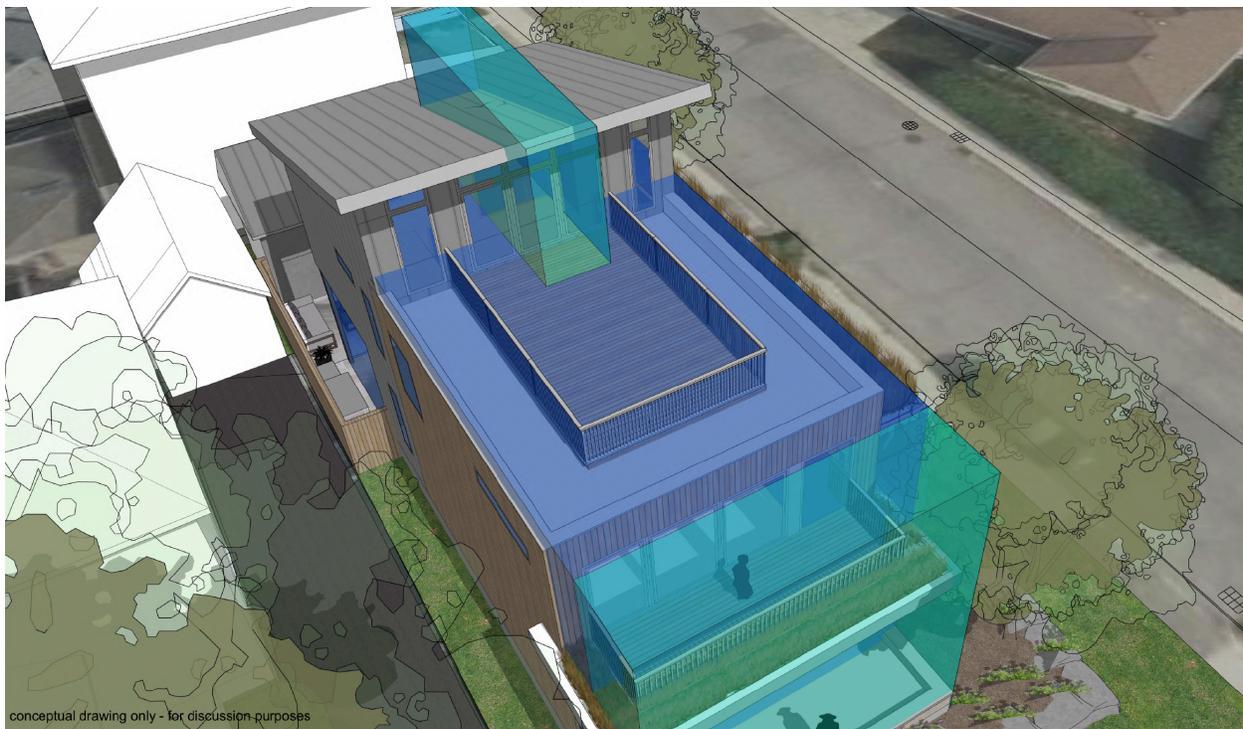


Figure 14: Conceptual Rendering illustrating as of right height in 8.5 m box (blue) as well as the portion of the building elevation that is proposed to be larger than the height limit. (Source: Ardington & Associates)



Figure 15: Conceptual Rendering of proposed dwelling, from street at Mount Pleasant/Echo



Figure 16: Conceptual Rendering of proposed dwelling, from above



Figure 17: Conceptual Rendering illustrating the height of the existing building, juxtaposed with the height of the proposed building. The new dwelling will only be 0.58 m taller than the existing dwelling. The rendering shows that the proposed new dwelling with the variance, is similar in height to what current exists (Source: Ardington & Associates)

