

Consent to Sever & Variance Rational Chris Jalkotzy Modulink, Planning & Design 20 June 2025

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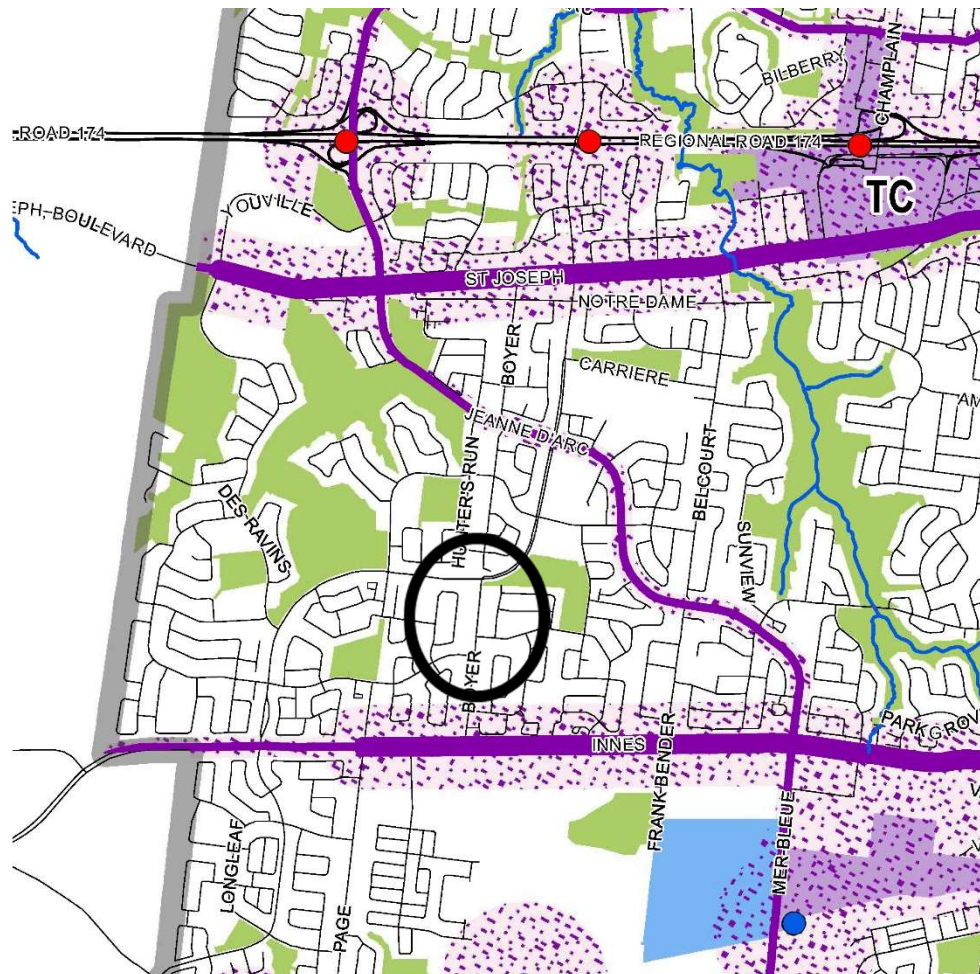
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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 a long semidetached dwelling with 2 easements with the demolition of a detached dwelling. The property is located on Boyer Road Street between Simard Drive and Meadowglen Drive in Chapel Hill North. The consent to sever and proposed easements will permit 2 fully zoning bylaw compliant long semidetached dwellings with each Long Semidetached having 6 dwelling units.

