

**Committee of Adjustment**

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**2025-07-21**

City of Ottawa | Ville d'Ottawa

**Comité de dérogation**

**PLANNING RATIONALE:**

**1270 Kilborn Kilborn Ave  
MINOR VARIANCE APPLICATION**

**PREPARED ON BEHALF OF:**

**NAME**

DLA Group Inc.  
Ottawa, ON

**PREPARED FOR:**

**City of Ottawa  
Committee of Adjustment**  
110 Laurier Avenue West  
Ottawa, ON K1P 1J1

**PREPARED BY:**

**Terrain Development Consulting**  
45 Spencer Street, Suite 101  
Ottawa, ON K1Y 2P5



TERRAIN

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**TO: CITY OTTAWA - COMMITTEE OF ADJUSTMENT**

**RE: 1270 KILBORN AVE. MINOR VARIANCE  
PLANNING RATIONALE**

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The following information is provided to the Committee of Adjustment in support of the application for a minor variance to allow for the construction of a new residential building at 1270 Kilborn Avenue, Ottawa, Ontario, K1H 6L1.

The following application is made for a previously-approved project. There have been no changes made to the proposed design, size, or scope of the project.

When City Planning staff reviewed the previous submission they noted in a report on March 27, 2025:

“The Planning, Development and Building Services Department **has no concerns with** the application(s).

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

When the Committee of Adjustment previously approved the proposed development, they noted the following in a decision given April 11, 2025.

“the Committee finds that, because the proposal fits well in the area, the requested variances are, from a planning and public interest point of view, desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.

The Committee also finds that the requested variances maintain the general intent and purpose of the Official Plan because the proposal respects the character of the neighbourhood.

In addition, the Committee finds that the requested variances maintain the general intent and purpose of the Zoning By-law because the proposal represents orderly development that is compatible with the surrounding area.”

When the building permit submission was made, the City identified that since the lot is a corner lot, the proposed dwelling is considered a semi-detached and not a long semi-detached. Due to this, there are two impacts:

- The Interior Yard Setback for a semi-detached is 1.5m (vs. 1.2m minimum required for a long semi-detached), Table 158A (column X); and
- There is a specific requirement in the zoning by law Section 157(7) to provide for an assessment of future minimum lot area and lot width for a semi-detached dwelling for each potential future lot, if it were to be severed in future. This property owner is not requesting a consent to sever at this time, however, the variance is required regardless. For further clarification, this minor variance



would not be required if the proposed building were considered to be a long semi-detached dwelling.

Therefore, the Minor Variances being requested under this current application are as follows:

- 1) Interior Yard Setback reduced from 1.5m to 1.2m (Table 157(a), column X for a semi-detached dwelling.
- 2) Minimum lot area reduced from 270m<sup>2</sup> to 202.5m<sup>2</sup> for the lot fronting on Kilborn and 234.8m<sup>2</sup> for the rear lot, with access to Lamira.

*The following minor variances were previously approved by the Committee of Adjustment (Panel 2) April 11, 2025:*

### 1270 Kilborn Ave

**Front Yard Setback:** 4.88m proposed vs 6.0m specified in Column VII of the R2F "semi" subzone provisions in Table 158 of City of Ottawa ZBL 2008 - 250.

Total variance required: 1.12m

**Corner Yard Setback:** 3.7m proposed vs 4.5m specified in Column VII of the R2F "semi" subzone provisions in Table 156A of City of Ottawa ZBL 2008 - 250.

Total variance required: 0.8m

**Interior Yard Area:** 6.39m<sup>2</sup> proposed vs 8.58m<sup>2</sup> calculated by the directions set forth in Interior Yard Area (6) of Section 144 of City of Ottawa ZBL 2008 - 250.

Total variance required 2.19m<sup>2</sup>

## 1.0 SUBJECT SITE

The subject site is at 1270 Kilborn Ave, Ottawa. The proponent is proposing a semi-detached residential development on the property. The site is located in the Alta Vista neighborhood, just east of Bank Street. The site is a corner lot with frontages on Kilborn Ave and Lamira St. There is currently a triplex building on the property. To the east of the site exists the Alta Vista neighborhood which is characterized by residential properties consisting mostly of low-rise residential buildings and detached homes. Immediately west of the site is a place of worship with residential properties beyond it. To the north-west is a former seminary on an 8.7 acre site that was purchased by the City of Ottawa and will likely see large-scale redevelopment. To the north is a commercial property with residential beyond it. To the south are low-density residential properties and small-scale commercial buildings.





