

2025-12-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Committee of Adjustment, City of Ottawa
101 Centrepointe Drive
Ottawa, ON K2G 5K7

Date: October 17, 2025

Att: Mr. Michel Bellemare
Committee of Adjustment, Secretary-Treasurer

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Re: Combined Applications for Consent and Minor Variances (Primary and Secondary) for 17 Noel Street, Ottawa ON

Arcadis Professional Services (Canada) Inc. has been retained by Iouri Mitnik (the 'Owner') to submit a Consent and Minor Variance application for the property municipally known as 17 Noel Street (the 'site'). The site is an interior lot with frontage on the north side of Noel Street and presently contains a single detached dwelling. The proposal is to demolish the existing building and construct two long semi-detached dwellings in its place. To facilitate the development, authority of the Committee of Adjustment is required for granting minor variances to the zoning by-law, as described below:

- a) To permit a reduced lot width of 8.39 metres whereas the by-law requires 10.0 metres (Table 160A); and
- b) To permit a reduced lot area of 281.1 square metres whereas the by-law requires 300.0 square metres (Table 160A).

These minor variances would apply to both lots created as a result of the Consent application.



Figure 1. Existing conditions, front elevation (Google Streetview, 2024).

Site and Surrounding Context

The site, known municipally as 17 Noel Street, is an interior lot situated on the north side of Noel Street in the block bounded by Rideau Terrace to the east, Taylor Lane to the west, and Dufferin Road to the north. The site is located in the Lindenlea-New Edinburgh neighborhood in Ward 13 – Rideau-Rockcliffe.

Lindenlea-New Edinburgh just north of Vanier and west of Rockcliffe, is characterized by tight urban lot fabrics with a mix of older low-rise residential and newer infill development, as well as pockets of mid-rise apartment dwellings. The site and general neighbourhood are well served by transit, and the site is located within 500 metres of Beechwood Avenue and Vanier Parkway and 200 metres of Crichton Street which are serviced by OC Transpo bus routes. The site is just south of the Ottawa River and Sir-George-Etienne-Cartier Parkway, which features an extensive network of greenspace and multi-use pathways. The site is also just north of Beechwood Avenue which contains a mix of commercial and retail uses including restaurants, shops, and other amenities.

The following building types and land uses abut the site, with the property parcels and configurations shown in Figure 2 below.

- **North (rear yard)** Three and a half-storey apartment building
- **East (side yard)** Two-storey residential single-detached dwelling
- **South (front yard)** One-storey residential single-detached dwelling
- **West (side yard)** Two-storey residential single-detached dwelling

The site is comprised of the following specifications and legal descriptions:

Area	561.97 m ²	PIN	04221 - 0058
Frontage	16.78 m on Noel Street	Legal	Part 1 Plan of Part of Lot 20 Registered
Depth	33.53 m	Description	Plan 68 City of Ottawa



Figure 2. GeoOttawa property boundaries showing subject site and abutting lots (2022 mapping).



Figure 3. View facing the subject site and abutting properties (Source: Google Maps).



Figure 4. View looking east down Noel Street (Source: Google Maps).



Figure 5. View looking west down Noel Street (Google Maps).



Figure 6. View across the street from 17 Noel Street (Google Maps).

Proposed Development

The proposal is to demolish the existing single-detached dwelling and construct two new long semi-detached dwellings, and sever the lot in half to create two new parcels. The dwellings will fully conform to the zoning by-law save and except two minor variances for the creation of each new lot, for reduced lot width and reduced lot area. The long semis will feature a shared laneway between the buildings for access to parking in the rear yard, which will have the benefit of an easement/right-of-way in favour of each parcel. Each of the rear yards will otherwise be softly landscaped. Access to the rear dwellings is via the shared laneway between the two buildings, and access to the front units are from Noel Street.

Table 1. Development details.