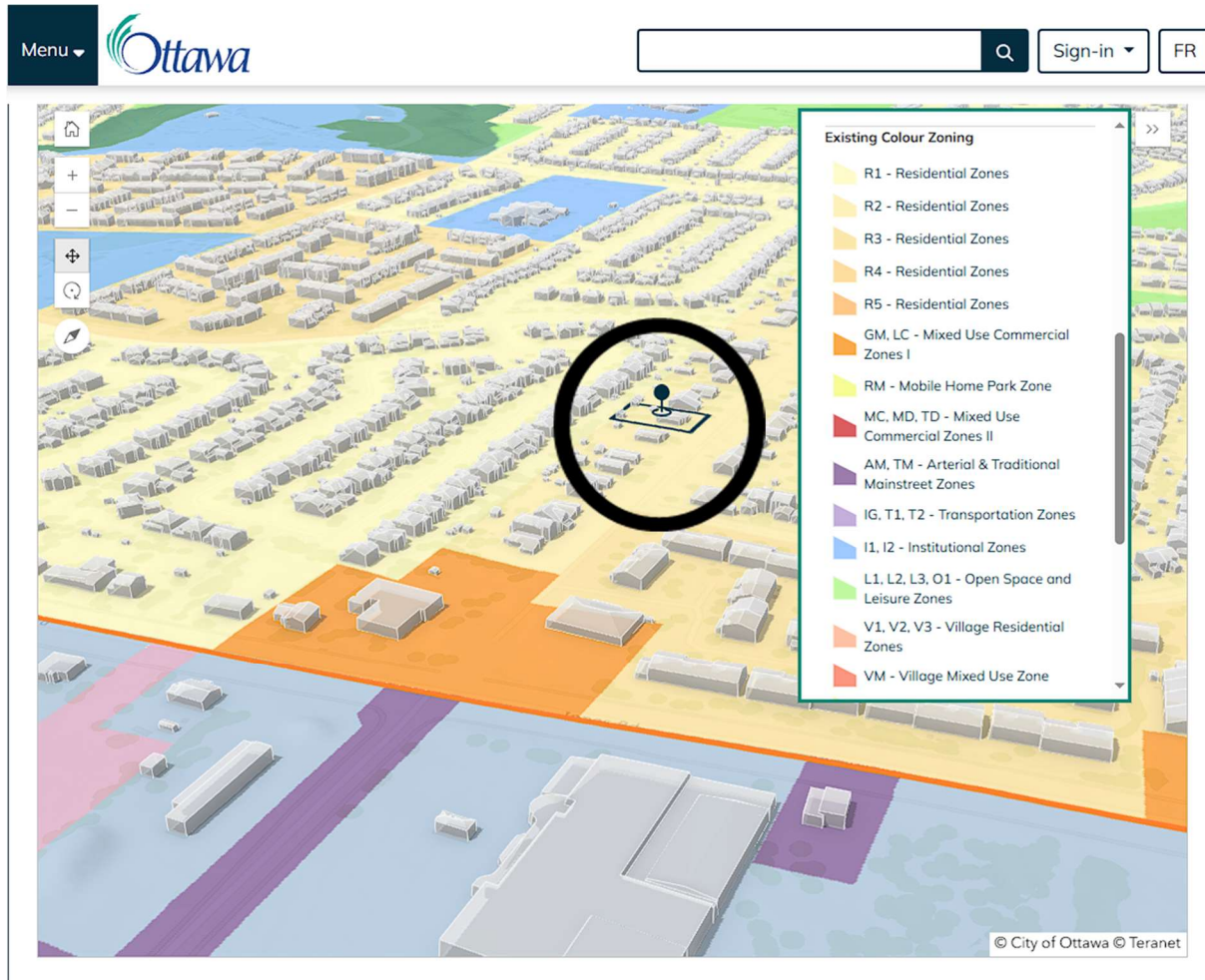
2.0 SITE OVERVIEW & COMMUNITY vacant. The property is in the City of Ottawa. It has a street frontage width of 25.0 m (North/South) and a depth of 44.87 m (East/West). It has a lot area of 1118.2 m². The zoning is R2N.

It is located in the Schedule B8 - Suburban (East) Transect on Boyer Road that is classified as a local road. The site is in a designated neighbourhood.



Surrounding Land Uses:

The property is bounded by a detached building on all sides.