*Context Map - Zoning and Property Lines*

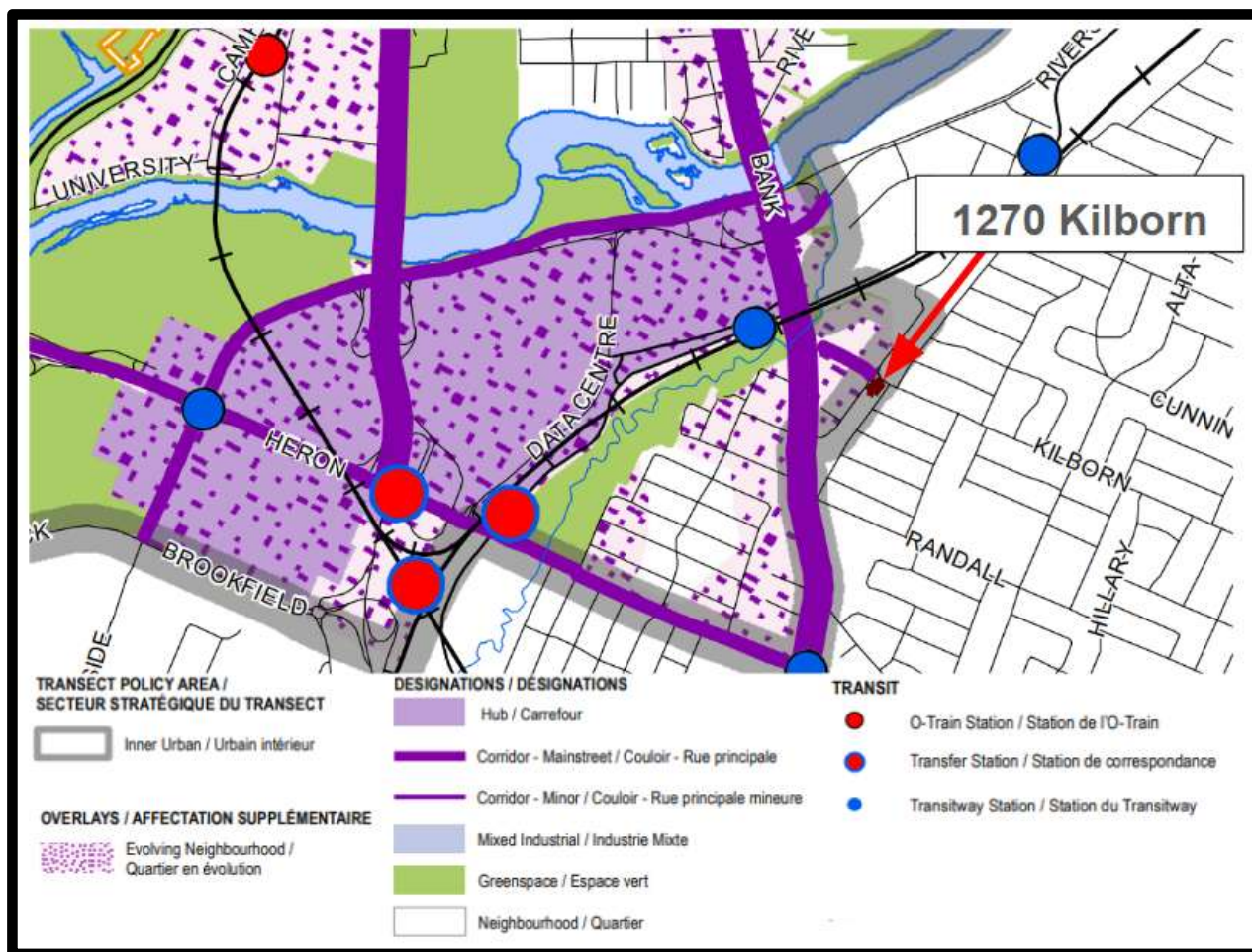
The site is zoned as R2F-c. This zoning supports *Semi-Detached; Detached, Duplex, Linked-detached; and Long Semi* style residential buildings. As per the “c” suffix, the site can support *Residential Neighbourhood Commercial* uses. Nearby zones include *General Mixed Use* and *Residential* to the north, *General Mixed Use* to the west, *Institutional* to the north-west, *Residential* to the east, and *Arterial Mainstreet* and *Residential* south.



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Context Map - Official Plan

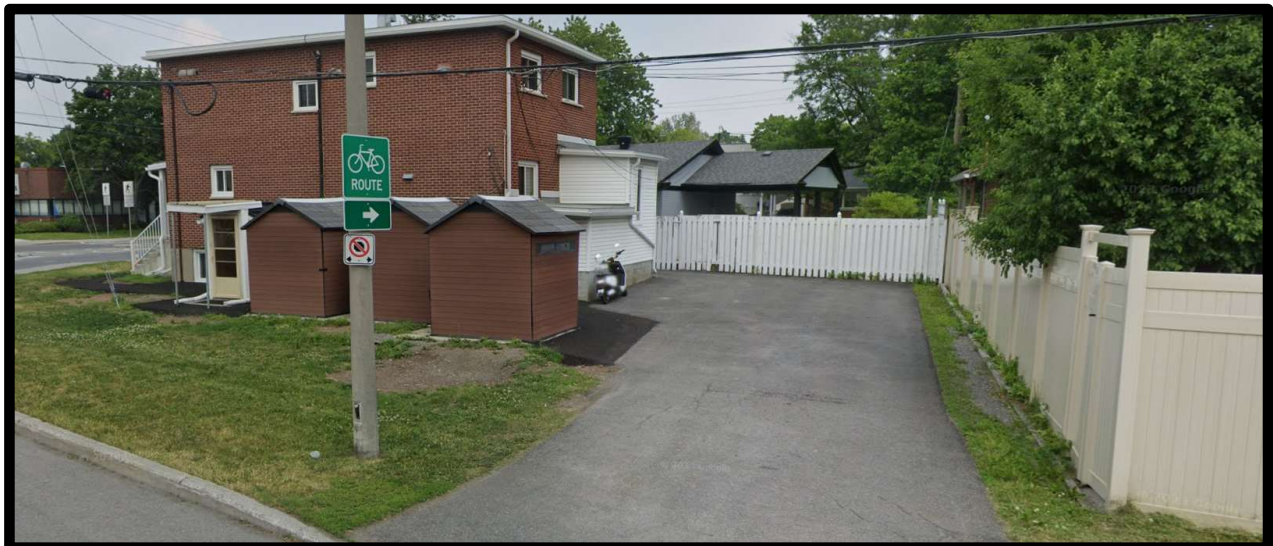
1270 Kilborn Ave is within the City of Ottawa's *Urban Boundary*. It is not within the *Mature Neighbourhood Overlay*. The site is located within 600m of Billings Bridge station and close to regular transit service on nearby Bank Street. The site is located within the *Alta Vista / Faircrest Heights / Riverview Park Secondary Plan* area. It is within the City of Ottawa's *Inner Urban Transect Policy* area. The location is classified as an *Evolving Neighbourhood*. 1270 Kilborn is at the eastern terminating end of a *Minor Corridor* (Kilborn Ave) and is near the *Major Corridor* of Bank St. The site is within Area A of Schedule 342.