	Unit A & B / Lot A	Unit C & D / Lot B
Lot Width	8.39 m	8.39 m
Lot Area	281.1 m ²	281.1 m ²
Rear Yard Setback	10.09 m	10.09 m
Rear Yard Area	84.55 m ²	84.55 m ²
Front Yard Setback	3.05 m	3.05 m
Front Yard Soft Landscaping	15.13 m ²	15.13 m ²
Building Height	10.99 m	10.99 m

Proposed Severances

The proposal is for two applications to the Committee: (1) one primary combined consent and minor variance (Parcel A), and (2) one secondary combined consent and minor variance (Parcel B), which will result in the creation of two rectangular lots with frontage on Noel Street. A secondary application is required to assign an easement over Parts 2 and 3 for the benefit of both the severed and retained lands. Details of the proposed severances are outlined in Table 2 below with the extract of the Draft R-Plan and severance proposal prepared by Annis, O’Sullivan, Vollebakk Ltd. as shown in Figure 7 below.

Table 2. Proposed severances and lot configurations.

	PROPOSED PARCEL A	PROPOSED PARCEL B
Parts	1	4
ROW/Easement	Easement over Part 2 for access in favour of Parts 3 and 4	Easement over Part 3 for access in favour of Parts 1 and 2
Lot	Part of Lot 20	
Plan	68	
PIN	PIN 04221-0058	
Lot Area (m²)	281.1 m ²	281.1 m ²
Lot Frontage (m)	8.39 m	8.39 m
Lot Depth (m)	33.53 m	33.53 m
Lot Width (m)	8.39 m	8.39 m