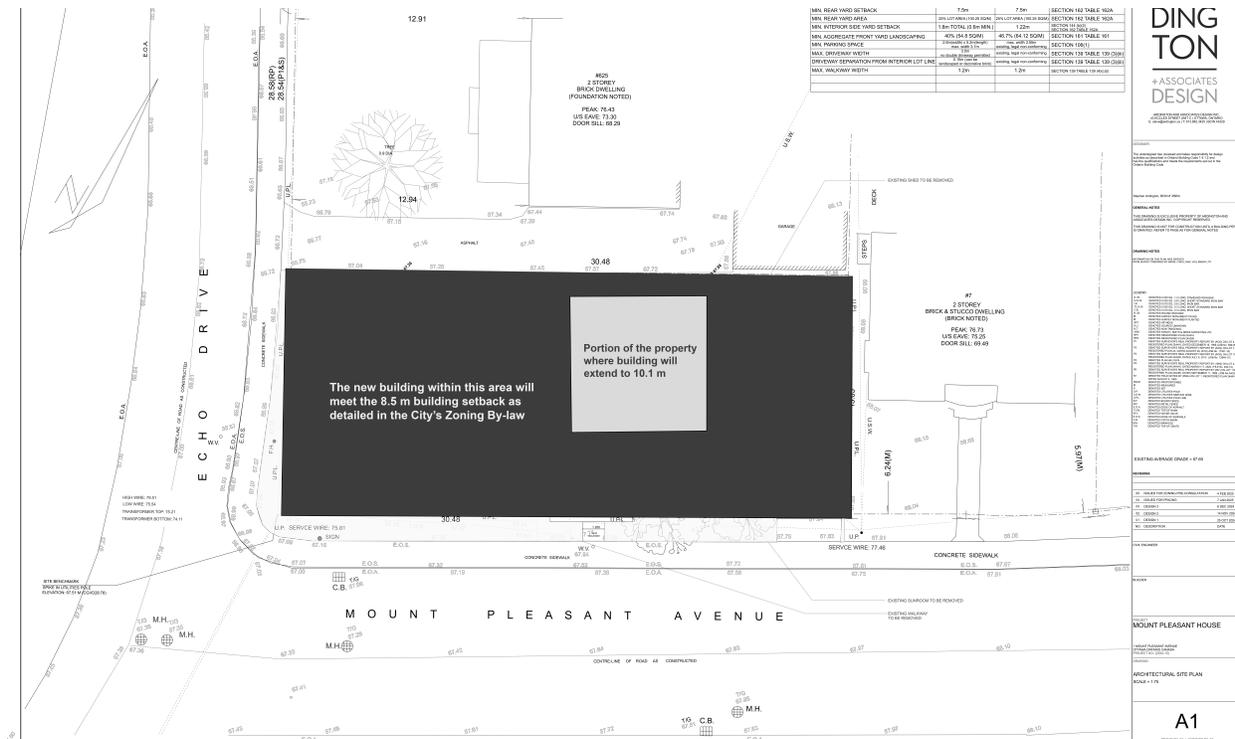


Figure 18: Illustration showing the area of the site (light grey) where the height will project to 10.1 m. All other areas of the site (black) will have a building height that meets the 8.5 m maximum height as outlined in the Zoning By-law.



FRONT ELEVATION



REAR ELEVATION

Figure 19: Front & Rear Elevation, Colour (Source: Ardington & Associates)

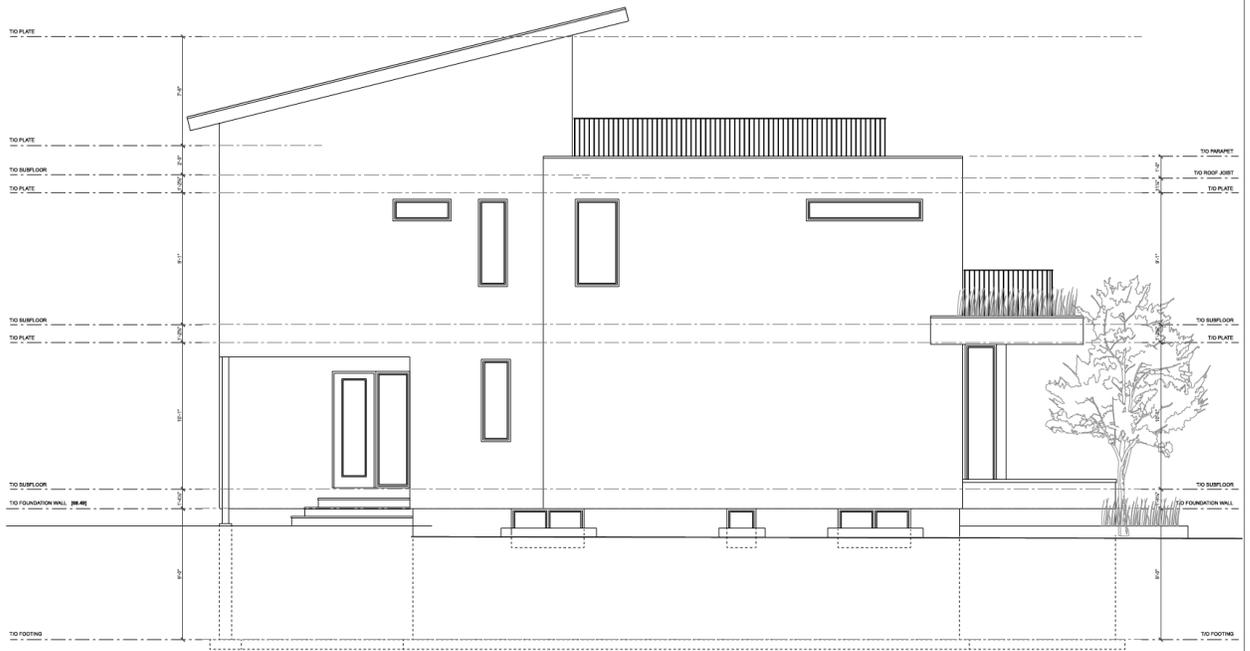
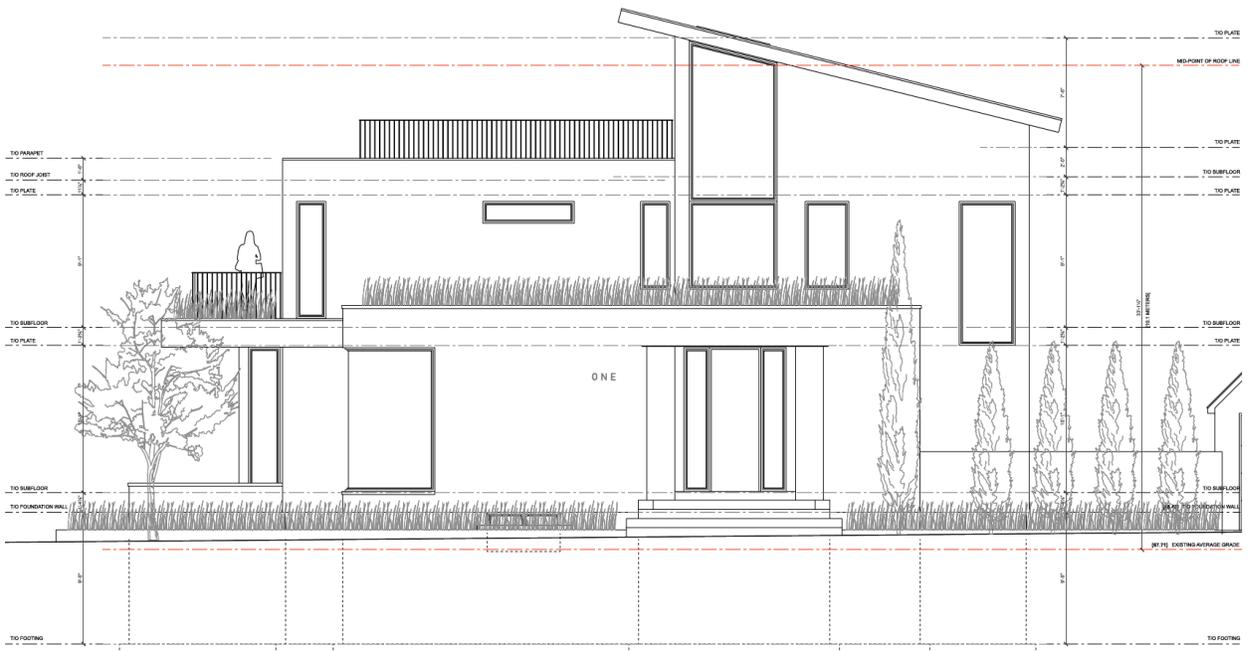


