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Committee of Adjustment
Received | Reçu le
2025-12-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

December 10, 2025

Michel Bellemare

Secretary-Treasurer
Committee of Adjustment
101 CentrepoinTE Drive, Fourth Floor
Ottawa, ON. K2G 5K7

Re: **Application for Consent and Minor Variances for lands at 72 Laval Street, Ottawa, ON.**
Part of Lot 65, Registered Plan 101, City of Ottawa
Ward 12, Rideau-Vanier

Mr. Bellemare,

Miroca Design Consulting Services Inc. has been retained to act as agent on behalf of the property owner of 72 Laval Street (subject property), for the submission of the enclosed Minor Variance application to the Committee of Adjustment.

This application seeks approval for the development of a new 3-storey, 8-unit residential apartment dwelling on the subject property. Relief is requested to legalise the existing lot width.

In addition to the Planning Rationale attached to this cover letter, the following materials have been enclosed as part of this submission:

- Completed application forms
- Parcel Abstract (Parcel Register)
- Topographic Survey Plan
- Proposed Site Plan and Architectural Elevations
- Tree Information Report and Planting Plan
- Copy of the original Decision for Minor Variances (File No. D08-02-25/A-00189)
- Cheque in the amount of \$3,446.00 made payable to the City of Ottawa.

Please do not hesitate to contact us if you have any additional questions regarding this application.

Regards,

Mary Beth DiSabato
Senior Project Designer

Sarah Segreto
Business Manager

Michael Segreto
President

1.0 INTRODUCTION

Miroca Design Consulting Services Inc. has been retained to prepare this Planning Rationale in support of the enclosed Minor Variance application for the property known municipally as 72 Laval Street in the City of Ottawa. The purpose of this Planning Rationale is to assess the proposed application for Minor Variance alongside the applicable policy and regulatory framework, and to demonstrate how the proposal represents good planning that is consistent with the relevant tests under the Planning Act.

1.1 PURPOSE OF THE APPLICATION

This application seeks approval for the development of a new 3-storey, 8-unit residential apartment dwelling on the subject property. Relief is requested to legalise the existing lot width.

1.2 BACKGROUND

At the Committee of Adjustment Panel 2 Hearing on September 2, 2025, an application for minor variances was granted unopposed to legalise the existing lot area, and to permit a reduced front yard setback, and reduced rear yard setback to permit the construction of a new 8-unit apartment dwelling on the subject property. (File No. D08-02-25/A-00189.)

During the building permit review for the apartment dwelling (File No. CON-2025-016047) the Zoning Review Department identified that the required minor variance to legalise the existing lot width had been omitted in error from the original minor variance application.

While the existing lot width was identified and highlighted on the Site Plan submitted with the original application, the actual minor variance wording was missing from the covering letter and application forms.

At this time we are applying to the Committee of Adjustment for relief to legalise the existing lot width.

2.0 MINOR VARIANCE APPLICATION

2.1 RELIEF REQUESTED

In order to proceed, the owner requires the Authority of the Committee for a Minor Variance as follows:

- a) To permit the existing lot width of **10.06 metres**, whereas the By-law requires a minimum lot width of **12.0 metres** for low rise apartments. [By-law No. 2008-250, Table 162A]