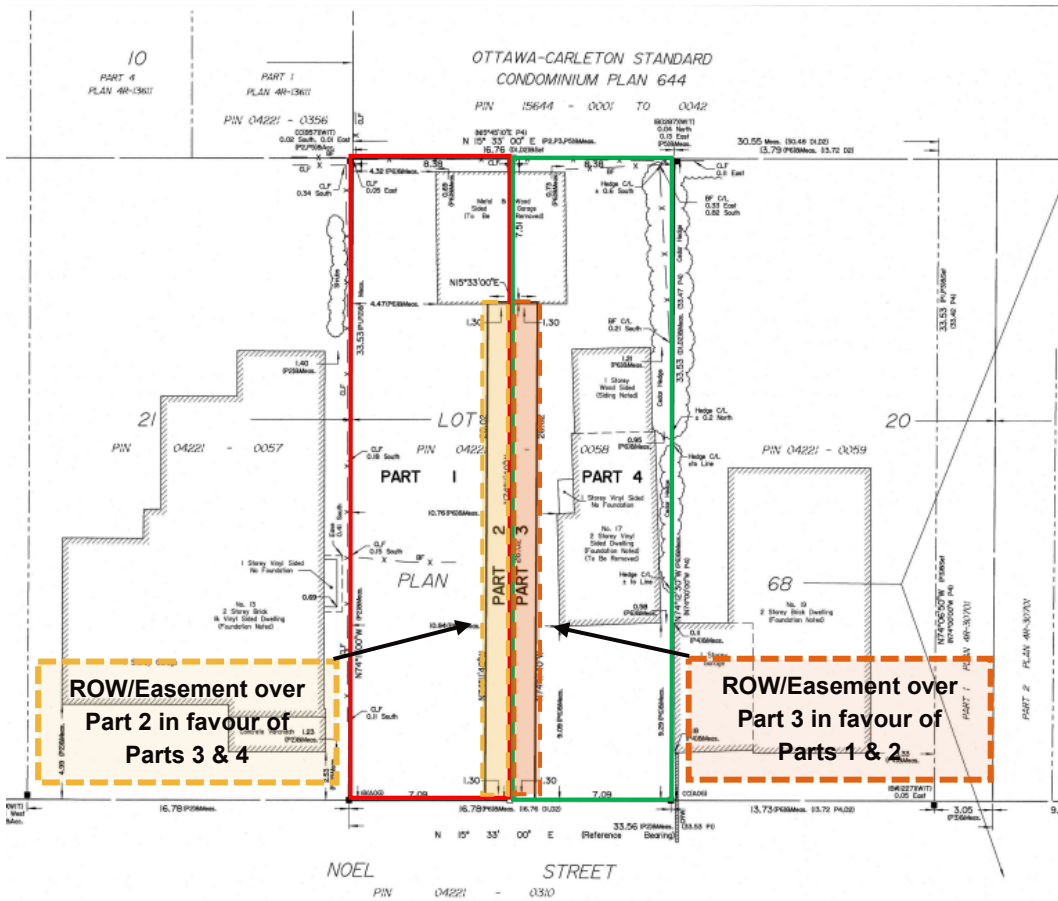


Figure 7: Draft Reference Plan for 17 Noel Street

Provincial Planning Statement 2024

The Provincial Planning Statement 2024 (PPS) provides policy direction on land use planning and development within the Province of Ontario, and decisions affecting all planning matters shall be consistent with the PPS policies. The proposed development is consistent with the applicable policies of the PPS, as demonstrated below.

Chapter 2.1 Planning for People and Homes:

Subsection 4 states that “to provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- “maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
- maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.”

Subsection 6 states that “planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.”

Chapter 2.2 Housing:

Subsection 1 states “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.”

Chapter 2.3.1 General Policies for Settlement Areas:

- 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 development will introduce low-rise residential dwellings. This approach is consistent with the established built form and lot patterns surrounding the subject site. The proposed development is appropriate for the context and is compatible with the surrounding community.

- The proposed severance demonstrates adherence to the Provincial Policy Statement by embodying principles of sustainable urban development. By severing a lot to accommodate independent ownership of each long semi, the project contributes to efficient land use within an urban context, supporting long-term financial sustainability for both the Province and local municipalities.
- The use of existing municipal roads and water, sewer and storm services is an appropriate and efficient use of resources. The lot already features City water and sewer connection from the street. The development fits and functions well within the City's Urban Area.

Official Plan

The subject site is designated as *Neighbourhood* within the *Inner Urban Transect Policy Area* as outlined in the City of Ottawa's Official Plan (OP), depicted in Figure 8 below. The site is situated south of *Special District 1* representing Parliament and Confederation Boulevard, and north of Beechwood Avenue, which is designated Mainstreet Corridor. The area surrounding Beechwood Avenue is within the *Evolving Neighbourhood Overlay*.