Existing Condition - Frontage of Triplex



Existing Condition - Side/Rear View of Triplex



## 2.0 THE PROPOSAL

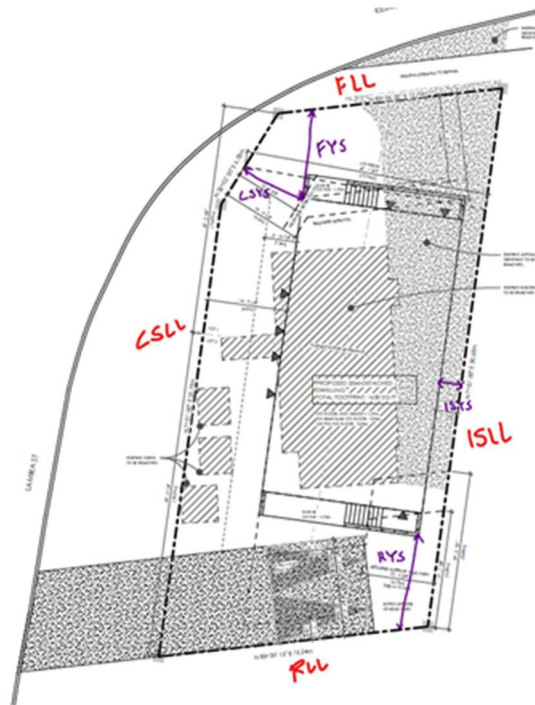
The applicant is proposing to construct a low-rise semi-detached residential building, a permitted use under the zoning. Each half of the semi will contain three total dwelling units.

Three minor variances are requested to bring the previously-approved design in conformance with the various sections of the zoning by law 2008-250. No change has been made to the design or scope proposed since the previous committee approval. The three variances requested are as follows:

**Interior Yard Setback** reduced from 1.5m to 1.2m (Table 157(5), column X for a semi-detached dwelling.  
**Minimum lot area** reduced from 270m<sup>2</sup> to 202.5m<sup>2</sup> for the lot fronting on Kilborn and 234.8m<sup>2</sup> for the rear lot, with access to Lamira. As per Section 157(7).

The City has provided the following graphic to outline the City's interpretation of the various yards according to their by law.

FLL – Front Lot Line  
 ISLL – Interior Side Lot Line  
 CSLL – Corner Side Lot Line  
 RLL – Rear Lot Line  
 FYS – Front Yard Setback  
 ISYS – Interior Side Yard Setback  
 CSYS – Corner Side Yard Setback  
 RYS – Rear Yard Setback



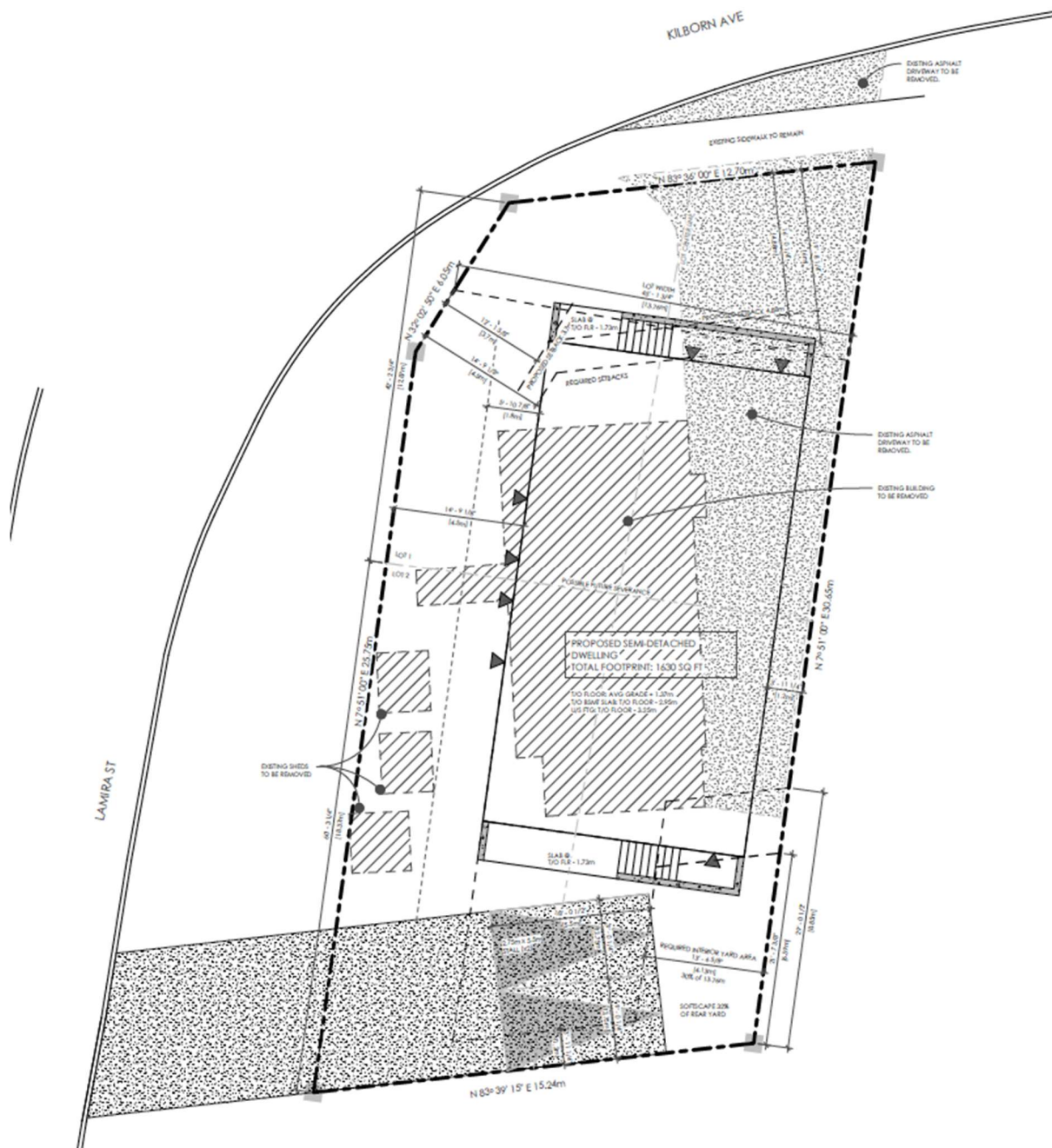
Source: Email from City of Ottawa, Planner I, July 4, 2025.