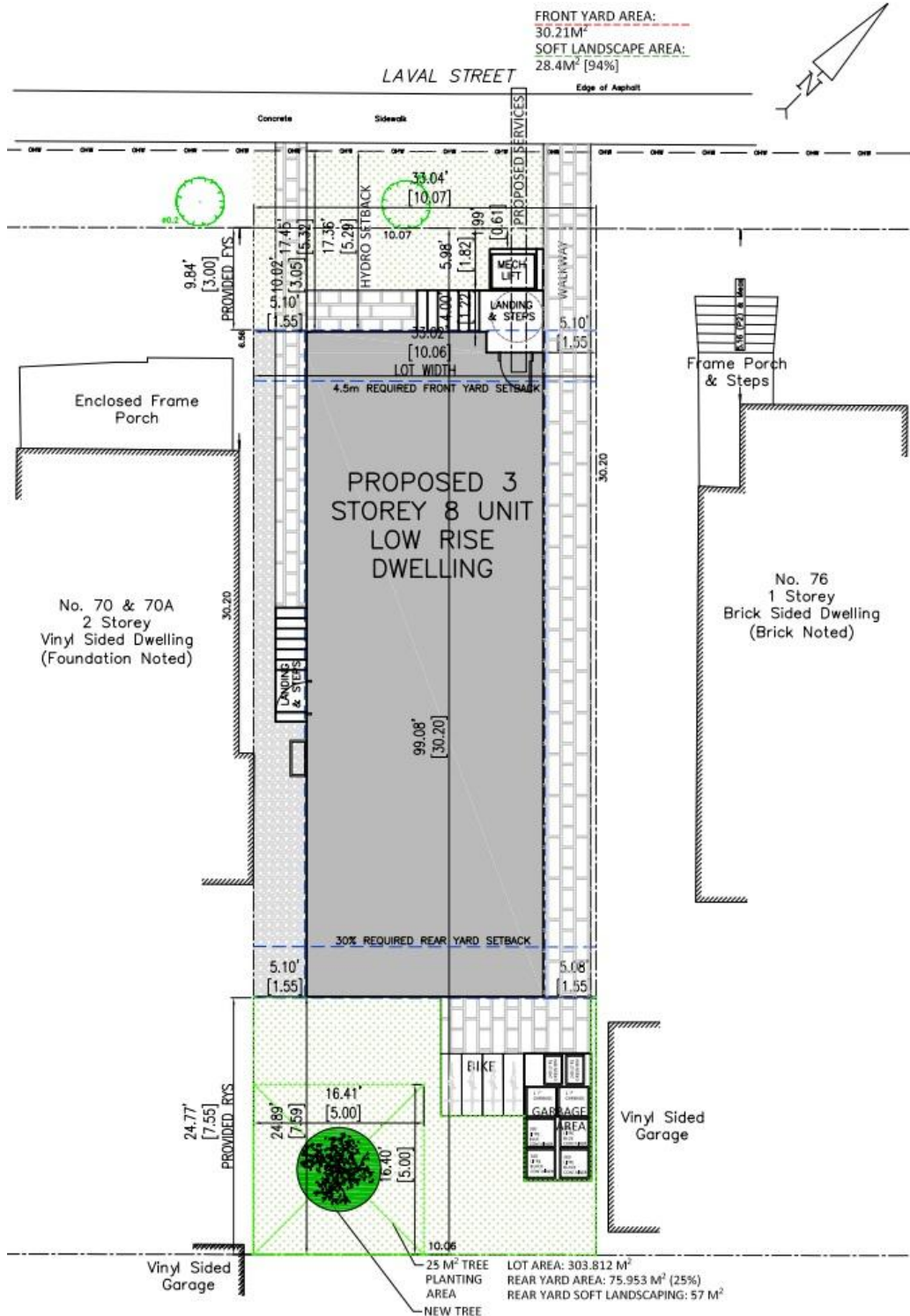


FIGURE 3: PROPOSED SITE PLAN

3.0 SITE CONTEXT AND SURROUNDING AREA

3.1 SUBJECT PROPERTY

The subject property at 72 Laval Street is located in the neighbourhood of Vanier North, on a local road east of the intersection of Beechwood Avenue and Charleviox Street. The existing site has a frontage width of 10.07 metres, and a depth of 30.20 metres, for a total lot area of 303.812 square metres, and is currently developed with a 2-storey duplex dwelling, which is proposed to be demolished.

OC Transpo service is provided along Beechwood Avenue to the North/West, Marier Avenue to the North and Vanier Parkway to the south. The area is well served by a range of commercial and community amenities principally along Beechwood Avenue to the North/West and Montreal Road to the East. The Rideau River pathways and parks are nearby to the south. Other notable features in the area include Rideau Hall and Beechwood Cemetery to the north.



FIGURE 4: EXISTING SUBJECT PROPERTY

3.2 SURROUNDING CONTEXT

Vanier North is a community in a state of urban renewal, known for its close proximity to downtown, and two prestigious cemeteries. The dwellings in Vanier North are mixed, with a variety of single dwellings and small multi-unit buildings originally built between the early 1900's and the 1960's. The neighbourhood has been experiencing infill over the last decade, replacing the exiting homes with larger detached, semi-detached, and multi-unit dwellings, maximising residential development in the area. Housing along Laval Street is decidedly mixed, with a variety of detached homes spanning several eras, and both older and new multi-unit low rise buildings.

