



May 9, 2025

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

Committee of Adjustment
Received | Reçu le

2025-05-14

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Committee Members,

RE: Application for Minor Variance
655 Donat Street
LT 48, PL 587 ; S/T OT10142 OTTAWA/GLOUCESTER
City of Ottawa
Owner: Kelly Wilson

HP Urban Inc and The Stirling Group have been retained by the Property Owner to assist with a Minor Variance application for the property located at 655 Donat Street, described as LT 48, PL 587 ; S/T OT10142 OTTAWA/GLOUCESTER. The property is rectangular in shape and resides within the Vanier neighbourhood, Ward 12 (Rideau-Vanier). The property owner is proposing to build a low-rise rental apartment building with 10 units.

The subject property is located within the Inner Urban Transect and is identified as Neighbourhood on Schedule B2 of the Official Plan. The subject property is zoned Residential Fourth Density, subzone UA (R4UA) in the City of Ottawa Zoning By-Law.

To proceed with the development as proposed, a Minor Variance is required to amend the maximum number of units from 8 to 10.

Attached with this letter are copies of the following documents:

- Committee of Adjustment Application requesting a minor variance for maximum number of units
- Site Plan and Elevations
- Topographic Survey
- Tree Report

SITE LOCATION

The subject property is a large rectangular lot located on Donat Street off Ducharme Boulevard. The lot is approximately 580 m² and currently contains a one and a half storey residential dwelling.

Figure 1 shows an aerial view of the subject property outlined in Orange. As shown in the aerial image, the surrounding land uses are predominantly residential. An institutional exist on the East side of de l’Eglise Street.

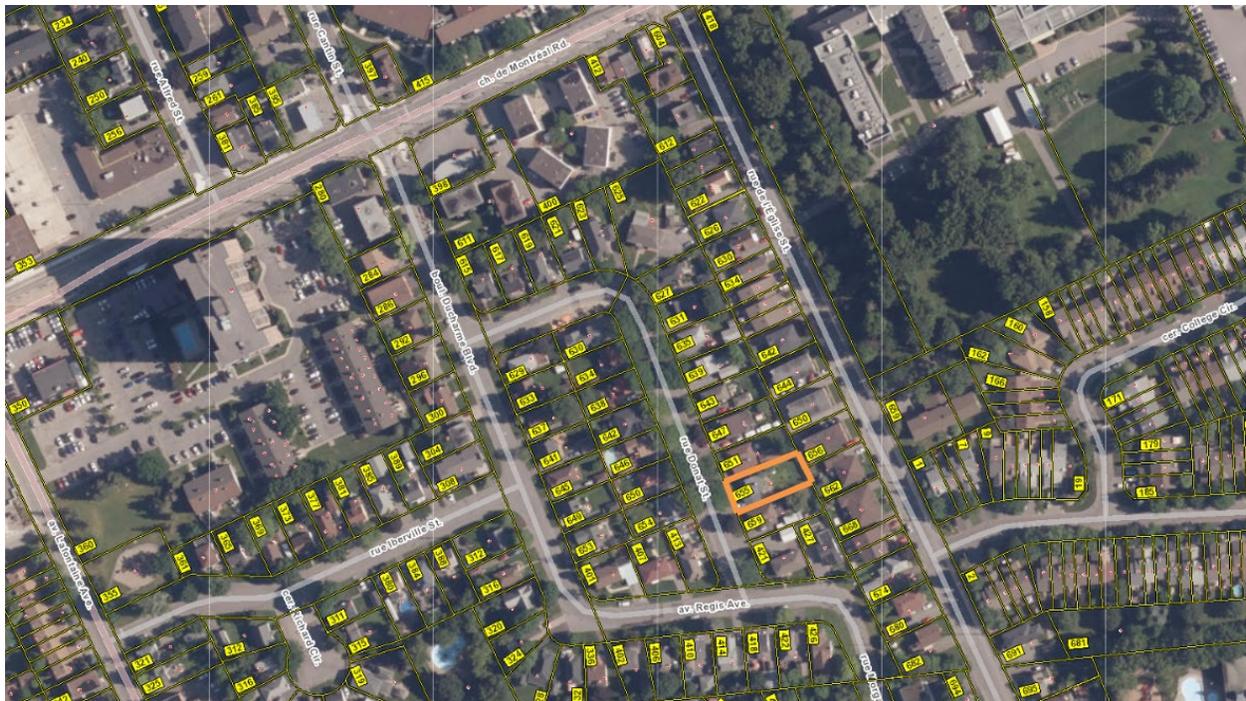


Figure 1 – Aerial view of the subject property, 655 Donat Street

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 between two Major Corridors in Montreal Road and McArthur Avenue. It is also just West of St. Laurent Boulevard, another 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 10 rental units on a lot where a single residential dwelling is located. The subject property is in close proximity to transit and three Major Corridors.*

Section 3.1 speaks to General Policies for Infrastructure and Public Service Facilities and Policy 2. a) notes “the use of existing infrastructure and public service facilities should be optimized”

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

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

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

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

CITY OF OTTAWA OFFICIAL PLAN, 2022

The Official Plan sets forth broad policies that will help govern growth and change in Ottawa, as well as specific policies dependent upon land use designations. Schedule B2 – Inner Urban Transect – of the Official Plan identifies the land designation for the subject property as Neighbourhood.