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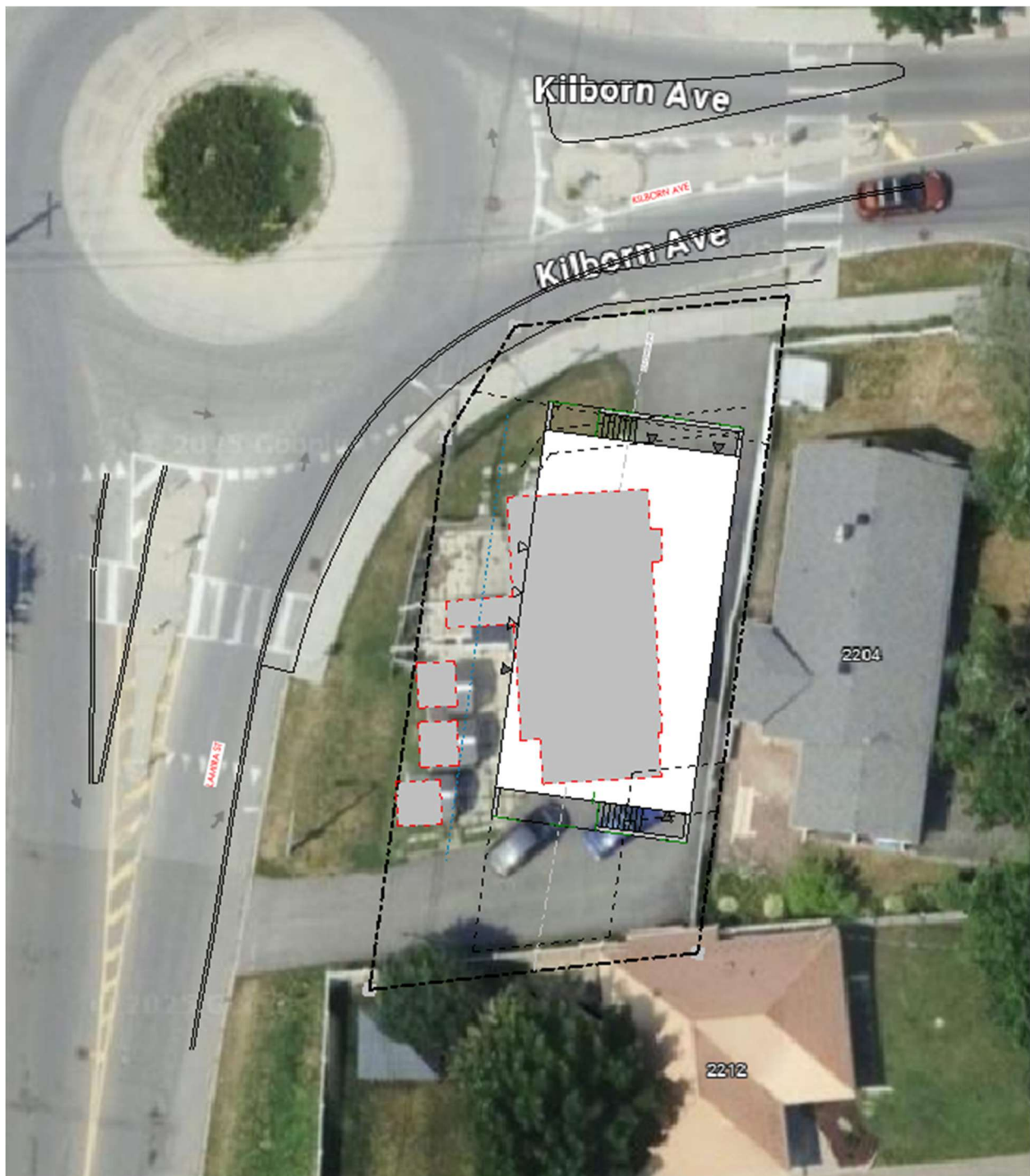