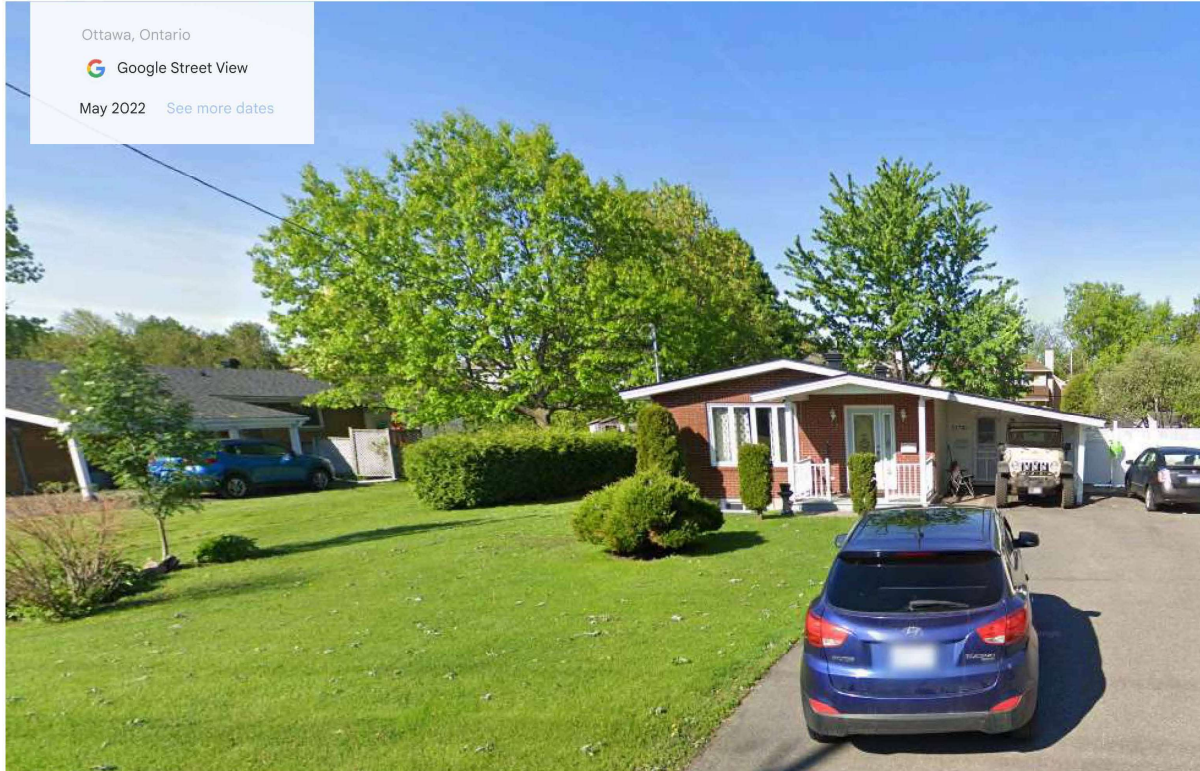


Subject Site

1) Subject Property

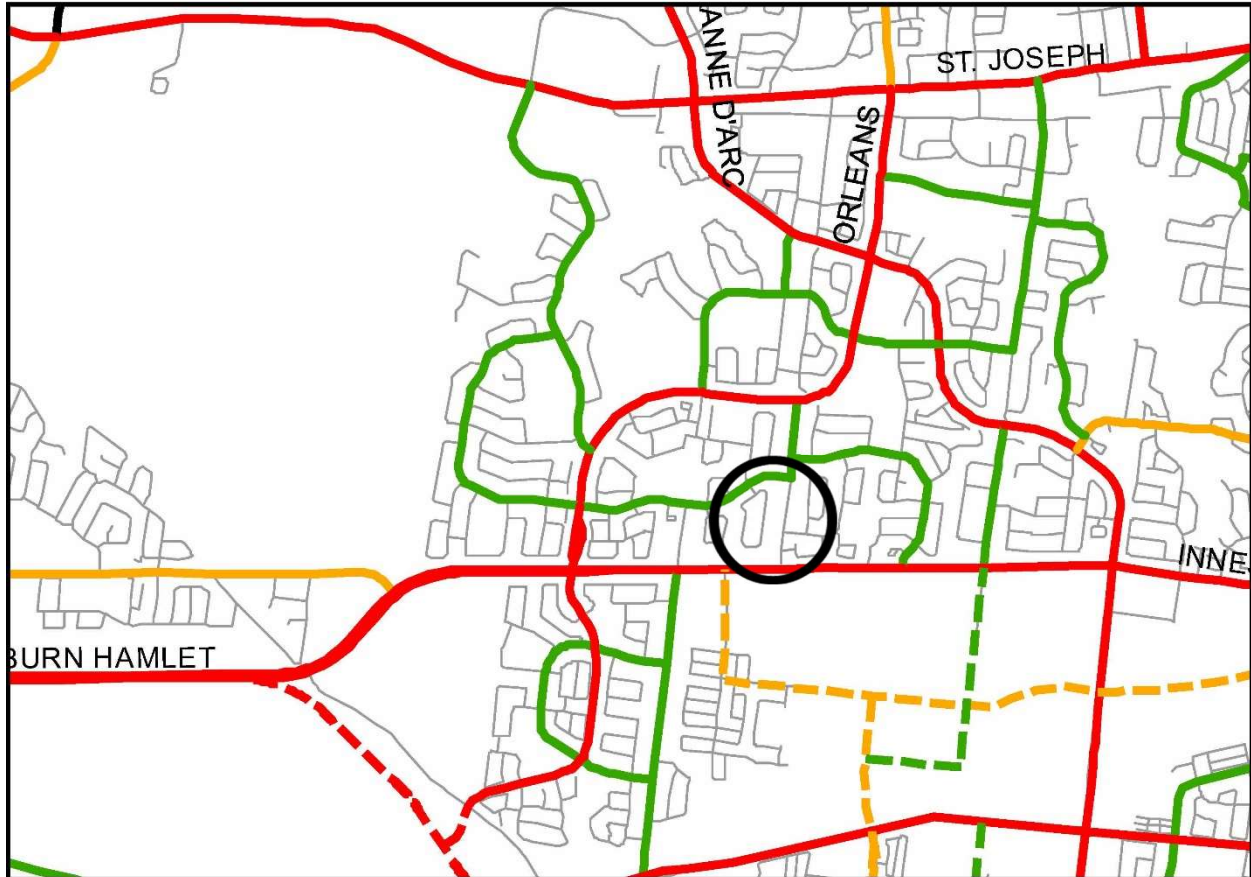
Google Maps

2176 Boyer Rd



Road Network:

The property is located on Boyer Road Street between Simard Drive and Meadowglen Drive. It is a local road. Meadowglen Drive is a local collector. Innes Road classified as an existing Arterial.



Bicycle Network:

There is no existing active transportation network in the immediate vicinity.

Transit Services:

The site is between two transit priority corridor roads on Jeanne D'Ark Boulevard and Innes Roads. The site is 280 from Innes Boulevard.