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

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

- To provide an appropriate range and mix of housing that considered the geographic distribution of new dwelling types and/or sizes to 2046;
- To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
- To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

The proposed minor variance application at 655 Donat Street which would allow for intensification on the subject site meets the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
 - *The subject property is designated Neighbourhood and is within walking distance of three Major Corridors – Montreal Road, McArthur Avenue, and St. Laurent Boulevard.*
- **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 Donat Street*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floor space sizes to provide housing choices.

- *The proposed development seeks to develop the subject site with ten rental units consisting of five one-bedroom units and five two-bedroom units. The units range in size from 500 square feet to over 1,000 square feet.*

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

- *The proposed Low-rise Apartment conform to the new plans housing direction.*

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

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

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

- *As noted on the cover page, if approved, these applications would allow for the creation of missing middle housing units on a single lot where one single detached dwelling had previously existed all while meeting most of the provisions of the R4UA zoning.*

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

CITY OF OTTAWA ZONING BY-LAW, 2020-290

The Zoning By-Law sets forth specific policies that will help govern growth and change in Ottawa dependent upon specific land designations. As noted on Page 1, the subject site is zoned Residential Fourth Density, subzone UA (R4UA).

The R4UA zoning notes apartment dwelling, low rise as a permitted use.

The below table outlines how the proposed development meets the R4UA zoning provisions as provided by Table 162A.

R4UA	Required	Provided
Minimum Lot Width	12m	15.24m
Minimum Lot Area	360 m ²	580 m ²
Building Height	11m	11m
Minimum Front Yard	4.5m	4.5m
Minimum Rear Yard	30% of lot depth (11.28m)	31.4% of lot depth (12.08m)
Rear Yard Area	25% of the lot area (145 m ²)	29.7% of the lot area (172.2 m ²)
Minimum Interior Side Yard	1.5m	1.68 / 1.68 m
Landscape – Front Yard	40% of the front yard area	41.3% of the front yard area
Landscape – Rear Yard	50% of the rear yard area	99.2% of the rear yard area
Maximum number of units	8	10

As shown above, the proposed development complies with the R4UA zoning provisions but requires a variance to the maximum number of units permitted from 8 to 10.

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

The proposed Site Plan is provided on the subsequent page.