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### 3.0 PLANNING POLICY CONFORMANCE & MINOR VARIANCE TESTS

The minor variances requested at 1270 Kilborn Ave satisfies all four minor variance tests as established by Section 45 (1) of the Planning Act:

**A. The proposed minor variances maintain the general intent and purpose of the Official Plan:**

<p><u>Section 2: Strategic Directions</u></p> <p>Policy Intent 1: Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods</p> <p><i>This Plan envisions directing residential intensification towards Hubs, Corridors and surrounding Neighbourhoods where daily and weekly needs can be accessed within a short walk. This direction will support an evolution of these areas towards becoming 15-minute neighbourhoods. It will also contribute to the needs of an increasingly diverse population with a range of abilities, incomes, ages and cultural needs by enhancing accessibility to more vibrant areas with social interaction, cultural organizations, health services and community facilities.</i></p>	<p>The proposed development is within Ottawa's built-up area (the <i>Inner Urban Area</i>) in an <i>Evolving Neighbourhood</i> on a <i>Minor Corridor</i> nearby a <i>Hub</i> and a <i>Major Corridor</i>. The site is also adjacent to existing commercial uses and future large scale mixed-use development. The minor variances will allow for a development that helps the city achieve its overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.</p>
<p><u>Section 2: Strategic Directions</u></p> <p>2.2.1 Intensification and Diversifying Housing Options</p> <p>1) <i>Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods</i></p>	<p>The proposed development is within Ottawa's built-up area (the <i>Inner Urban Area</i>) in an <i>Evolving Neighbourhood</i> on a <i>Minor Corridor</i> nearby a <i>Hub</i> and a <i>Major Corridor</i>. The site is also adjacent to existing commercial uses and future large scale mixed-use development. The minor variances will allow for a development that helps the city achieve its overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.</p>
<p><u>Section 2: Strategic Directions</u></p> <p>2.2.4 Healthy and Inclusive Communities</p> <p>1) <i>Encourage development of healthy, walkable, 15-minute neighbourhoods that feature a range of housing options, supporting services and</i></p>	<p>The proposed development is within Ottawa's built-up area (the <i>Inner Urban Area</i>) in an <i>Evolving Neighbourhood</i> on a <i>Minor Corridor</i> nearby a <i>Hub</i> and a <i>Major Corridor</i>. The site is also adjacent to existing commercial uses and future large scale mixed-use development. The minor variances will allow for a development that helps the city achieve</p>



amenities	its overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.
<p><u>Section 3: Growth Management Framework</u></p> <p>3.2 Support Intensification</p> <p><i>2. Intensification may occur in a variety of built forms and height categories, from Low-rise to High Rise 41+ buildings provided density requirements are met. Unless more specific policies provide alternate direction, minimum densities are intended to establish a minimum starting point for the intensity of development, and maximum building heights are intended to establish a limit to building height.</i></p>	The proposed low-rise semi-detached development with two principal residences is a gentle intensification to the Alta Vista neighbourhood that is characterized by low-rise detached dwellings. This missing middle housing style is a context-specific gentle density measure.
<p><u>Section 3: Growth Management Framework</u></p> <p>3.2 Support Intensification</p> <p><i>3. The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them.</i></p>	The proposed development is within Ottawa's built-up area (the <i>Inner Urban Area</i> ) in an <i>Evolving Neighbourhood</i> on a <i>Minor Corridor</i> nearby a <i>Hub</i> and a <i>Major Corridor</i> . The minor variances will allow for a development that helps the city achieve its overarching policy goal of directing residential intensification in a manner that promotes the creation of 15-minute neighbourhoods.
<p><u>Section 3: Growth Management Framework</u></p> <p>3.2 Support Intensification</p> <p><i>4. Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services.</i></p>	The proposed development is on a site already serviced by municipal water and sewer services.
<p><u>Section 4: City-Wide Policies</u></p> <p>4.6.5 Ensure effective site planning that supports the objectives of Corridors, Hubs, Neighbourhoods and the character of our villages and rural landscapes</p> <p><i>2) Development in Hubs and along Corridors shall respond to context, transect area and overlay policies. The development should generally be located to frame the adjacent street, park or greenspace, and should provide an appropriate</i></p>	This project's low-rise intensification responds to the context, transect area, and overlay policies of the site. The project is proposing appropriate setbacks that respond to the street context, neighboring developments, and site's shape/size. It will provide clearly visible entrances from the public sidewalks at the property line.