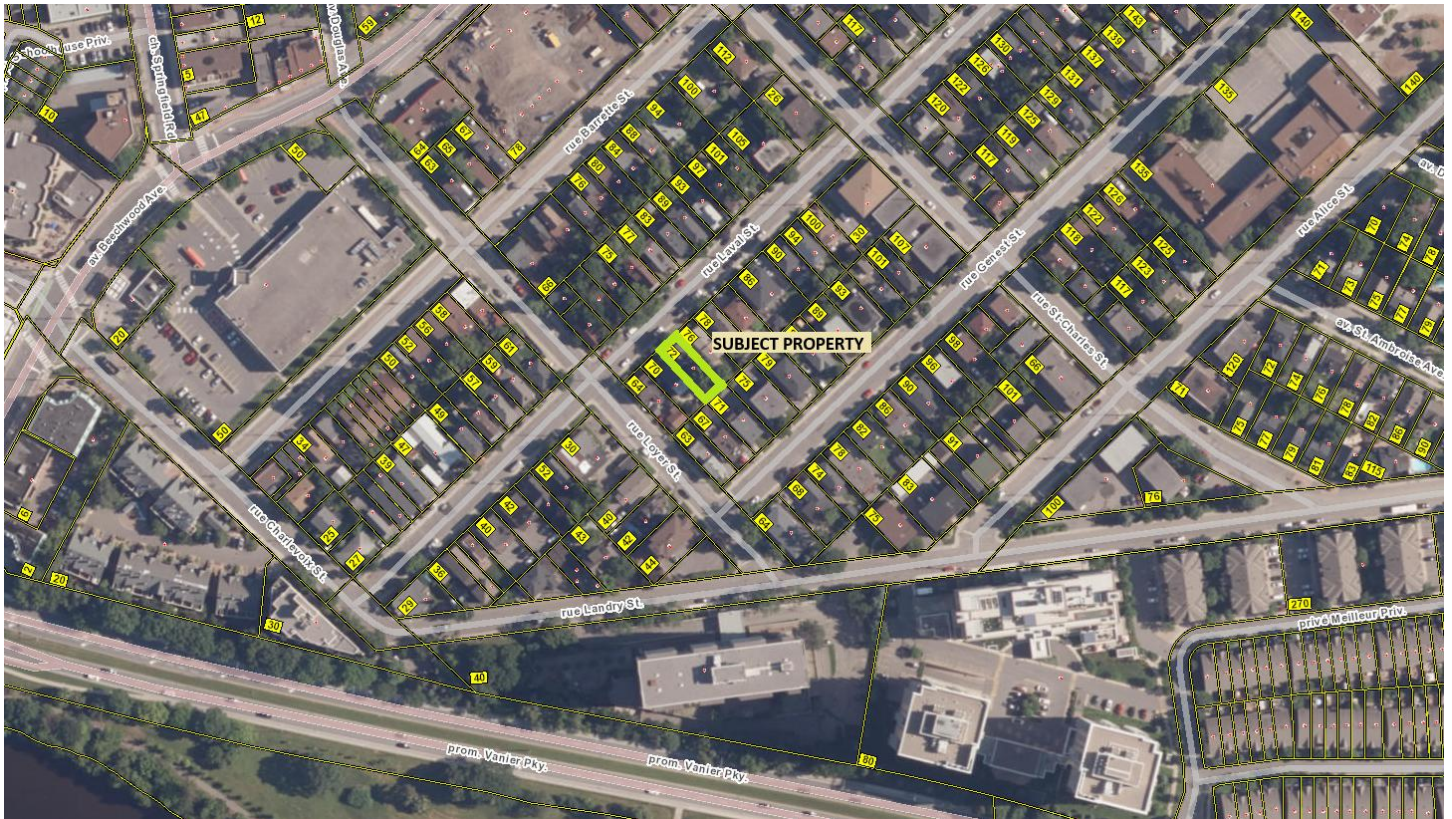


FIGURE 5: AERIAL VIEW, LOCATION OF SUBJECT PROPERTY

4.0 TREES

There are no changes to the Tree Information Report from the original application. Please refer to enclosed TIR and Planting Plan for details.