Figure 20: Front & Rear Elevation, B&W (Source: Ardington & Associates)

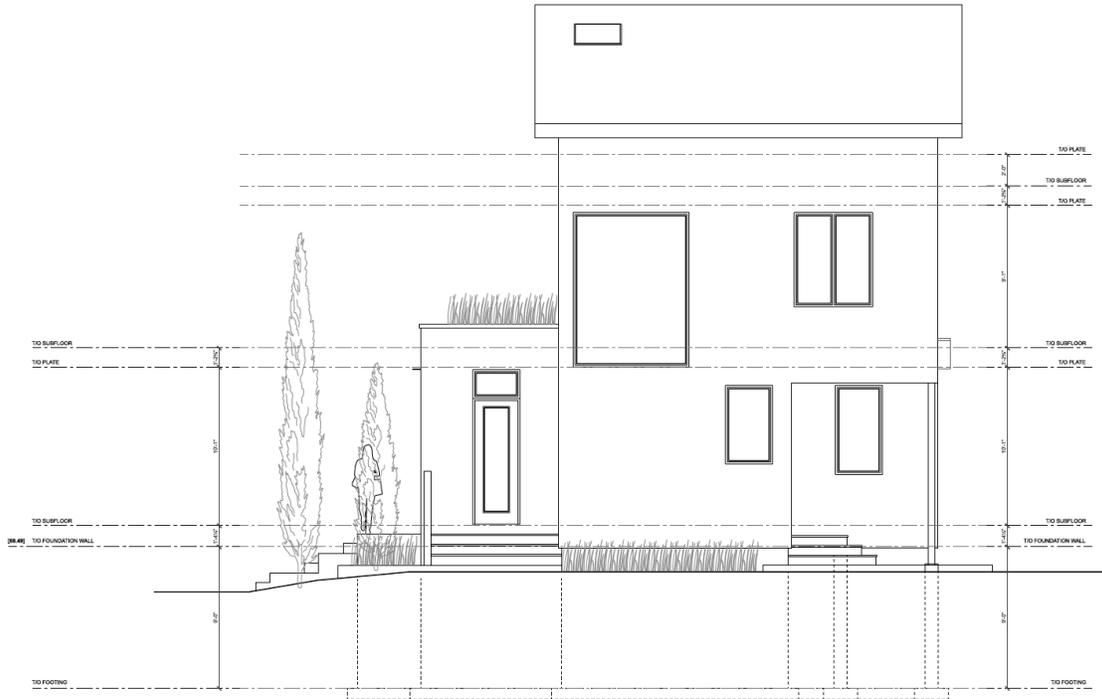


Figure 21: Right Elevation, B&W (Source: Ardington & Associates)



Figure 22: Left Elevation, B&W (Source: Ardington & Associates)



## POLICY REVIEW

### Provincial Policy Statement, 2024

In order to obtain approval of the proposed minor variance application required to construct a new detached dwelling on the subject property, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes by 2031.