<p><i>setback within the street context, with clearly visible main entrances from public sidewalks. Visual impacts associated with above grade utilities should be mitigated.</i></p>	
<p><u>Section 4: City-Wide Policies</u></p> <p>4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.</p> <p><i>6. Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.</i></p>	<p>The proposed development has been designed with the neighbourhood context in mind. As well, the design seeks to minimize any potential impacts on adjacent lots. The proposed design is in scale to the adjacent property. The building design respects both by-law and Official Plan direction.</p>
<p><u>Section 5: Transects</u></p> <p>5.2.1 Recognize a suburban pattern of built form and site design</p> <p><i>3) The Inner Urban Transect is generally planned for mid- to high-density development, subject to:</i></p> <ul style="list-style-type: none"> <li><i>a) Proximity and access to frequent street transit or rapid transit;</i></li> <li><i>b) Limits on building heights and massing, as per the underlying functional designation, and the separation of tower elements, established through secondary plans or area-specific policy, the functional designations and urban design policies in Subsection 4.6, or as a result of the application of heritage conservation policies in Subsection 4.5; and</i></li> <li><i>c) Resolution of any constraints in water, sewer and stormwater capacity.</i></li> </ul>	<p>The proposed project is within the <i>Inner Urban Transect</i> which supports mid- to high-rise development. However, the development parcel does not have the size or configuration to support this. Mid- to high-rise development would also be a challenging condition for the adjacent residential neighbors due to privacy and shadow concerns. The zoning does not allow for medium- or high-rise development.</p>
<p><u>Section 5: Transects</u></p> <p>5.2.3 Provide direction to the Hubs and Corridors located within the Inner Urban Transect</p> <p><i>3) Along Minor Corridors, permitted building heights are as follows, subject to appropriate height transitions and setbacks:</i></p>	<p>The project is proposing low-rise development heights that are within the 2-6 storey range.</p>





<p>a) Generally, not less than 2 storeys and in the maximum height range of between 4 to 6 storeys, except where a secondary plan or area-specific policy specifies different heights;</p> <p>b) Where the Zoning By-law permits a Low-rise building, an amendment to this Plan shall not be required to consider a building of 5 or 6 storeys;</p> <p>c) The wall heights directly adjacent to a street of such buildings shall be proportionate to the width of the abutting right of way, and consistent with the objectives in the urban design section on Mid-rise built form in Subsection 4.6.6, Policy 7); and</p> <p>d) The height of such buildings may be limited further on lots too small to accommodate an appropriate height transition.</p>	
<p><u>Section 5: Transects</u></p> <p>5.2.4 Provide direction to Neighbourhoods located within the Inner Urban Transect</p> <p>1) <i>Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:</i></p> <p>a) <i>Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;</i></p> <p>b) <i>The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;</i></p> <p>c) <i>Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density low-rise residential development;</i></p> <p>d) <i>Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and</i></p> <p>e) <i>In appropriate locations, to support the production of missing middle housing, lower-</i></p>	<p>The proposed low-rise semi-detached residential use achieves the plan's direction for <i>Inner Urban Transect</i> developments, providing a missing middle-housing typology that responds to the context of the Alta Vista neighbourhood and the needs of the <i>Evolving Neighbourhood</i>. The heights proposed in this project are within the 2-6 storey range (low-rise development range).</p>



density typologies may be prohibited.	
<p><u>Section 5: Transects</u></p> <p>5.6.1 Evolving Neighbourhood Overlay</p> <p>3) <i>In the Evolving Neighborhood Overlay, the City:</i>  a) <i>Where the Zoning By-law for an area has not been updated either before adoption of this Plan in anticipation of this Plan's policy direction, or post adoption of this Plan, to be consistent with the policy intent of this Plan, the City will generally be supportive of applications for low-rise intensification that seek to amend the development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with the intent of Sections 3 and 5 of this Plan;</i></p>	<p>The proposal is for a low-rise intensification in an <i>Evolving Neighbourhood</i>. However, it requires three minor variances to achieve this. The proposed development achieves the built form, density, and site design objectives of the <i>Inner Urban Transect</i>.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p>2. <i>Permitted building heights in Neighbourhoods shall be Low-rise, except: a) Where existing zoning or secondary plans allow for greater building heights; or b) In areas already characterized by taller buildings.</i></p>	<p>The proposed development is a low-rise infill development that meshes well with the existing context that contains primarily low-rise residential buildings.</p>
<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p>4. <i>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:</i>  a) <i>Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;</i>  b) <i>Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1).</i></p>	<p>The proposed development is a missing middle low-rise development that will help the city meet or exceed the densities established in Table 2 and Table 3b.</p>



<p><u>Section 6: Urban Designations</u></p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p><i>5. The Zoning By-law will distribute permitted densities in the Neighbourhood by:</i></p> <p><i>a) Allowing higher densities and permitted heights, including predominantly apartment and shared accommodation forms, in areas closer to, but not limited to, rapid-transit stations, Corridors and major neighbourhood amenities;</i></p> <p><i>b) Allowing lower densities and predominantly ground-oriented dwelling forms further away from rapid-transit stations, Corridors and major neighbourhood amenities; and</i></p> <p><i>c) Provide for a gradation and transition in permitted densities and mix of housing types between the areas described in a) and b).</i></p>	<p>The proposed development is located between Bank Street and the Alta Vista neighborhood at the end of a <i>Minor Corridor</i> and nearby neighbourhood amenities and a rapid transit station. It is located near a <i>hub</i>. The site's context is well situated to allow for low-rise missing middle densities and forms.</p>
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The proposed minor variances do not present any conflict to Ottawa's Official Plan. With regards to this project, the general intent and purpose of the Official Plan is to facilitate the development of low-density missing-middle residential in neighbourhoods while ensuring that development is compatible with the area. If granted, the proposed minor variances would maintain the general intent and purpose of the Official Plan by accommodating the development of a low-rise semi-detached residential building with two principal residences on a *Minor Corridor* in an *Evolving Neighbourhood* within the *Inner Urban Transect*.

