



**Committee of Adjustment**  
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**2025-06-26**

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

June 19, 2025

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

**RE: Application for Consent**  
**27 O'Meara Street**  
**PT LTS 12 & 13, PL 53 , AS IN NS28285 ; OTTAWA/NEPEAN**  
**City of Ottawa**  
**Owner: 27 O'MEARA HOLDINGS INC**

Dear Committee Members:

HP Urban and The Stirling Group have been retained by the Property Owner to assist with a consent application for the property located at 27 O'meara Street, described as PT LTS 12 & 13, PL 53 , AS IN NS28285 ; OTTAWA/NEPEAN. The property is rectangular in shape and resides within the Kitchissippi neighbourhood, Ward 15. The property owner is requesting to sever an existing long semidetached unit.

The subject property resides within the Neighbourhood land use designation – with an Evolving Neighbourhood overlay - in the Official Plan, Schedule B2 Inner Urban Transect. The subject property is zoned Residential Fourth Density, subzone UB (R4UB) in the City of Ottawa Zoning By-Law.

As noted, the long semidetached dwelling has been built. A consent is required at this point for business purposes.

## SITE LOCATION

The subject property is a rectangular lot located along O'Meara Street just South of Scott Street. It is located East of Bayview Station Road and West of Garland Street. The lot is approximately 460m<sup>2</sup> and currently contains a long semidetached dwelling.

As seen in Figure 1, the other surrounding land predominantly consist of residential uses. A non-profit operates directly across the street at 22 O'Meara Street.



Figure 1 – Aerial View of Subject Property, outlined in Orange

## 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 existing 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 Scott Street and Wellington Street. It is within walking distance of the Bayview Transit Station.*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.
  - *As noted, the existing development is in close proximity to numerous transportation options. It is located in walking distance to two Major Corridors and a rapid transit train station.*

**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 uses existing services along O’Meara 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 – 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 consent application at 27 O’Meara Street allowed 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, with an Evolving Neighbourhood overlay and the development sought to provide for gentle intensification of the site. The subject site is located south of Scott Street (Major Corridor), North of Wellington Street (Major Corridor) and within walking distance of the Bayview LRT Station.*
- **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 O’Meara Street*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.

- *The long semidetached dwelling built at 27 O'Meara Street offers 1 bedroom basement units that are ~900 square feet and main floor / second floor primary units that contain three bedrooms. These units reach nearly 2000 square feet. The building contains four residential dwellings.*

*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."*

As demonstrated above, the proposed consent application and subsequent development complies 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 above, the subject site is zoned Residential Fourth Density, subzone UB (R4UB).

**Section 161** outlines the permitted uses within the R4UB Zone as follows:

- apartment dwelling, low rise
- bed and breakfast
- detached dwelling
- diplomatic mission
- duplex dwelling
- group home
- home-based business
- home-based daycare
- linked-detached dwelling
- park planned unit development
- retirement home, converted
- retirement home
- rooming house
- additional dwelling unit
- *semi-detached dwelling*
- stacked dwelling
- three-unit dwelling
- townhouse dwelling
- urban agriculture

Further, **Section 145** provides standards for long semi-detached units. Those standards are:

- A long semi-detached dwelling is permitted on any interior lot in an R2, R3 and R4 zone where a semi-detached dwelling is permitted.
- The minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the long semi-detached dwelling including both dwelling units.
- Where a long semi-detached dwelling is severed, the lands on which a long semi-detached dwelling is located are considered one lot for zoning purposes.

The below tables outline how this existing development meets the R4UB zoning provisions as provided by Table 162A and illustrated on the attached site plan.

A Draft R-Plan has been provided in Figure 2. Lot 1 has an easement over Part 2 for the purposes of access – both vehicles and pedestrians and parking for one vehicle and for access to the shared garbage enclosure.



### Dwelling Units

- Long semidetached unit existing on Lot 1 (Part 1)
- Long semidetached unit existing on Lot 2 (Part 2,3)

### Easement

- Lot 1 (Part 1) easement over Part 2 – access for vehicles and pedestrians to parking space and shared garbage enclosure.