These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the PPS. Relevant policies from the PPS are outlined below, with the specific policies provided in *italics*. Section 2.0 provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

#### Section 2.1 - Planning for People and Homes

*2.1.6 Planning authorities should support the achievement of complete communities by:*

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

#### Section 2.2 - Housing

*Policy 2.2.1. 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 area by:*

- a. establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*
- b. permitting and facilitating:*

1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and*
2. *all types of residential intensification, including the development and redevelopment of under-utilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;*
- c. *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and*
- d. *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.*

**Comment** | The proposed development results in the construction of a new detached dwelling on an existing lot within the urban boundary. It contributes to the overall housing supply in the area and accommodates the needs of the current homeowners with a new home through infill development. The project efficiently utilizes the existing foundation, part of the existing dwelling and grading, thereby minimizing disruptions to the site. It also emphasizes environmental protection by maintaining existing vegetation and enhancing the property with soft landscaping and new trees. This thoughtful design, with minimal environmental impact, promotes efficient expansion within the urban area, addressing both current and future community needs.

### Section 2.3 - Settlement Areas and Settlement Area Boundary

Section 2.3 directs growth in Ontario's settlement area, particularly near strategic growth areas and major transit stations. It states that planning authorities shall establish minimum intensification and redevelopment targets to create complete communities within designated growth areas to ensure orderly development and sufficient infrastructure provision.

2.3.1.1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a. *efficiently use land and resources;*
- b. *optimize existing and planned infrastructure and public service facilities;*
- c. *support active transportation;*
- d. *are transit-supportive, as appropriate; and*
- e. *are freight-supportive.*

2.3.2.1 States that planning authorities shall consider the following for new settlement areas and boundary expansions:

- a. *the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*
- b. *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- c. *whether the applicable lands comprise specialty crop areas;*
- d. *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e. *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f. *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- g. *the new or expanded settlement area provides for the phased progression of urban development.*

**Comment** | The proposed residential expansion results in a more efficient use of available land, resources, and infrastructure by utilizing an existing, serviced parcel within the urban settlement area. Its location near OC Transpo routes supports transit-supportive commercial development while recognizing the existing neighbourhood conditions and commercial needs of the area.

Section 4.0 of the PPS provides policies aimed at protecting Ontario's natural heritage, water, agricultural, mineral, cultural heritage, and archeological resources in order to preserve the province's long-term prosperity, environmental health, and social wellbeing.

Section 5.0 of the PPS contains policies to protect the health and safety of Ontarians, reducing risk from natural and human-made hazards by directing development away from hazard areas.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Policy Statement (PPS), 2024.

## City of Ottawa Official Plan

**Designation:** *Neighbourhood, Inner Urban Transect + Rideau Canal Special District*

The City of Ottawa Official Plan was adopted by City Council on November 24th, 2021 was approved by the MMAH on November 4th, 2022. The Plan is intended to manage growth and change in Ottawa to the year 2046.

Section 2 contains the overall strategic direction of the new Official Plan and is based around the Five Big Policy Moves, which are intended to make Ottawa the most liveable mid-sized City in North America. The Five Big Moves call for increased growth through intensification, sustainable transportation, context-based urban and community design, environmental, climate, and health resiliency embedded into planning policy, and planning policies based on economic development. Six cross-cutting issues have also been

identified as essential to the achievement of liveable cities, which are related to intensification, economic development, energy and climate change, healthy and inclusive communities, gender equity, and culture.

**Comment:** The proposed development results in the construction of a new home on an existing property within the urban area. It achieves a context-based and compatible design that is appropriately scaled to the neighbourhood and fits within the existing streetscapes of Echo and Mount Pleasant. The development also accommodates the expanded needs of the current homeowners through redevelopment of an existing property, helping to manage growth through infill development and intensification. The proposal is appropriate based on the surrounding neighbourhood context and its location within a Neighbourhood in the Inner Urban Transect, contributing to the achievement of the Five Big Policy Moves.

Section 3 of the Official Plan provides a growth management framework that plans for growth across differing geographies in the City. Most growth is to occur in the urban area, which contains six different transect policy areas that have grown and are expected to grow in varying ways. The central link between all transect policies is the creation and connection of networks of 15-minute communities.

**Comment:** The subject site is located in the urban settlement area within an established residential neighbourhood in the Inner Urban Area. It is currently developed with a 2.5-storey detached dwelling. The proposed development provides the same residential use within the same single-detached typology. It helps retain a contextual form and dwelling type on the site while supporting growth accommodation and accommodating the owner's needs on an existing lot. This aligns with the planned direction for growth management in urban areas. A larger dwelling supports diversity and life cycle adjustments for growing families and multi-generational families.

Section 4 of the Official Plan provides policies applicable to development throughout the City. It includes policies for more sustainable modes of transportation and the design and creation of healthy, 15-minute neighbourhoods. This includes the provision of jobs, recreational amenities, and retail uses within a 15-minute walking distance of residential uses.

Section 4.6 provides policies that address urban design, which involves designing the built form and public realm in a manner that supports healthy, 15-minute neighbourhoods. It also emphasizes design excellence throughout the City, especially in Design Priority Areas.

**Comment:** The proposed development contributes a well-designed single-detached home to the area which provides more living space for the current homeowners to better accommodate their needs. It results in a more functional site design that efficiently uses the available space on the lot while providing adequate zoning compliant setbacks and sufficient landscaping. The 2.5-storey height and the overall scale and massing of the home is compatible with the abutting homes and fits into the neighbourhood context of detached dwellings with varied architectural styles. No shadowing, overlook, or other adverse impacts onto neighbours will result from the home. As designed, the home meets the required front yard aggregate soft landscaping. Three new trees will be planted along the frontage of the property to replace two trees that will be lost due to construction and

the new building footprint. Overall, the proposed development contributes an attractive, aesthetically pleasing, and more functional dwelling to the area that maintains the consistency of front yards, while preserving landscaping and the urban tree canopy, which aligns with the urban design policies of the Official Plan.