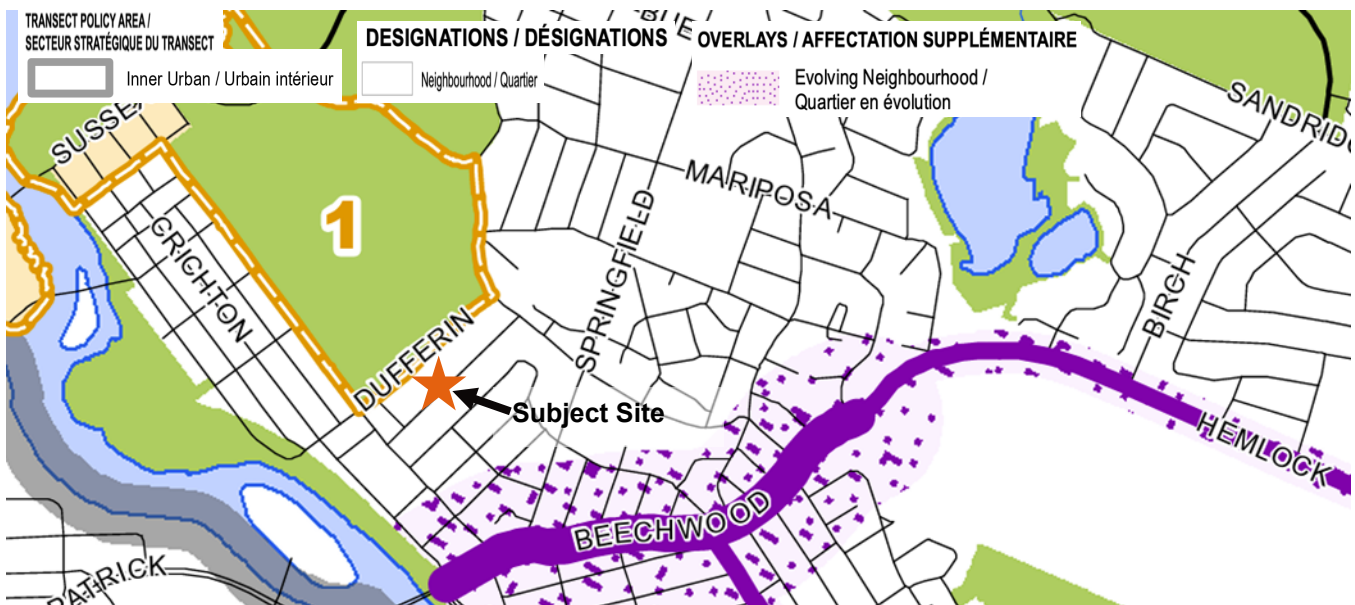


Figure 8. Extract of the City of Ottawa Official Schedule B2 - Inner Urban Transect Policy Area.

Section 2.2.1 Intensification and Diversifying Housing Options sets out policy intent for directing residential growth within the urban area. Subsection i) states that “[t]his Plan envisions directing residential intensification towards Hubs, Corridor and surrounding Neighbourhoods where daily and weekly needs can be accessed within a short walk.” Subsection ii) states that “[m]uch of the demand for new housing is expected to be for ground-oriented units, such as single-detached, semi-detached, rowhouse dwellings and new forms not yet developed”.

- The proposed development aligns with the City's intensification goals by increasing the density on the subject site, allowing for more efficient land use while maintaining the ground-oriented housing form supported by Policy 2.2.1. The intensification of the site increases housing availability. This form of intensification is appropriate

given the site's proximity to Beechwood Avenue, a designated Corridor that supports transit-oriented development and access to daily needs.

Section 2.2.4 Healthy and Inclusive Communities states that “[t]he City’s physical layout and design play an important role in shaping health and well-being by enabling Ottawa’s diverse population to thrive and live their lives to the fullest.” The policy intent to achieve healthy and inclusive communities is to:

- 1) “Encourage development of healthy, walkable, 15-minute neighbourhoods that feature a range of housing options, supporting services and amenities ... this includes a range of housing types and affordability, shops, services, access to food, schools and local childcare, employment, greenspaces, parks and pathways. They are complete communities that support active transportation and transit, reduce car dependency and enable people to live car-light or car-free.”
- The proposed development expands housing options while promoting community vitality and sustainability. It fosters a more compact urban form that reduces urban sprawl, preserves green spaces, and supports a healthier, more interconnected urban environment where residents can easily access daily needs and activities within a short distance from their homes.

Section 3: Growth Management Framework sets out the following policy intent for the urban area:

- 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 establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

Section 3.2: Support Intensification sets out policies for intensification throughout the urban area, as follows:

- 2) “Intensification may occur in a variety of built forms and height categories, from Low-rise to Highrise 41+ buildings, provided density requirements are met.”
 - 4) “Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable.”
- The proposed development aligns with the OP’s intensification policies by proposing a site design which represents a form of gentle intensification in an area deemed suitable for this type of development, which is already serviced by municipal water and sewer.

Section 4.2 Housing encourages the provision of greater flexibility and supply of housing options across the city and emphasizes that “[h]ousing that meets needs across ages, incomes and backgrounds and supports accessibility needs is a key requirement for health and well-being...”.

- The housing policies of the OP encourage a diversity of housing typology that meets the needs of various sectors of the population.

Section 5.2 Inner Urban Transect sets out policies for establishing an urban pattern of built form and site design. The proposed development complies with the policies for the Inner Urban Area in the following ways:

The Inner Urban Transect’s established pattern of built form and site design is both urban and suburban. The goal for new development within the Inner Urban Transect is to enhance urban characteristics. Section 5.2.4(1)(a) “[a]llows 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”. The proposed development is for two long semi-detached dwellings, which is an urban form of development. Overall, the proposed development is supported by the policies of the Official Plan.