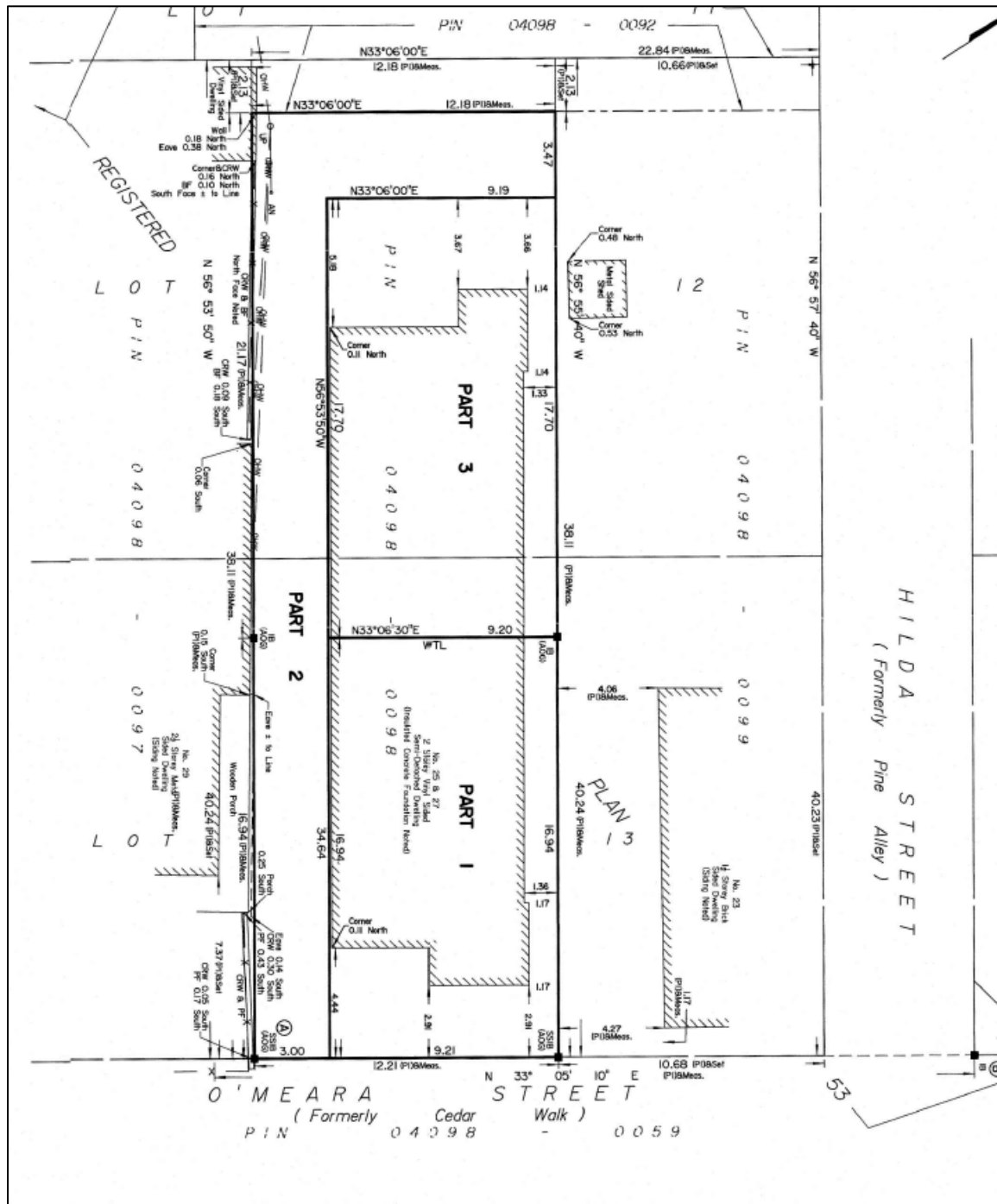
R4UB Provisions – Long Semidetached	Required	Existing – Lot 1	Existing – Lot 2 Flag Lot
Minimum Lot Width*	10m	12.21m	12.21m
Minimum Lot Width of Pole Portion	2.2m	N/A	3m
Minimum Lot Area*	300 m <sup>2</sup>	464.8m <sup>2</sup>	464.8m <sup>2</sup>
Building Height	10m	10m	10m
Minimum Front Yard**	4.27m	4.44m	16.94m
Minimum Rear Yard	7m	N/A	8.65m
Minimum Interior Side Yard	1.2m / 0.6m	1.36m	1.33m

*\*As noted in Section 145, the minimum lot width and the minimum lot area for a long semi-detached dwelling apply to the whole of the long semi-detached dwelling including both dwelling units.*

*\*\*As noted in Section 144, The minimum front yard setbacks and minimum corner side yard setbacks are as follows: in the case of an interior lot or through lot, the yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street.*