**The proposed minor variances maintain the general intent and purpose of the Official Plan.**



**B. The proposed Minor Variances maintain the general intent and purpose of the zoning by-law:**

<p>The purpose of the R2 - Residential Second Density Zone is to:</p> <ol style="list-style-type: none"> <li><i>1. Restrict the building form to detached and two principal dwellings in areas designated as General Urban Area in the Official Plan;</i></li> <li><i>2. Allow a number of other residential uses to provide additional housing choices within the second density residential areas;</i></li> <li><i>3. Permit ancillary uses to the principal residential use to allow residents to work at home;</i></li> <li><i>4. Regulate development in a manner that is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced; and</i></li> <li><i>5. Permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches.</i></li> </ol>	<ol style="list-style-type: none"> <li>1. Maintains. The proposed development contains a semi detached form in the <i>General Urban Area</i>.</li> <li>2. Maintains.</li> <li>3. Maintains.</li> <li>4. Maintains. The proposed development is not trying to achieve uses, heights, densities, massing, or forms that are out of character to the surrounding neighbourhood. The neighbourhood's context was considered as the building was designed. The development of this building at 1270 Kilborn Ave will compliment or enhance the character of the neighbourhood while blending in seamlessly.</li> <li>5. N/A.</li> </ol>
<p>Permitted Uses:</p> <ul style="list-style-type: none"> <li>- <i>bed and breakfast, see Part 5, Section 121</i></li> <li>- <i>detached dwelling diplomatic mission, see Part 3, Section 88</i></li> <li>- <i>duplex dwelling, see Part 5, Section 138 (By-law 2010-307)</i></li> <li>- <i>group home, see Part 5, Section 125</i></li> <li>- <i>home-based business, see Part 5, Section 127</i></li> <li>- <i>home-based daycare, see Part 5, Section 129</i></li> <li>- <i>linked-detached dwelling , see Part 5, Section 138 (By-law 2010-307)</i></li> <li>- <i>park retirement home, converted see Part 5, Section 122</i></li> </ul>	<p>Maintains. The proposed development contains a semi-detached dwelling.</p>





<ul style="list-style-type: none"> <li>- additional dwelling unit, see Part 5, Section 133</li> <li>- semi-detached dwelling, see Part 5, Section 138 (By-law 2010-307)</li> <li>- urban agriculture, see Part 3, Section 82 (By-law 2017-148)</li> </ul>	
(7) Minimum lot width, lot area and parking requirements for linked-detached dwelling and semi-detached dwelling shall apply to each portion of a lot on which each individual dwelling unit is located, whether or not that parcel is to be severed.	'Minimum lot area: 202.5m <sup>2</sup> ; 234.8m <sup>2</sup> for each portion of the lot vs 270m <sup>2</sup>
<p>TABLE 158A – R2F SUBZONE PROVISIONS</p> <ol style="list-style-type: none"> <li>1. Minimum lot width = 9m</li> <li>2. Minimum lot area = 270m<sup>2</sup></li> <li>3. Maximum building height = 8m</li> <li>4. Minimum front yard setback = 6m</li> <li>5. Minimum Corner Side Yard Setback = 4.5m</li> <li>6. Minimum rear yard setback = 7.5m</li> <li>7. Minimum interior side yard setback = 1.5m</li> </ol>	<ol style="list-style-type: none"> <li>1. Achieves</li> <li>2. Achieves</li> <li>3. Achieves</li> <li>4. Achieves</li> <li>5. Achieves</li> <li>6. Achieves</li> <li>7. <u>1.2m vs. 1.5m</u></li> </ol>
<p><i>Alternative Yard Setbacks affecting Low-rise Residential Development in the R1 to R4 Zones within the Greenbelt (Section 144)</i></p> <p><i>Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required, whether the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lot's actual width, as noted in the Illustration below.</i></p>	Achieves
Residential Neighbourhood Commercial Suffix	No neighbourhood commercial proposed at 1270



(Section 141)	Kilborn Ave.
<i>Low-Rise Residential Development in All Neighbourhoods within the Greenbelt (Section 139)</i>	The development will be designed in accordance with S. 139.

If the proposed were determined to be considered a long semi-detached dwelling (instead of a semi-detached dwelling) then both of the minor variances would not apply and would not be required. While functionally there is no difference between a semi-detached dwelling and long semi-detached dwelling from the perspective of the built form.

The purpose and intent of the R2 zone in Zoning By-law No. 2008-250 is to guide the development of detached dwellings and properties with two principal dwellings. This project is a semi-detached development with two principal dwellings. While three minor variances are required on the lot, the general intent and purpose of the by-law are maintained. The requested variances do not permit a development better suited for a different zone or different residential zone like R1, R3, or R4. Rather the variances are requested to allow for a semi-detached dwelling suitable for the R2F subzone.

**The proposed minor variances maintain the general intent and purpose of the zoning by-law.**



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**C. The variances are desirable for the appropriate development of the property:**

The minor variances to minimum lot area and interior sideyard still fully allow for a project that is appropriate for the circumstances of property, the neighbourhood, and the City of Ottawa. If the proposed development were for a long semi-detached on an interior lot along this same block, no variances to the zoning by law would be required. These variances stem from the requirements embedded in the City's zoning by law related to semi-detached dwellings, and an increased interior side yard setback required on semi-detached over long semi-detached. However, functionally from a build form perspective there is no difference between the two forms of dwellings. Furthermore, subsection (7) requires that future potential severances be reviewed to meet minimum lot area under the zoning only apply to semi-detached and not to long semi-detached dwellings.

On the property level, the unique, parallelogram-shaped lot at 1270 Kilborn Avenue presents distinct site planning challenges as it is difficult to place a properly sized rectangular building footprint within the standard setback lines that reflect the shape of the lot lines. The proposed design is appropriately sited on the lot and is parallel to the footprint of the existing building on the adjacent property to the east.