Zoning By-law 2008-250

The site is zoned *Residential Third Density, Subzone P – R3P*, in the City of Ottawa’s Zoning By-law 2008-250. The *Residential Third Density* zone permits low-rise residential development in the form of detached, semi-detached, linked-detached, duplex, triplex, and townhouse dwellings. The purpose of the *R3 – Residential Third Density* zone is to allow a range of low-density building typologies to provide additional housing choice and regulate compatible development to enhance the residential character of a neighbourhood.

The proposed zoning details are shown in Table 3 below with the requested variance highlighted in red.

Table 3. Zoning provisions.

R3P				
Provision (Long Semi-Detached Dwelling)	Required		Provided	
			Parcel A (Southern)	Parcel B (Northern Lot)
Minimum Lot Width (s.160)	10.0 m		8.39 m	8.39 m
Minimum Lot Area (s.160)	300.0 m ²		281.1 m ²	281.1 m ²
Maximum Building Height (s.160)	11.0 (with 4/12 pitch roof)		10.99 m	10.99 m
Minimum Front Yard Setback (s.144(1)(a))	Must align with the average of abutting lots’ corresponding yard (2.51 m) setbacks		3.05 m	3.05 m
Minimum Rear Yard Setback (Table 144A (ii))	30% lot depth (30% of 33.53 m = 10.059)		10.06 m	10.06 m
Minimum Rear Yard Area (Table 160B, Endnote 2)	25% lot area 61.48 m ²	25% lot area 61.12 m ²	30% 84.55 m ²	30% 84.55 m ²
Minimum Interior Side Yard Setback (s.160)	1.8 m total, min. 0.6 m for one		1.9 m total 0.6 m (north) 1.3 m (south)	1.9 m total 1.3 m (n) 0.6 m (e)
Minimum Aggregated Front Yard Soft Landscaping (s.139(1))	30% front yard area 7.89 m ²	30% front yard area 8.10 m ²	59.12% 15.13 m ²	59.12% 15.13 m ²
Maximum Shared Driveway Width (s.139(3)(iv))	3.0 m		2.6 m	2.6 m

Rationale for Consent

In Section 51(24) of the *Planning Act, 1990*, a series of criteria are presented that state in the case of any subdivision of land, regard shall be had to:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed consent does not have any effect on matters of provincial interest.

(b) whether the proposed subdivision is premature or in the public interest;

The proposed consent is in the public interest as it supports the City's policies for intensification and an efficient use of residentially zoned land. The proposed severances are not premature as the site zoning and Official Plan designation permit long semi-detached development and the severance of those lands to create two parcels to be independently conveyed. The lot fabrics proposed are similar to many other examples in the neighbourhood and is characterized by a variety of similar densities including semi-detached, duplex, and townhouse dwellings.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposed severances to permit long semi-detached residential development conform to the applicable City of Ottawa Official Plan policies for development, intensification, and compatibility. The Official Plan supports intensification in the urban area, and the proposed severance and redevelopment will add a mix of compatible and appropriate both family-sized and more affordable rental housing choice and typology.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The land is suitable for the proposal, with surroundings that consist of semi-detached, duplex and townhouse dwellings on comparably sized lots along the immediate streetscape. Despite the requested variances for reduced lot width and area, the proposed lot sizes can appropriately accommodate the proposed built form, and all zoning provisions are met in terms of setbacks. The development of two long semi-detached dwellings with lower-level secondary dwelling units is a desirable, permitted, and suitable use of these residentially zoned and designated lands.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

N/A

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

No new roadways are proposed as part of the consents. The proposed development and severances will have adequate frontage to an open public municipal roadway (Noel Street). The site is just to the west of Beechwood Avenue (*Arterial Road*) which travels east-west, and Vanier Parkway (*Arterial Road*) which travels north-south and connects to Highway 417.

(f) the dimensions and shapes of the proposed lots;

The dimensions and rectangular shape of the proposed lots are functional and compatible with the surrounding neighbourhood character and development pattern. Despite the requested minor variances for reduced lot width and area, there is sufficient space on site for separation between neighbouring properties to the east and west, and to fit a functional, appropriate development footprint on each lot while meeting all other zoning provisions.