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City, especially in Design Priority Areas. The subject site is not located within a Design Priority Area.

Section 5 provides detailed policies for each of the six transect policy areas within the City. Each of the transect policy areas recognize the existing development patterns and provide tailored approaches to transition towards healthier, more sustainable 15-minute communities. The subject site is located within the **Inner Urban Transect** and is designated **Neighbourhood**. It is also part of the **Rideau Canal Special District** due to proximity to the Rideau Canal.

Section 5.2 provides policies for the Inner Urban Transect, which represents pre-war neighbourhoods surrounding the Downtown Core and the adjacent post-war neighbourhoods. The intent of Section 5.2 is to enhance the existing urban built form pattern, site design, and mix of uses. It is generally planned for mid-to-high density development, subject to transit proximity and secondary plans or area-specific policies. Within Neighbourhoods, between two and four storeys is permitted.

**Comment:** The proposed 2.5-storey detached dwelling represents a contextually-appropriate building height that aligns with the height direction for Neighbourhoods in the Inner Urban Transect. The development contributes to enhancing the existing built form in the neighbourhood, improving the residential use of the property through a newer home that better meets the owner's needs while being compatible in scale with abutting properties.

Section 5.6.1 provides policies for built form overlays, including the Evolving Overlay. The Evolving Overlay applies to areas in close proximity to Hubs and Corridors which will gradually evolve to support intensification, transitioning from a suburban to an urban character.

**Comment:** The proposed development aligns with the planned 2-4 storey height context for Neighbourhoods within the Inner Urban Transect, while also retaining a built form pattern and lot-to-structure ratio that is typical of urban neighbourhoods within the Inner Urban area. It retains the character of the neighbourhood and results in a contextually-appropriate home that better accommodates the owner's current needs without precluding higher-density development in the future.

Section 6.0 contains policies specific to designations within the urban settlement area.

Section 6.3 contains policies that pertain to Neighbourhoods. These are contiguous urban areas that form the heart of communities and consist of a mix of densities and built forms. Neighbourhoods are noted as being at different types and stages of development, maturity,

and evolution. A variety of dwelling types and densities are permitted in Neighbourhoods, with the intent of creating and reinforcing 15-minute communities through gradual, context-sensitive development. Permitted building heights are generally 2-4 storeys, which transition in height and density from the neighbourhood interior towards Corridors and Hubs.

**Comment:** The proposed development results in a new 2.5-storey detached dwelling within a stable neighbourhood that is characterized by low-rise, ground-oriented single detached dwelling types. The proposed use aligns with the permitted uses in the Neighbourhoods designation and the dwelling provides a compatible scale and height that falls within the planned height context for the designation. The development results in an appropriate built form type, density, and scale in a well-designed dwelling that aligns with the neighbourhood context and contributes to an enhanced streetscape.

### Section 6.6.2.2 Rideau Canal Special District

The intent of the policies for the Rideau Canal Special District is to conserve its cultural heritage landscape while encouraging new sensitive opportunities for animation that enhance experiences for residents and tourists. With respect to the first row of properties, as shown on Schedule B2, the intent of the policies is that new development will respect and reinforce the existing physical character.

*(4) The following policies will apply in the first row of properties along the Rideau Canal:*

- a) *Where properties are within or on the edge of established Low-rise residential areas, development will be subject to all of the following: i) Development will respect the existing patterns of building footprints, height, massing, scale, setback and landscape character within the associated streetscape. The associated streetscape will be determined by the existing low-rise properties on one, or if applicable, both sides of the same street, on the same block as the subject property; ii) In order to be consistent with nearby low-rise residential development, anticipated Secondary Plan process for the area as referenced in Subsection 6.6.3, Policy 1) will consider if Site Plan Control By-Law may extend within the Rideau Canal Special District; and iii) Carefully consider the visual relationship between the site and the Canal, including the adjacent or nearby federal parkways and the preservation of mature trees by ensuring the continuity of the existing landscape patterns, orientation of buildings and preserving views to and from the Canal;*

**Comment:** The proposed development results in one new 2.5-storey detached dwelling within a stable neighbourhood that is characterized by low-rise, ground-oriented single detached dwelling types. The surrounding dwellings on the Echo and Mount Pleasant block are between 2-3 storeys in height. The development results in an appropriate built form type, density, and scale in a well-designed dwelling that aligns with the neighbourhood context and contributes to an enhanced streetscape. Given the proposed new building is only 0.58 m taller than the existing dwelling, no views of the Rideau Canal will be obstructed by what is proposed.

**Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Official Plan.**

## City of Ottawa Zoning By-law

The City of Ottawa zones this site as R1TT[2241] - Residential First Density, Subzone TT, Urban Exception 2241, as identified on the map below. The Urban Exception requires a minimum front yard setback of 6 minimum and a corner side yard setback of 4.5 m. The intent of the R1TT Zone is to permit low-rise residential dwellings, including a single detached dwelling. The performance standards in the zone seek to regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced. As the property is located within the Greenbelt, it is subject to the alternative provisions of Section 139 and 144. The table below provides an overview of the required provisions for this zone and the proposed development's compliance.