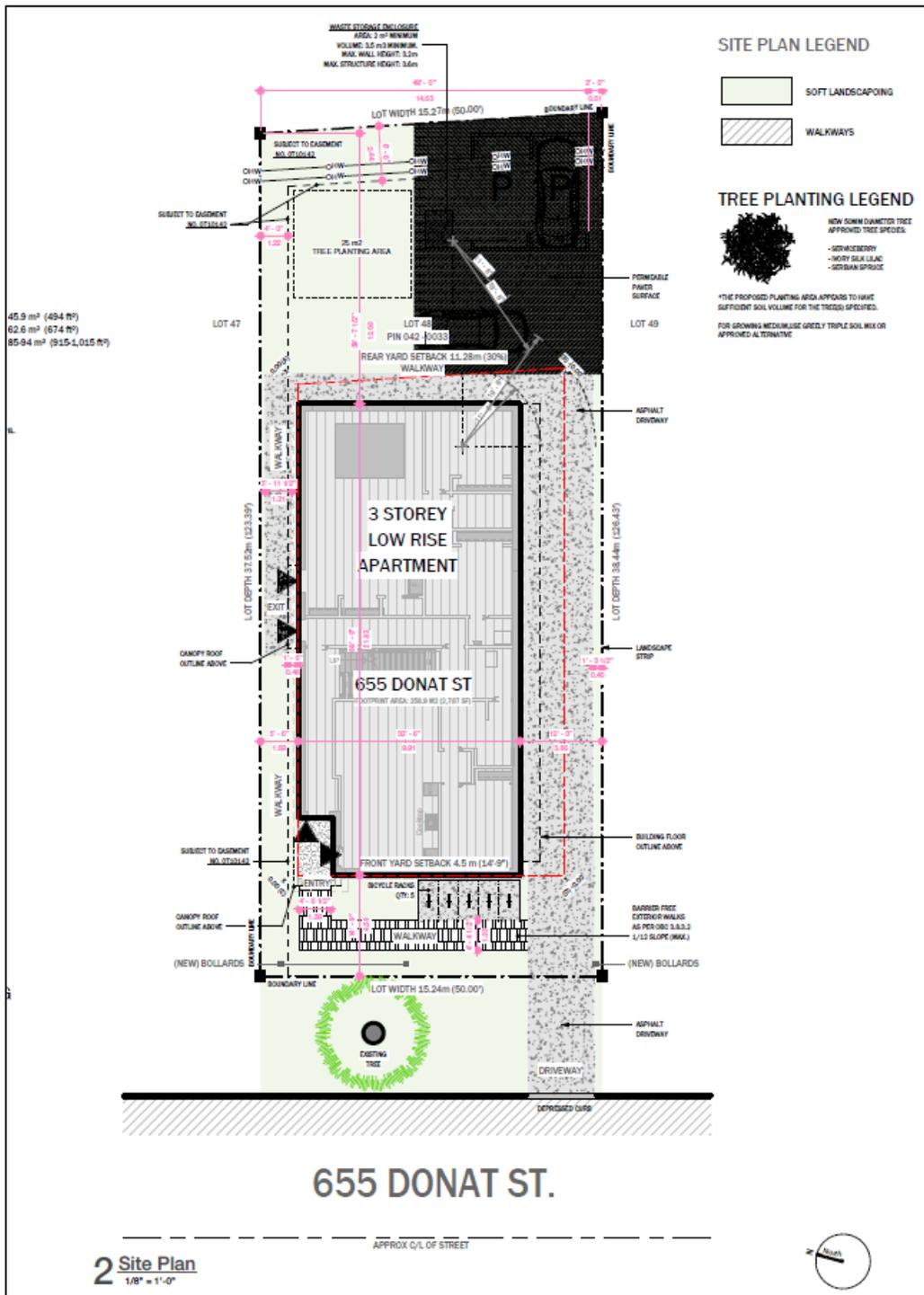


Figure 2 – proposed Site Plan

COMMUNITY CONTEXT

Figure 3, below, shows the existing 1.5 storey dwelling at 655 Donat Street. It is important to note that the existing tree at the front of the property will be preserved.



Immediately adjacent the subject property, at 659 Donat Street, a low-rise apartment building exists. It is seen under construction in the photo shown in Figure 3 so a rendering of the approved building has been provided below.



630 Donat Street has been developed as a low-rise, multi-unit building – shown below.



A similar building exists at 619 Donat Street – shown below.



DISCUSSION

As noted, a minor variance is required for the maximum number of units permitted. The Zoning By-Law specifies that while an apartment dwelling, low-rise, is permitted within the R4UA zone, it is limited to 8 units. This application seeks to amend that provision to allow for 10 residential units.

The subject property is larger than what is typically found within the R4UA zone. This is made evident by the permitted lot area of a low-rise apartment dwelling in this zone requiring a lot area of 360m² whereas the subject property is 580m². As such, the subject property can handle additional units from the 8 permitted.

This is made further obvious by the proposed development meeting every zoning provision of the R4UA zone particular to a low-rise apartment dwelling as shown in the table on Page 6. The Owner is just looking to optimize the internal configuration of the building to maximize unit count. As noted earlier in the letter, the building proposes five 1-bedroom units (one is barrier free) and five 2-bedroom units. The unit's range in size from 500 square feet to over 1000 square feet. Based on these unit types, it's clear that the size of the units is not being compromised either. A good mix of unit types will be made available.

As the Committee can appreciate the current zoning bylaw implements an Official Plan that is no longer in force and effect. The City has released the second version of a new zoning bylaw and while not yet in place, yet the performance standards and density proposed for 655 Donat Street best represent the intent of the new official plan.

The new zoning bylaw (N3B zone) proposes a maximum number of dwelling units based on the following formula: 2.2 dwelling units per 100 square metres of lot area to a maximum of 10 dwelling units. Applying this formula to the lot area of 655 Donat (580m²) would yield 12.76 units reaching the maximum 10-unit cap

In reviewing the proposed development, the variance requested to the maximum number of units permitted is minor, has no impact on abutting properties and is desirable as it allows for the development of sensitive intensification with the addition of a Low-rise Apartment.

The intent of the current Official Plan is clear the appropriate density, according to the Plan, is 10 dwelling units.

Therefore, considering the all the tests and conformity, the proposed units are appropriate for the site.

FOUR TESTS

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.

The requested variance is minor in nature and will have no impact on adjacent properties.

2. The variance is desirable for the appropriate development or use of the property.

The requested variance is appropriate so that a new Low-rise Apartment building can be constructed.

3. The general intent and purpose of the Zoning By-law is maintained.

A Low-rise Apartment is a permitted use in the R4UA zone. The surrounding properties are all zoned R4UA as well. As shown in the Community Context section above, several of the surrounding properties are developed in a similar manner to what is proposed; multi unit, Low-rise developments.

4. The general intent and purpose of the Official Plan is maintained.

The site is designated Neighbourhood and as such the construction of a Low-rise Apartment is consistent with the strategic direction of the Official Plan.

CONCLUSION

The lot fabric, scale of the proposed construction and the ability to meet all performance standards of the R4UA zone demonstrates that the proposed minor variance is desirable and will have little to no effect on adjacent properties. The approval of the minor variance will allow the proposed construction to take place in a manner consistent with the Official Plan and community expectations.

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

Sincerely,

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group