5.0 FOUR TESTS

In support of the proposed application, the four tests for minor variances as provided for in Section 45(1) of the Planning Act, have been reviewed as follows:

5.1 GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN IS MAINTAINED

This property falls within the Inner Urban Transect under the Evolving Neighbourhood Overlay on Schedule B2 of the City of Ottawa's Official Plan. The corresponding direction for evolving neighbourhoods aims to accommodate residential growth with development standards that transition away from a suburban model and move towards more urban built forms. The proposed low-rise apartment dwellings align with the characteristics of urban built form identified on Table 6 of the Official Plan, including: shallow front yard setbacks with an emphasis on built-form relationship with the public realm, principal entrances at grade with direct relationship to public realm, smaller lots with higher lot coverage and floor area ratios, a minimum of two functional storeys, minimal functional side yard setbacks, small areas of formal landscape with space for soft landscape, trees and hard surfacing, and no automobile parking.

This proposal increases the housing stock, by replacing a duplex dwelling with an 8-unit low rise apartment dwelling, for a net increase of 6 units. This development represents gentle intensification within the mixed low-rise character of the neighbourhood, aligning with the Growth Management Framework in Section 3 of the Official Plan. It effectively supports residential growth while maintaining a compatible built form and site design. By gently increasing density, the development supports the concept of 15-minute neighbourhoods, providing access to public transit, amenities, schools, and parks within walking distance.

This development adheres to the Official Plan's objectives by leveraging existing transit service, water and sewer infrastructure, as well as the network of roads, pathways, and designated cycling routes. It supports redevelopment within the Inner Urban area rather than expansion into peripheral lands. By situating residential use in close proximity to the rapid transit system and various community amenities, including employment and retail facilities, this proposal aims to minimize travel distances and enhance accessibility, thereby contributing to a sustainable community.

Given these considerations, we are confident that the requested minor variance aligns with the intent and purpose of the Official Plan.

5.2 GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW IS MAINTAINED

The property is zoned R4UA, a Residential Fourth Density subzone that permits a wide range of low-rise residential forms, from detached dwellings to low-rise apartments. The zone intends to support housing diversity while ensuring compatibility with existing land use patterns.

The proposed low-rise apartment building aligns with this intent. It is compatible with the surrounding built form and supports a mixed, residential character.

Minimum lot width requirements are intended to ensure that each property has enough frontage and space to accommodate buildings, meet setbacks, and provide servicing and access, while also maintaining neighbourhood character, controlling density, and supporting orderly lot fabric.

The minor variance for lot width legalizes an existing condition. The lot provides adequate space for the building, landscaping, servicing, and amenities, with no adverse effect on livability or function. The proposed development remains aligned with the overall objectives of the zone.

Given these considerations, we believe that the proposed minor variance aligns with the intent and purpose of the Zoning By-law.

5.3 DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE PROPERTY

The proposed development represents an appropriate and desirable use of the property. It supports long-term residential needs by offering diverse housing types in a location well-served by existing infrastructure and community amenities. The requested variance enables an efficient and functional site design while maintaining compatibility with the surrounding built form. The proposal represents a modest reinvestment in the property and supports gentle intensification in line with Official Plan policy.

Replacing a duplex with an 8-unit building adds much-needed housing in a manner that is sensitive to neighbourhood scale and character. The site design balances built-form and open space, enhancing both the public realm and private rear yard conditions.

Environmental considerations are addressed through the preservation of mature trees where possible and site design to improve drainage, grading, and stormwater management. The building is also designed to minimize overlook and privacy impacts on neighbouring properties.

Given these considerations, we feel that the proposed minor variance is desirable for the appropriate development of the property.

5.4 THE VARIANCE IS MINOR

Relief is requested to permit the existing lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12.0 metres for low rise apartments.

This minor variance for lot width legalizes an existing condition, and is technical in nature. Legalisation of the existing lot width is a minor deviation that has no adverse effect on adjacent properties and does not compromise the functionality or compatibility of the site. The scale and use of the proposed development is in keeping with the surrounding context.

Given these considerations, we feel that the proposed variance is minor.