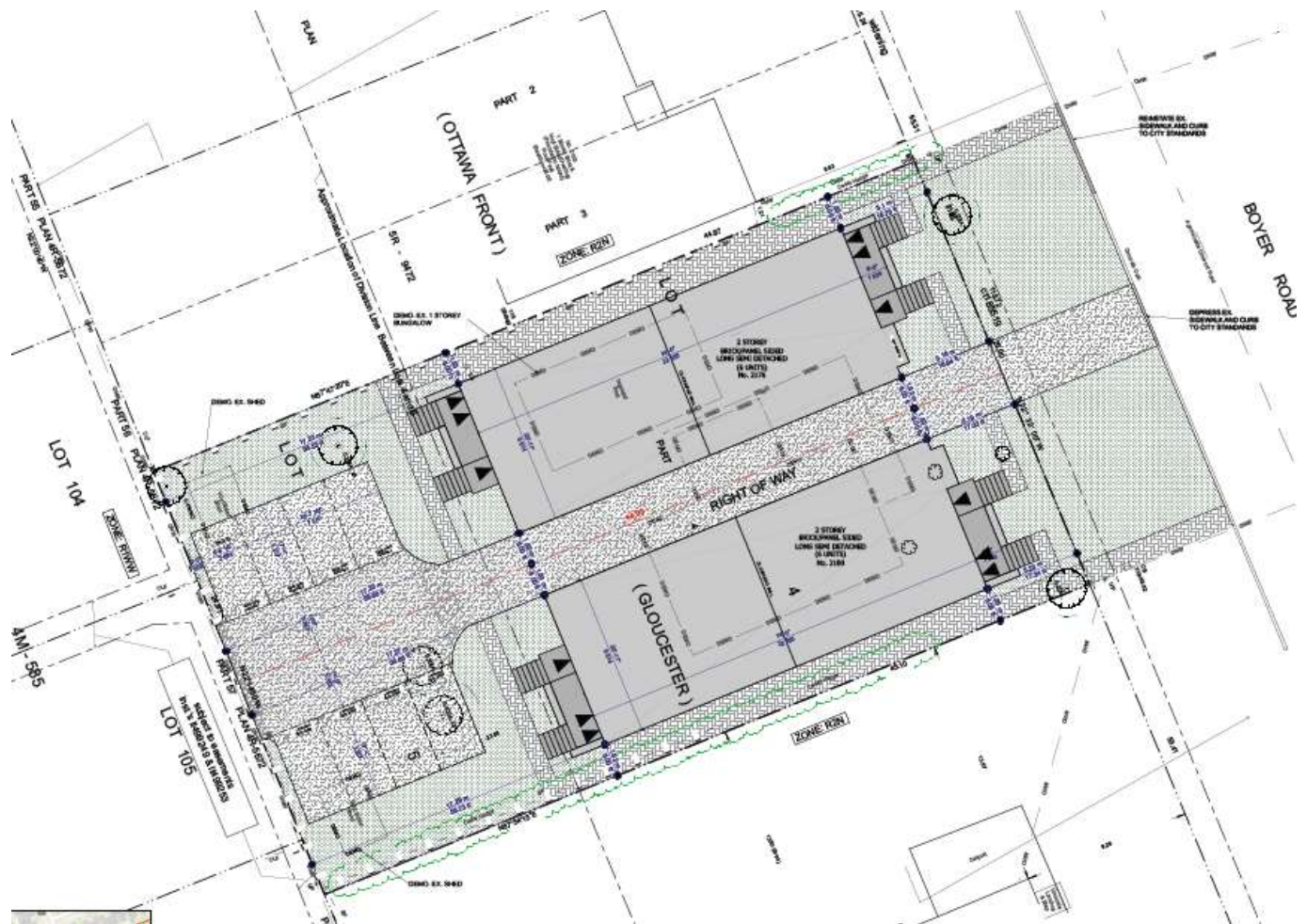


Community Services:

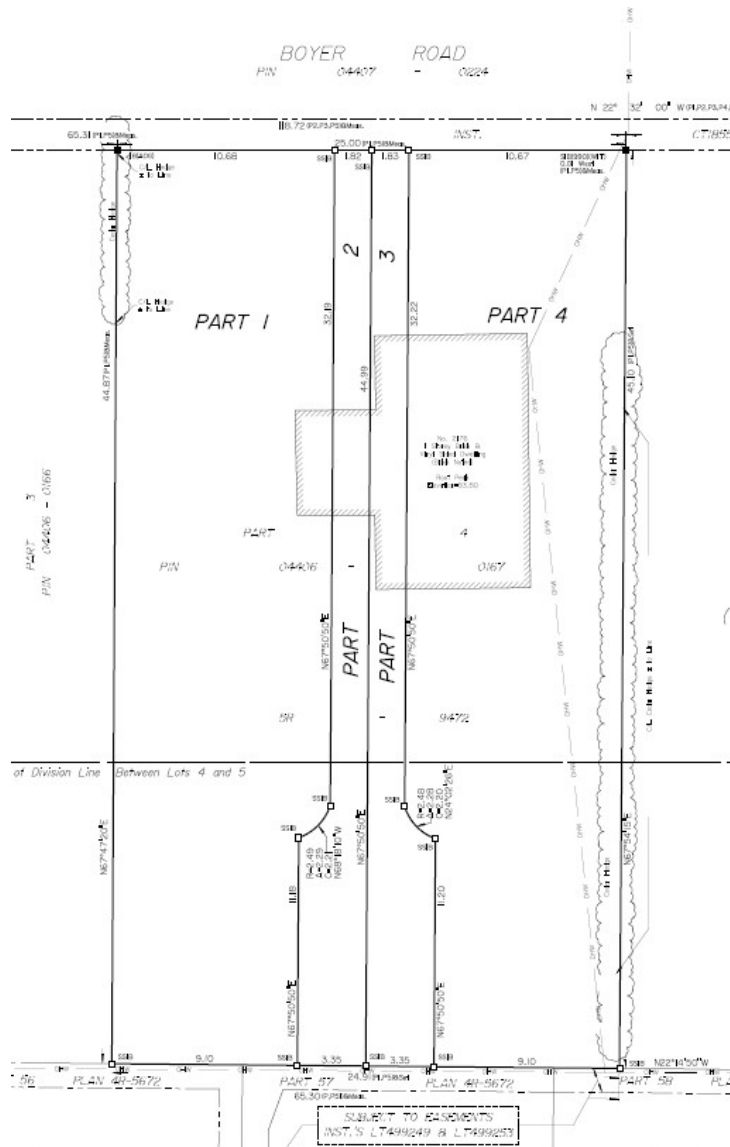
There is a strip mall within 500m walking distance from the site along Boyer and east on Innes with various services and further east a series of big box stores including a supermarket. Ottawa Public Library, Orleans Branch is located 700m to the NE of the site. There are four parks within a 500m radius of the site with many different sport facilities. There are seven schools within a 1.5 km radius of the site.

3.0 DEVELOPMENT PROPOSAL CONSENT and EASEMENTS

The proposed buildings are two long semidetached dwelling unit, each semidetached dwelling will have 3 units, 1 primary and 2 additional units. The lot severance will permit the creation of 2 lots. Each lot meets the requirements of the zoning bylaw to permit the construction of a long semidetached dwelling, each containing 2 semidetached dwellings. Each semidetached dwelling will contain one primary unit on the ground floor and basement, an additional dwelling unit on the second floor and an additional unit on the third floor. Each long semidetached lot will have 4 parking spaces. Soft landscaping is provided as required by the zoning bylaw



The severance request consists of 4 parts and will permit the severance of one lot into 2 lots for residential purposes. Parts 1 and 2 will be one lot and Parts 3 and 4 will be the other lot. The easements over Parts 2 and 3 permit access to the parking and services at the rear of the property. The proposed severance is consistent with orderly development.



Two easements are proposed:

- 1) Easement Part 2 is for the purpose of access to the rear in favor of Parts 3 and 4
- 2) Easement Part 3 is for the purpose of access to the rear in favor of Parts 1 and 2

Both the consent to sever and easement constitute orderly development of the property as the long semidetached dwelling is

- a) Fully compliant with all aspects of the Zoning Bylaw
- b) Provides access for vehicles and persons in an orderly fashion

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.

The proposed severance will permit the addition of 12 dwelling units

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) 8 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 lot areas and lot width comply with the zoning bylaw
- f) 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 3. Growth Management Framework

OP 3.2 Support Intensification

Table 3b

“Housing density

Suburban Transect, 40 to 60,”

This project helps move the inner urban transact closer to 40 to 60 units per hectare with a net density of 107 units per hectare.

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-minuteneighbourhoods 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 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 proposing two three storey long semidetached residential dwelling.

Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern and keeps the exiting building fronting on the street, some 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 R2N:

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 and easements 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;
- 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;