

Planning and Design Rational
Friday, August 1, 2025

Consent and Variance Application
256 and 258 Northwestern Avenue

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Consent to Sever & Variance Rational Chris Jalkotzy Modulink, Planning & Design 1 August 2025

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Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the application for consent to sever one lot to create 2 lots for an under construction two semi-detached dwellings and a variance for one of the semidetached dwellings. The variance is required due to a small error in the placement of the demising wall during construction of the 2 semidetached dwellings. The Committee of Adjustment approved a minor variance of 7.62m for each proposed semidetached dwelling. The centre of the constructed demising wall results in a lot width of 7.52m on Part 1 and 7.63m for part 2. The difference is a 0.10m reduction in the required variance for Part 1 whereas the lot width on Part 2 is 0.01m greater than the variance approved. The discrepancy in variance requested and the differences (-0.10m and +0.02) 0.08m is a result of when the original variances were granted the lot width appeared to be 15.24m whereas the actual surveyed lot width at the building setback line is 15.15m.

2.0 SITE OVERVIEW & COMMUNITY

The property is in the City of Ottawa. It has a street frontage width of 15.18 m (North/South) and a depth of 39.55 m (East/West). It has a lot area of 599.42 m². The zoning is R2D[2159].

It is located in the Schedule B2 - Inner Urban Transect on Northwestern Ave that is classified as a local road. The site is in a designated evolving neighbourhood.

Surrounding Land Uses:

The property is bounded by detached dwellings to the north, west and south sides and an institutional building on the east side.



Subject Site

1) Subject Property



Road Network:

The property is located on Northwestern Avenue, just north of Scott Street that is an existing collector. Northwestern Ave is a local road.

Bicycle Network:

The Scott Street separated bike pathway is within 100m of the site.

Transit Services:

There is a light rail transit station with 600m

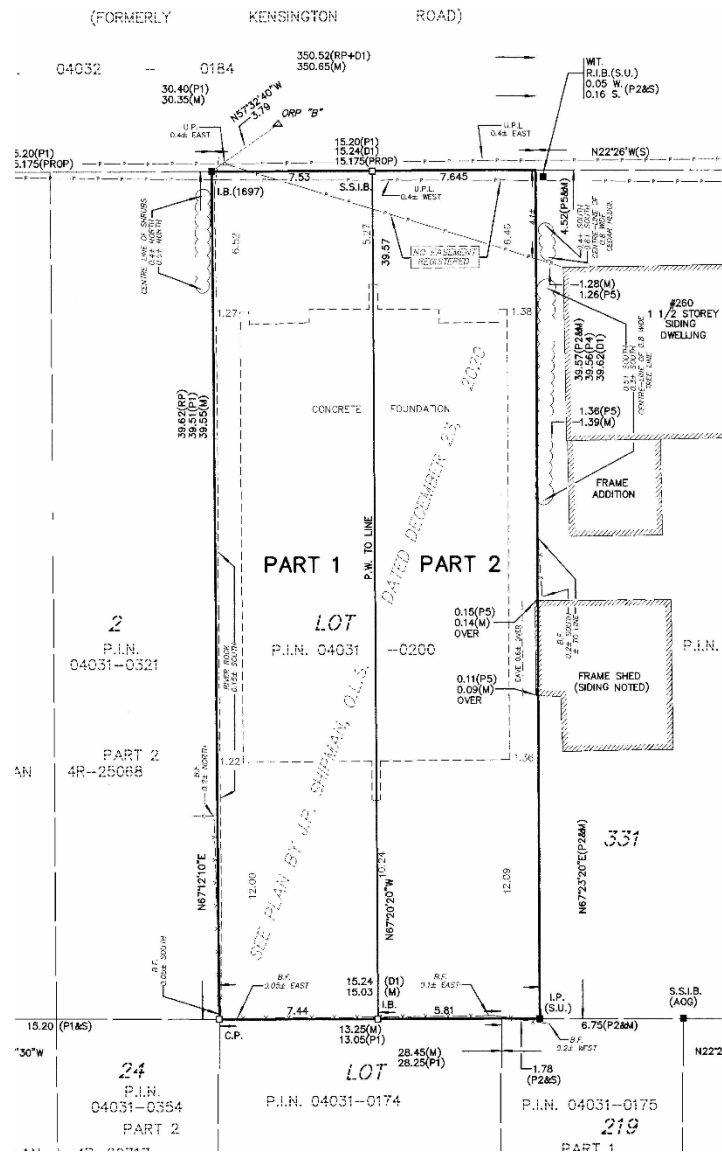
Community Services:

Richmond Street and all the shops and grocery stores along it are within 15 mins walking distance. The Ottawa River is also with 15m walking distance.

3.0 DEVELOPMENT PROPOSAL CONSENT and EASEMENTS

The Subject site contains two-storey semi-detached dwellings currently at the last stage of construction, for which building permit was obtained on December 12, 2022. To the current date both to be severed and retained parcels have their own independent water, sanitary and sewer connections, and these services do not cross the proposed severance line and are connected directly to City infrastructure. The satisfactory grading and drainage plans for both the severed and retained properties were obtained and are attached to this application. The proposed severance is consistent with orderly development.