EXISTING ZONING BY-LAW R1TT[2241]	Requirement	Provided	Section
Minimum Lot Width	9 m	13.32 m	Section 162, Table 162A
Minimum Lot Area	270 m <sup>2</sup>	~397.8	Section 162, Table 162A
Max Building Height	8.5 m	<b>10.1 m</b>	Section 162, Table 162A
Minimum Front Yard Setback	6.0 m	6.2 m	Section 144(1)(a); Section 162, Table 162A
Minimum Corner Yard Setback	4.5 m	<b>1.63 m (existing, legal non-complying)</b>	Section 162, Table 162A, Exception 2241
Minimum Rear Yard Setback	7.5 m	7.6 m	Section 144, Table 144A
Minimum Rear Yard Area	25% of lot area (100.25 m <sup>2</sup> )	100.25 m	Section 144(3)(a)
Minimum Interior Yard Setback	Total is 1.8 m with one yard no less than 0.6 m. The minimum interior side yard setback must equal at least 50% of the required minimum total interior side yard setback = 0.9 m	1.22 m	Section 162, Table 162A, Section 144(b)(2)
Minimum Aggregate Front Yard Soft Landscaped Area	For lot where FYS is +3m: 40% (54.8m <sup>2</sup> )	64.12 m <sup>2</sup>	Section 161, Table 161

EXISTING ZONING BY-LAW R1TT[2241]	Requirement	Provided	Section
<b>Minimum Parking Space</b>	2.6 m (width) x 5.2 m (length)  Maximum width of 3.1 m	<b>Max width of 3.55 m (existing, legal non-complying)</b>	Section 106(1)
<b>Maximum Driveway Width</b>	3 m, no double driveway permitted	<b>3.55 m (existing, legal non- complying)</b>	Section 139, Table 139(3)(iii)
<b>Driveway Separation from Interior Lot line</b>	0.15 m (can be landscaped or decorative brick)	<b>Existing, legal non-complying</b>	Section 139, Table 139(3)(iii)
<b>Maximum Walkway</b>	1.2 m	1.2 m	Section 139(4)(c)(i)

## PLANNING ACT REVIEW

### Review of Section 45(1) Minor Variances

The *Planning Act* requires that minor variances are only to be permitted so long as they meet the four tests as set in Section 45(1). These tests are: whether the variance is minor; whether the variance meets the intent and purpose of the Official Plan; whether the variance meets the intent and purpose of the Zoning By-law; and lastly whether variance is suitable and desirable for the use of the land.

### Are the variances minor?

The requested Minor Variance is to permit a maximum building height of 10.1m whereas the maximum permitted building height is 8.5m (S.162, Table162A). The increase only applies to the rear portion of the building that projects beyond the 8.5 m required height. The proposed increase in height will apply to the portion of the new building at the rear of the site, thereby reducing any impact from blocked views towards the canal. To compensate for lost trees as a result of the construction process, three new trees will be planted along the frontage of the property. The proposed development results in the construction of a new home on an existing property within the urban area. It achieves a context-based and compatible design. The new dwelling unit is appropriately scaled to the neighbourhood and fits within the existing streetscape. The development also accommodates the expanded needs of the current homeowners through redevelopment of an existing property, helping to manage growth through infill development and intensification. The additional height is consistent with the scale and massing of surrounding buildings, therefore, **the proposed variance is considered minor.**

### Do the variances meet the intent and purpose of the Official Plan?

The intent and purpose of the Official Plan as it applies to this property is to accommodate a wide range of ground-oriented, low-rise residential dwelling types within Neighbourhoods in order to promote the creation of 15-minute communities. The proposal achieves this intent by providing a new low-rise dwelling in an existing low-rise neighbourhood.

The proposed developments meets the intent and purposes of the new Official Plan by supporting the following sections of the Official Plan and relevant policies within.

#### Section 2: Strategic Directions

The proposed development complies with the policies of Section 2.0 - Strategic Directions by supporting intensification within a built-up urban area and support for good urban design.

#### Section 3: Growth Management Framework

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate land is provided to accommodate new growth. The proposed development aligns with the planned direction for growth management in urban areas as a larger dwelling supports

large family households, life cycle adjustments for growing families, and multi-generational families.

#### Section 4: City-Wide Policies

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City. The proposed development contributes a well-designed low-rise dwelling which provides a new building on an existing urban lot in the built-up area. The proposed materials and outdoor amenity areas contribute to quality urban design.

#### Section 5: Transect

Section 5 of the Official Plan provides direction for transect areas and identifies that the Inner Urban Context supports enhancement of the urban built form and supports heights of 2 to 4 storeys. The proposed development is consistent with the general characteristics of the urban pattern of built form identified in Table 6. The proposed development complies with the permitted 3-storey height limit identified in Table 7 (Section 5.2.4(1)). The inner urban transect is geared towards enhancing urban pattern of built form, prioritizing walking, cycling and transit use, and providing direction to neighbourhoods within the Inner Urban Transect.

#### Section 6: Urban Designations

Section 6 of the Official Plan sets out the policies for the urban designations, including Neighbourhood. The intent of this designation is to support a range of densities and built form and acknowledges that neighbourhoods are in various stages of transition. The proposed development conforms to the policies of the applicable Neighbourhood designation.