(g) 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 adjoining land;

There are no known existing restrictions on the land. An easement is proposed over Part 3 in favour of Parts 1 and 2, and over Part 2 in favour of Parts 3 and 4 for access and maintenance of a shared laneway between the buildings towards parking in the rear yard.

(h) conservation of natural resources and flood control;

The severance application does not affect the site conditions. No watercourses, flood plains, trees or other natural resources will be impacted by the consent.

(i) the adequacy of utilities and municipal services;

Municipal water, sewer and storm services are independently provided for both lots.

(j) the adequacy of school sites;

There are several schools servicing the area including: St. Brigid School and Ashbury College to the east, De La Salle Public High School to the west, and Fern Hill School and Trille des Bois Public Elementary School to the south.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

N/A

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

The proposal provides opportunity for gentle and compatible intensification within the urban area thus allowing for a more efficient use of land and resources. The proposed severances will facilitate the infill intensification of two long semi-detached dwellings on two parcels of land, with lower-level Secondary Dwelling Units (SDUs) in each primary unit. This is a modest and appropriate form of density increase and will make use of existing available municipal water, sewer, and storm services. The proposed severances optimize the available supply of land and energy resources and are an efficient use of the land.

(m) 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 designated 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.9(2).

The proposal for development of two long semi-detached dwellings is not subject to the Site Plan Control By-law and therefore an application for Site Plan Control is not required.

Overall, the proposed severance applications demonstrate regard for the criteria of Section 51(24) of the *Planning Act*.

Rationale for Minor Variances

To facilitate the development, two minor variances to the Zoning By-law are required. The variances required include:

- a) To permit a reduced lot width of 8.39 metres whereas the by-law requires 10.0 metres (Table 160A); and

- b) To permit a reduced lot area of 281.1 square metres whereas the by-law requires 300.0 square metres (Table 160A).

The following reviews the variance against the four tests as presented in Section 45(1) of the Planning Act. Note that the rationale for variances for each of the units have been reviewed together.

IS THE VARIANCE MINOR?

The proposed minor variances for reduced lot width of 8.39 metres whereas the by-law requires 10 metres and the reduction of lot area from required 300 m² to proposed 281.1 m² is minor both nominally and in terms of surrounding neighbourhood impact. The proposed reduction of lot width of 1.61 metres and reduction of 18.85 m² in lot area are minor in this case given all other zoning provisions are met or exceeded on each lot. The lots are sufficiently wide and large in area to support the development of two long semi-detached dwellings. The development footprint is reasonably and appropriately sized for the lots with the provision of side yard setbacks providing access to the rear yards. Each of the front yards is sufficiently large to provide a permitted driveway and soft landscaping. The site is sufficiently wide to support the development of two long semi-detached dwellings while respecting zoning setbacks. The development footprint is reasonably and appropriately sized for the lots with the provision of side yard setbacks between the building which are larger than required to support a shared laneway between the buildings, which provides access to the rear yards. Each of the front yards is sufficiently large to provide soft landscaping and the focal point of the buildings from the public realm will be on the front building facades rather than driveways or parking.

Further, as shown in the context imagery in this report, there are examples of newer attached dwellings on similarly sized lots in the immediate neighbourhood. The existence of semi-detached dwellings demonstrates that the proposed added density is reasonable and appropriate for this community. Finally, the visual impact from the street of a 1.61 metre reduction in lot width on each lot will be negligible. The sites function well with long semi dwellings and the proposed building footprints and lot fabrics are consistent with the surrounding context. Given this site complies with setbacks for the building envelope, the site is appropriately sized for long semi-detached dwellings even with the lot width and area reductions. As such, the proposed variances for reduced lot width and area to facilitate the development of new long semi-detached dwellings is minor in this case.

DOES THE VARIANCE MEET THE INTENT AND PURPOSE OF THE OFFICIAL PLAN?

The intent and purpose of the Official Plan, specifically within *Neighbourhoods* in the *Inner Urban Area Transect* is to accommodate residential growth to meet housing and density targets. The OP supports a variety of housing types, focusing on missing-middle housing and the provision of low-rise built form with more emphasis on built form rather than unit count or lot configuration.