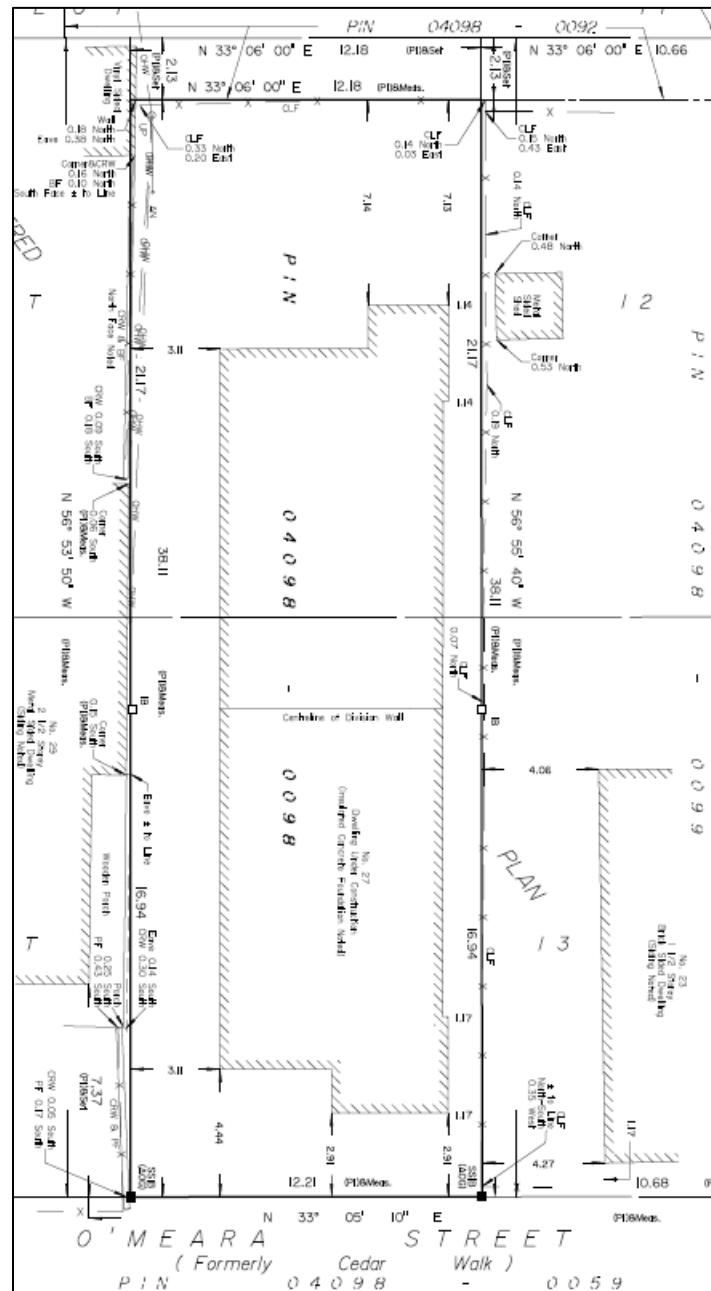
As shown above, the existing long semidetached lots comply with the R4UB Zoning provisions set out in the City of Ottawa Zoning By-Law.

A copy of the as built site plan has been submitted with the application and is shown below in Figure 3.





## Reference Plan



Committee of Adjustment | 27 O'Meara Street



Figure 4 – View looking at the subject property from O’Meara Street

## DISCUSSION

As noted earlier in the Letter, a consent application is being applied for to sever an existing long semidetached dwelling. The consent is required for business purposes.

### Planning Act Section 51 – Part 24 Compliance

Provision	Applicability	Application Compliance
(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.	Yes	The Provincial Policy Statement (PPS) provides direction on matters of provincial interest on land use planning which local planning decisions must be consistent with. The policies of the PPS focus growth within settlement areas with lands uses managed to accommodate a full range of current and future needs taking advantage of existing infrastructure. The proposed consent conforms to the overall objectives and intent of the PPS.
(b) Whether the proposed subdivision is premature or in the public interest;	Yes	The subject lands are designated for this type of development. The consent is therefore in the public interest as it allows for the development of much needed apartment units.

(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The proposed parcels conform to the appropriate Official Plan policies.
(d) The suitability of the land for the purposes for which it is to be subdivided;	Yes	The consent application is meant to facilitate the creation of 2 new lots. The consent is merely for business operating purposes.
(e) If any affordable housing is being proposed the suitability of the proposed units for affordable housing;	No	
(f) The number, width, location and proposed grades and elevations of highways and the adequacy of them, and the highways linking the highways in the proposing subdivision with the established highway system in the vicinity and the adequacy of them;	No	
(g) The dimensions and shapes of the proposed lots;	Yes	The severed and retained parcels are fully zoning compliant.
(h) The restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on the adjoining land;	No	No restrictions on the lands to be severed.
(i) Conservation of natural resources and flood control;	No	
(j) The adequacy of utilities and municipal services;	Yes	Full Municipal Services exist on O'Meara Street that service the existing development in

accordance with City of Ottawa servicing standards	
(k) The adequacy of school sites;	No
(l) The area of land, if any, within the proposed subdivision that, exclusive of highways is to be conveyed or dedicated for public purposes;	No
(m) The extent to which the plan's design optimized the available supply, means of supplying, efficient use and conservation of energy; and	No
(n) The interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designed under subsection 41(2) of this Act or subsection 114(2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31(2); 2006, c.23, s. 22 (3,4); 2016, c. 25, Sched. 4, s. 8 (2).	No



## SUMMARY

The applicant is seeking a severance for the property known as 27 O'Meara Street. This property has been developed with a long semi detached unit and the Owners now wish to sever the property for business purposes.

The requested severance is consistent with the policies in the 2024 Provincial Policy Statement, the City of Ottawa Official Plan, and comply with the Zoning By-Law requirements of the Residential Fourth Density, subzone UB (R4UB) zone.

Please contact us if you require any additional information.

Peter Hume  
HP Urban Inc.

Alison Clarke  
The Stirling Group