##### Section 6.6.2.2 Rideau Canal Special District

The intent of the policies for the Rideau Canal Special District is to conserve its cultural heritage landscape while encouraging new sensitive opportunities for animation that enhance experiences for residents and tourists. With respect to the first row of properties, as shown on Schedule B2, the intent of the policies is that new development will respect and reinforce the existing physical character.

The proposed development contributes an attractive form of intensification that meets the intent and purpose of the Official Plan by providing intensification near amenities and transit, and supporting a built form that is compatible and consistent with development within the existing neighbourhood. The proposed development respects the existing patterns of building footprints, height, massing, scale, setback and landscape character within the associated streetscape. **The intent and purpose of the Official Plan is met.**

## Do the variances meet the intent and purpose of the Zoning By-law

The intent and purpose of the limitation on building height in the Zoning By-law, is to ensure that built form is compatible and consistent with the height of buildings within the existing neighbourhood and that the proposed development respects the existing patterns of building footprints, height, massing, scale, setback and landscape character within the associated streetscape. With the exception of existing legal non-complying setbacks, all other regulations as set out by the Zoning By-law will be met by the proposed development. The proposed development respects the existing patterns of building footprints, height, massing, scale, setback and landscape character within the associated streetscape. There is a 64.12 m<sup>2</sup> soft landscaped area in the front yard for tree planting as well as other integrated soft landscaped in all areas except where walkways provide access to garage and house. As part of the redevelopment of the site, 2 trees will be removed and 3 new trees are being proposed. For these reasons, the intent and purpose of the Zoning By-law is met.

The increase in height by 1.6 m is only proposed within a small portion of the property as outlined in the grey square in the Figure below. There the increase in height is highly supportable and will therefore have no undue or adverse impacts on surrounding properties. **The proposed variance meets the intent and purpose of the By-law.**



Figure 23: Illustration showing the area of the site (light grey) where the height will project to 10.1 m. All other areas of the site (black) will have a building height that meets the 8.5 m maximum height as outlined in the Zoning By-law.

### ***Are the variances suitable for the use of the land?***

The development with the requested variance constitutes a suitable and desirable use of land to support the need for new housing in a manner that is compatible with the surrounding area and strongly supports the policies and direction of the Official Plan as well as provincial direction with regards to housing support. The proposed development results in the construction of a new home on an existing property within the urban area. It achieves a context-based and compatible design. The new dwelling unit is appropriately scaled to the neighbourhood and fits within the existing streetscapes. The development also accommodates the expanded needs of the current homeowners through redevelopment of an existing property, helping to manage growth through infill development and intensification. The additional height is consistent with the scale and massing of surrounding buildings. **The proposed development is desirable for the suitable use and development of the land.**

## CONCLUSION

As noted, the proposed development with the requested variance results in the construction of a new detached dwelling that provides an improved living space for the homeowners while still being compatible in height, scale, and massing with the surrounding properties. The home will align with the low-rise, ground-oriented context along Mount Pleasant Avenue/Echo Drive and contributes an aesthetically-pleasing and well-designed dwelling to the area.

The proposed development requires a variance to permit an increased height.

As demonstrated in this cover letter, the proposed variance is minor in nature, with the development demonstrating good urban design and not adversely impacting the streetscapes. The proposal also meets the intent of the Official Plan intent and purpose of the Official Plan by providing intensification near amenities and transit, and supporting a built form that is compatible and consistent with development within the existing neighbourhood. The increase in height by 1.6 m is supportable and will therefore have no undue or adverse impacts on surrounding properties. Therefore, the proposed variance meets the intent and purpose of the Zoning By-law. Lastly, the proposed development is demonstrated to be a suitable and desirable use of land.

Collectively considered, the development with the requested variances meets the four tests required under Section 45(1) of the *Planning Act*.

It is the opinion of Q9 Planning + Design that the proposed minor variance constitutes good land use planning and meets the required tests and criteria set out in the *Planning Act*.