The Committee of Adjustment approved a minor variance of 7.62m for each proposed semidetached dwelling. The centre of the constructed demising wall results in a lot width of 7.52m on Part 1 and 7.63m for part 2. The difference is a 0.10m reduction in the required variance for Part 1 whereas the lot width on Part 2 is 0.01m greater than the variance approved. The discrepancy in variance requested and the differences (-0.10m and +0.02) 0.08m is a result of when the original variances were granted the lot width appeared to be 15.24m whereas the actual surveyed lot width at the building setback line is 15.15m.



Both the consent to sever and variance constitute orderly development of the property as approved as a semidetached dwelling is

- Complies with the intent of the Zoning Bylaw
- Complies with the intent of the Official Plan encouraging appropriate and compatible infill development
- Services are available as illustrated by the issuance of a Building Permit
- No new municipal infrastructure is being created so a Plan of Subdivision is not required
- The variance requested is a reduction of the minor variance approved

4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Planning Statement (2024)

The Provincial Planning Statement was issued under section 3 of the Planning Act and came into effect October 20, 2024. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Under the PPS, settlement areas are intended to be the primary focus of growth in the province.

Policy 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.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.

3.Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.

Policy 2.2 Housing:

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 wellbeing 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 underutilized 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.

The proposed severance and development will add to the City of Ottawa's ability to meet the Policy requirements under 2.2.1 a),b) and c) by adding 12 dwelling units and increasing the efficiency of land use and services as these all already exist at this location

Province of Ontario Planning Act

The proposed consent to sever is consistent with the requirements of 53(1) that a plan of Subdivision is not required for the orderly development of the property as there are sufficient services, roads etc and no public services will be developed by the owner.

City of Ottawa Official Plan

The Ottawa Official Plan has been reviewed. The site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan. Lands within this designation are meant to provide a full range and choice of housing options in combination with conveniently located employment, retail, service, entertainment and institutional uses. The project site does not fall within any of Schedule C7-A - Design Priority Areas – Urban. It is classified as “Evolving Neighbourhood” under Schedule B1 - Downtown Core Transe

The Proposal supports 15 min neighbourhood through the following:

- a) 4 parking spaces are created so there will be little traffic impact.
- b) Amenity space is provided in the rear yard.
- c) Lighting will be for safety purposes and will respect the dark skies initiative.
- d) The building will not generate additional noise.
- e) The additional people living in the neighbourhood will increase the number of commercial services that might chose to locate in the area as well as better utilize transit services.

OP Section 4. City-Wide Policies

OP 4.2 Housing

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

2) The City shall support the production of a missing middle housing range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minute neighbourhoods by:

*a) Allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the **emphasis on the built form and the public realm, as-of-right within the Zoning By-law;**”*

The proposed severance will permit the development of two permitted long semidetached dwellings with a similar massing to the lot pattern established by the zoning bylaw

OP Section 5. Transects

- a) Table 7 5.4.5(1) Neighbourhoods Low-rise, no minimum: generally, zoning will permit at least 3 storeys but no more than 4 storeys*
- b) 5.4.1 Recognize a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods*

5.4.1 3) In the Suburban Transect, this Plan shall support:

a) A range of dwelling unit sizes in:

i) Multi-unit dwellings in Hubs and on Corridors; and

*ii) **Predominantly ground-oriented housing forms in Neighbourhoods** located away from rapid transit stations and Corridors, **with Low-rise multi-unit dwellings permitted near street transit routes**; and*

The proposed development is multiunit housing that is grade orientated and is close to street transit routes on Innes Rd and Orleans Boulevard

OP Section 6. Urban Designations:

The site is designated a Evolving Neighbourhood under 6.3 of the OP

“6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan.

2) Permitted building heights in Neighbourhoods shall be Low-rise...”

And

“4) The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;

b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);”

The proposed building responds to these requirements by the development of 2 semidetached dwellings.

Urban Design Guidelines for Low-rise Residential Buildings

The proposed variance maintains the current lot pattern and keeps the adopts the massing characteristics of the buildings in the neighbourhood with a modern architectural style.

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is currently zoned R2D[2159]:

Purpose of the Zone

1. Purpose of the Zone

The purpose of the R2- Residential Second Density Zone is to:

- (1). restrict the building form to detached and two principal unit buildings in areas designated as General Urban Area in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the second density residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (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;
- (5) and 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.

5.0 CONCLUSION:

The proposed development has been designed to meet the current planning framework. It is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan.

The proposed severance should be considered orderly development:

- a) They conform with the official plan and are compatible with adjacent uses of land;
- b) The proposal conforms to the zoning bylaws as amended by the variance;
- c) The land is suitable for the proposed purpose, including the size and shape of the lot(s) being created
- d) There is adequate water supply and sewage disposal;

The proposed variance should be approved:

- a) While it a reduction in the approved variance of 0.09m there is a corresponding increase on Part 1 of 0.03m (not equal because of a frontage error in the previous approval)
- b) And based on the Committee finds in its previous approval should be considered a minor deviation: *"the Committee finds that the proposal will be compatible within its context, as highlighted by the community association and area resident who spoke in support of the application, and is satisfied that 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, because the proposal respects the character of the neighbourhood and contributes discreet intensification in the urban area, the requested variances maintain the general intent and purpose of the Official Plan. 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 on the property. Moreover, the Committee finds that the requested variances are minor because they will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general, taking note that this property is uniquely located across from an institutional use."*