The smaller proposed lot area per semi-detached dwelling is compensated by a smaller footprint of building, and by the provision of a driveway and parking on the larger of the potential two future lots (if a severance were to be pursued in the future). Allowing for minor variances enables the development to make optimal use of the property. Due to the limited magnitude of these variances, the project maintains key open spaces on the property, preserving sufficient areas in the front, side, and rear yards to ensure site-lines for traffic, privacy and light access with neighbors, road access, parking, and outdoor amenity space.

The setback variances do not present any negative impact to neighbors or the streetscape on Lamira St or Kilborn Ave. Despite the smaller lot size, there is ample space for adequately sized semi-detached housing, landscaping and driveway and parking as shown on the site plan.

The surrounding area, characterized by a mix of low-rise detached homes and low-rise multi-family housing, with various lot sizes and setbacks, provides a context in which the proposed semi-detached, low-rise design can blend seamlessly. The variances allow the structure to respect the neighborhood's architectural character and prevailing design patterns. There are several examples of sideyards of less than 1.2m sideyard within the surrounding block that function appropriately in the neighborhood context.

The proponent has taken care to create a development that respects the form and character of the neighbourhood and responds to the parcel's shape and dimensions. As demonstrated elsewhere, the variances allow for a development that is consistent with the zoning by-law and Official Plan, respecting the city's intentions for the site.

**The minor variances are desirable for the appropriate development of the property.**



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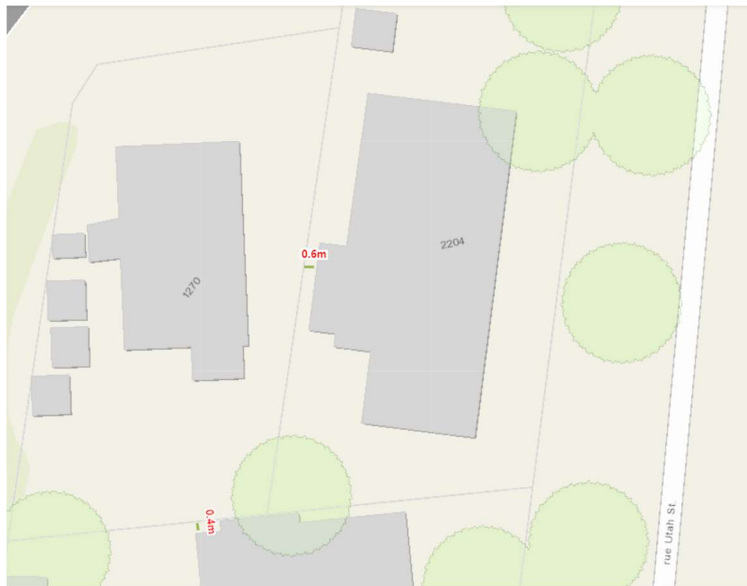
**D. The proposed variances are minor in nature:**

The proposed variances to interior side yard setback and minimum lot area (if the lots were to be severed in future) are being requested to facilitate development that is appropriate for the site, neighbourhood, and city. If these minor variances are granted, the project will continue to be developed in alignment with the City of Ottawa's zoning by-law and Official Plan.

The variances requested represent modest adjustments to the existing R2F-c zoning requirements rather than substantial changes. The small deviation maintains the overall intent of open space in the front yard while accommodating the proposed building footprint. Similarly, the adjustments to the interior side yard is minimal, and consistent with what is required for a long semi-detached dwelling in the same neighborhood. If the proposed development were on an interior lot, these variances would not be required. These variances reflect incremental changes that retain a balance between meeting zoning objectives and allowing for practical site utilization, ensuring that the overall design remains livable, respectful of neighboring properties, and compatible with the surrounding urban fabric.

The requested variances allow the proposed low-density residential building to retain adequate separation from neighboring properties and from the roadway, ensuring there is no significant obstruction to sightlines in the roundabout nor the privacy or access for neighbors. The limited nature of the setback variances thus ensures that the development remains contextually appropriate and sensitive to the surrounding environment, aligning with the objectives of local zoning and official plan provisions.

The proposed interior sideyard setbacks are larger than the existing conditions of the neighboring properties. While allowing overall for a 1.8m separation from the adjacent building to the east.



Source: GeoOttawa (ottawa.ca)



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Finally, the proposed semi-detached building is situated on the lot in a manner that is very similar to the existing triplex. The foundation of the new building will be angled and oriented to both Kilborn and Lamira Street in a way that is consistent with the surrounding properties.

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



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## 4.0 CONCLUSION

This document adequately demonstrates that the proponent should be granted minor variances to minimum lot area and interior sideyard setbacks in the zoning requirements. The general intent and purpose of the Official Plan is maintained, the general intent and purpose of the Zoning By-Law is maintained, the variances are desirable for the appropriate development of the property, and the proposed variances are minor in nature.

The following minor variances are necessary to allow for the proposed residential development:

**Interior Yard Setback** reduced from 1.5m to 1.2m (Table 157(5), column X for a semi-detached dwelling.

**Minimum lot area** reduced from 270m<sup>2</sup> to 202.5m<sup>2</sup> for the lot fronting on Kilborn and 234.8m<sup>2</sup> for the rear lot, with access to Lamira. As per Section 157(7).

Terrain Development Consulting and the property owner welcome the review of this submission.

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Owner



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