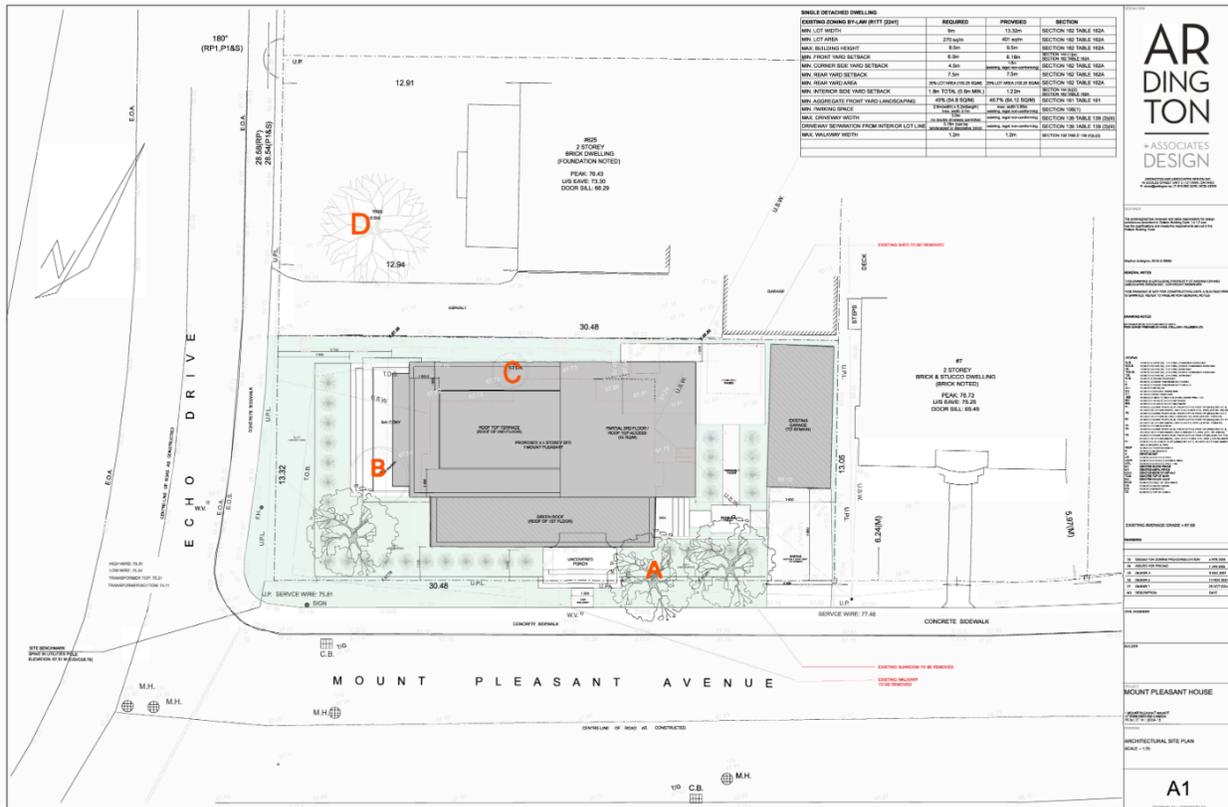
Yours truly,



Dayna Edwards, RPP MCIP M.PI  
Partner, Senior Planner + Project Manager

CC: Neil Lucas & Solmaz Shahalizadeh

# APPENDIX A - EXCERPT FROM TREE INFORMATION REPORT



Tree	Species	Location	Ownership	CRZ (m)	DBH (cm)	DE (m)	Tree Condition	Reason for Removal	Arborist's opinion if removal
A	Cedar	Front right corner of house	City	1.6	6-16	1	Good	Not removing	Retain, install tree protection zone. As CRZ is within excavation, see pre-construction notes below.
B	White Spruce	Left side of house	1 Mount Pleasant Ave	4.2	42	1	Good	Tree will be unstable after construction if retained	Remove tree, close to excavation and plan proposed replacement trees there
C	Buckthorn	Backyard, left side	1 Mount Pleasant Ave	2.3	23	0	Good	Within footprint of construction plans	Remove tree, poor multi-stem structure, included bark union at 2 metres height
D	Red Maple	Front yard	625 Echo Dr	8	80	10	Good	Not removing	Retain, install tree protection zone

## APPENDIX B - CORRESPONDENCE FROM CITY OF OTTAWA FORESTRY



**Committee of Adjustment Trees/Comité de Dérogation Arbres** <cofa\_trees@ottawa.ca>

Wed, Feb 19, 10:22 AM ☆ ↶ ⋮

to me ▾

Hi Dayna,

Thank you for reaching out on this. A full Tree Information Report will be required with this application – I've included a few links below for further information.

Retention of existing trees is a priority over replacement. Have design options been considered to retain any of the trees proposed for removal? It appears (from imagery) that one is City-owned and outside of the footprint.

A planting plan will also be required, showing the locations of any required compensation trees. This plan must provide the species or ultimate tree size proposed, accounting for setbacks from overhead wires, buildings, utilities, etc, and appropriate soil volumes. Large-growing native species should be prioritized where space allows, and particularly within the ROW or frontage of the property, to improve the streetscape and canopy cover of the site toward the Official Plan target of 40% canopy cover.

TIR Guidelines	<a href="https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/tree-protection-law-no-2020-340#section-aed4bc8d-6a41-42c6-960d-24ca22a7be8c">https://ottawa.ca/en/living-ottawa/laws-licences-and-permits/laws/laws-z/tree-protection-law-no-2020-340#section-aed4bc8d-6a41-42c6-960d-24ca22a7be8c</a>
How to find an arborist	<a href="https://www.treesaregood.org/findanarborist/findanarborist">https://www.treesaregood.org/findanarborist/findanarborist</a>
By-law	<a href="http://www.ottawa.ca/treebylaw">www.ottawa.ca/treebylaw</a>
Planning around trees	<a href="https://ottawa.ca/en/living-ottawa/environment-conservation-and-climate/trees-and-urban-forests/tree-protection-law#planning-around-trees">https://ottawa.ca/en/living-ottawa/environment-conservation-and-climate/trees-and-urban-forests/tree-protection-law#planning-around-trees</a>

Please let me know if you have any further questions.

Thanks,  
Nancy



**Nancy Young, RPF**  
 Planning Forester  
 Natural Systems, Strategic Initiatives Dept.  
 110 Laurier Ave W, Ottawa, ON K1P 1J1  
[nancy.young@ottawa.ca](mailto:nancy.young@ottawa.ca) 613-580-2424 ext. 13581