Overall, the Official Plan generally supports infill intensification and densification through the provision of a wide variety of housing typology and built form. The OP specifically sets out the need for ground-oriented, larger, family-sized units and missing middle housing, and emphasizes the importance of building livable, 15-minute, and healthy communities. The proposed development of two long semi-detached dwellings contributes to the housing targets of the Official Plan and the site is in a location which supports this development format. Further, redevelopment of this site contributes to the “15-minute neighbourhood” policy intent given its proximity to schools, parks, transit, and commercial/retail areas. Overall, the proposed minor variances facilitate the development of four dwelling units which is encouraged and supported through the policies of the Official Plan.

DOES THE VARIANCE MEET THE INTENT AND PURPOSE OF THE ZONING BY-LAW?

The intent and purpose of the lot width and area provisions of the zoning by-law is to ensure that appropriate separation between buildings is maintained and to ensure that there is sufficient area on the lot to accommodate the dwelling and open space without overdeveloping the site. The proposed reduction of lot width of 1.61 metres and reduction of 18.85 m² in lot area meet the intent and purpose of the zoning by-law considering the building footprints can accommodate the required interior side yard and front yard setbacks, as well as all yard and soft landscaping area provisions. The development can sufficiently manage its impacts on site with the provision of required setbacks and greenspace in both the front and rear yards, appropriate height, and a sympathetic building design. Considering these factors, the proposed reduction in lot width and area to facilitate the development of two long semi-detached dwellings meets the intent and purpose of the zoning by-law.

IS THE VARIANCE DESIRABLE FOR THE APPROPRIATE DEVELOPMENT / USE OF THE LAND?

The proposed variances are desirable for the appropriate development and use of the land and will facilitate the gentle intensification of this presently under-utilized urban property with permitted and appropriate long semi-detached dwellings. The surrounding context contains a mix of housing sizes, ages, and massing, primarily in the format of low-rise single-detached and semi-detached dwellings. There are examples of nearby newly developed semi-detached dwellings, demonstrating the neighbourhood is undergoing gradual change and redevelopment.

The Official Plan supports added density within the Inner Urban Area. The proposed dwellings are compatible with the context, and the variances to permit the reduced lot width and area will facilitate the development of these long semi-detached dwellings. The buildings have been designed to be compatible with the existing conditions of the adjacent properties. The massing of the building is appropriate for the context. Further, it is desirable and appropriate to introduce a wider choice of housing types through gentle infill intensification, within an urban area that has municipal servicing and a multitude of amenities including schools, commercial and retail uses, transit, and parks. When considered collectively, the proposed variances are desirable for the appropriate residential development and use of the land.

Conclusion

The subject site is a regularly shaped urban lot municipally known as 17 Noel Street, fronting onto Noel Street in the Lindenlea – New Edinburgh neighbourhood, and presently contains a two-storey single-detached residential dwelling. The Owner is proposing to demolish the existing dwelling, sever the property into two separate parcels, and construct a long semi-detached dwelling on each new lot. Two minor variances are required to permit a reduction in lot width from 10 m to 8.39 m and a reduction in lot area from 300 m² to 281.1 m² for both lots. The development of new long semi-detached dwellings is a permitted use under the current zoning and appropriate for the neighbourhood fabric and planned function of the surrounding community as all other zoning requirements are met. The proposed configuration and size of the lots is compatible, appropriate, and desirable within the existing neighbourhood context. Each lot will be independently municipally serviced, and the site and neighbourhood have the capacity to support this type and form of modest and permitted residential intensification. The proposal offers a diversity of housing typology and choice, which is needed and supported within the urban area.

The proposed consent and minor variances are consistent with the Provincial Planning Statement, 2024, conform to the policies of the City of Ottawa Official Plan, and comply with the City of Ottawa's Zoning By-law 2008-250 save for the requested minor variances. The consents meet the criteria as set out in Section 51(24) of the *Planning Act* as detailed in this report and the proposed minor variances meet the four tests under Section 45(1) of the *Planning Act*. The proposed development represents good land use planning and is recommended for approval.

17 Noel Street, Ottawa
October 17, 2025

Respectfully submitted,



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