6.0 POLICY AND REGULATORY CONTEXT

6.1 ZONING

Zoning Bylaw 2008-250 | R4UA| Section 161 & Table 162

Section 139 – Low-Rise Residential in All Neighbourhoods Within the Greenbelt

Section 144 – Alternative Yard Setbacks Affecting Low-Rise Residential in the R1 to R4 Zones Within the Greenbelt

Table 1: Zoning Provisions

Zoning Provisions	Required	Proposed
Min. Lot Width	12m	10.06m * MV Requested
Min. Lot Area	360m ²	303.8m² (previously approved)
Max. Building Height	11m	10.95m
Min. Front Yard Setback	4.5m	3.0m (previously approved)
Min. Corner Yard Setback	4.5m	N/A
Min. Rear Yard Setback	30% of lot depth (9.06m)	25% (7.55m) (previously approved)
Min. Rear Yard Area	25% of lot area (75.95m ²)	25% (75.95m ²)
Min. Interior Side Yard Setback	1.5m	1.55m
Front Yard Soft Landscaping	40%	94%
Rear Yard Soft Landscaping	50m ²	57m ²

TABLE 2: ZONING PROVISIONS

6.2 URBAN DESIGN GUIDELINES FOR LOW-RISE INFILL HOUSING

The proposed low-rise apartment building at 72 Laval Street has been designed in accordance with the Urban Design Guidelines for Low-rise Infill Housing. The design incorporates setbacks that are consistent with the mixed character of the neighbourhood, while embracing a more urban built form. It balances increased lot coverage with adequate greenery and rear yard amenity space that harmonizes with the surrounding homes. The design features a clear primary entrance from the street, and a clean articulated front façade.

6.3 PROVINCIAL PLANNING STATEMENT

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.

As per Section 3(5) of the Planning Act, a decision by the Committee of Adjustment with respect to a planning matter must be consistent with the Provincial Planning Statement (PPS). The Provincial Planning Statement provides policy direction on matters of provincial interest that are related to land use planning and development.

The proposed development at 72 Laval Street aligns with the policies and direction of the PPS. The low-rise building is an example of efficient land use within the settlement area, supporting sustainable growth by concentrating development where existing infrastructure and services are already in place. By avoiding urban sprawl, this project reduces environmental and financial costs and advances key provincial goals such as housing diversity, affordability, and environmental sustainability. The proposed low-rise building contributes to creating complete, connected communities that balance present needs of residents while accommodating future growth.

Section 2.1: Planning for People and Homes

Policy 2.1.6 encourages planning authorities to support the achievement of complete communities through a balanced mix of land uses, housing options, transportation, and public facilities. The proposed low-rise building aligns with this policy by concentrating growth in a well-served residential area, promoting a range of housing options close to community amenities like schools, shopping centers, and recreational spaces.

Section 2.2: Housing

Policy 2.2.1 emphasizes the need for diverse housing options to meet the needs of current and future residents, with a focus on affordability and residential intensification. The proposed development directly supports these objectives by introducing efficient low-rise apartments to diversify the housing mix in the region. By utilizing underdeveloped land within the inner urban area, the development adds new housing options that meet demographic needs. The future dwelling's proximity to greenspace, parks, and active living options aligns with the PPS goal of improving residents' health and well-being.

Section 2.3.1: Settlement Areas

According to Policy 2.3.1, settlement areas should be the focus of growth and development. The proposed development is located within the City of Ottawa's established settlement area, inner urban transect, which is in keeping with the PPS's emphasis on directing growth to areas with existing infrastructure and public services. By developing within a settlement area, the proposed low-rise building ensures efficient land use and minimizes the need for costly infrastructure expansion. The site's integration into the city's transit network enhances accessibility and supports sustainable urban growth, consistent with the PPS goals of reducing sprawl and promoting livable, connected communities.

Section 2.4.1: Strategic Growth Areas

Policy 2.4.1 encourages development in strategic growth areas, such as major transit station areas, existing and emerging downtowns, grayfield and brownfield sites, lands along major roads, arterials, or other areas with existing or planned transit service. The proposed development is situated within the inner urban area with convenient access to public transit, aligning with this policy's goal of focusing growth where it can be supported by existing services and infrastructure.

In our opinion, the proposed development at 72 Laval Street aligns with the Provincial Planning Statement by promoting efficient land use, optimizing urban infrastructure, enhancing housing diversity, and supporting the development of complete communities. This constitutes sound and sustainable land use planning.

7.0 CONCLUSION

It is our opinion that the proposed development constitutes good planning and meets the Four Tests outlined in Section 45(1) of the Planning Act. The variance is desirable for the appropriate development or use of the land, the general intent and purpose of the Official Plan and Zoning By-law are maintained, and the variance sought is minor.