

Dec 12, 2025

Secretary Treasurer  
Committee of Adjustment  
City of Ottawa  
101 Centrepointhe Drive  
Ottawa, Ontario  
K2G 5K7

**Committee of Adjustment**  
Received | Reçu le  
**2025-12-16**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**RE: Consent and Minor Variance Applications for 425 Tweedsmuir**

Please find attached Consent and Minor Variance applications for 425 Tweedsmuir Ave in the Westboro neighbourhood of the City of Ottawa (referred to in this letter as the "Subject Property").

I am writing on behalf of my clients, who own the Subject Property. My clients wish to demolish the existing single-family detached dwelling, garage and shed. My clients propose to sever the property in half and build a pair of long (front-to-back) semi-detached homes (effectively a pair of 6 plexes) for a total of 12 units. Each building will be 10.85m tall, measured to the midpoint of the roof. The buildings will be two-storeys at their front and rear facades.



The proposed design also includes a shared laneway to rear yard parking with 4 parking spaces.

The Subject Property falls within the R3R zone. **We are requesting to sever the lot into two equal parts, as well as requesting minor variances for height and lot width.**

Figure 1. Proposed Development – View from Tweedsmuir

The Subject Property is located in a very walkable and bikeable neighbourhood, next to bike lanes along Byron Ave., close to transit and the future Westboro LRT station, and less than a block away from Richmond Road, which is a main commercial artery. The south side of the site abuts Byron Linear Tramway Park.

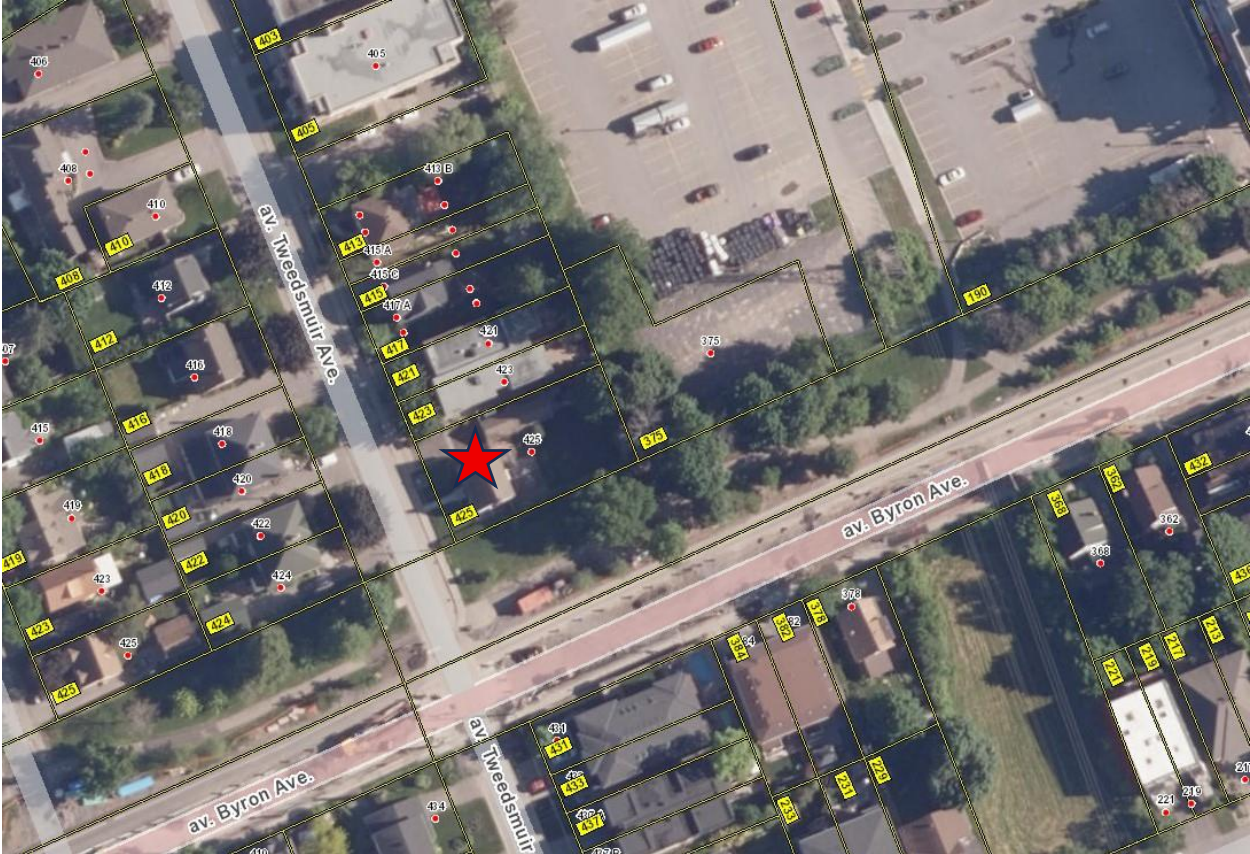


Figure 2. Site Context

## Building Height

In order to proceed with this design, a variance is required to increase the permitted building height from 8m to 10.85m. Due to the sloped roof design, the building still looks like a 2-storey building from Tweedsmuir Ave, which matches the surrounding neighbourhood height context.

Only from Byron Ave., does the building look like 3-storeys (see Figure 3). This matches the residential building heights along Byron to the west of the property between Tweedsmuir Ave and Highcroft Ave, as well as north on Tweedsmuir within the same block, where there are R4UC [2685] zones. This zone allows 10m building heights for long semis, and 11m building heights for three-unit, stacked, and low-rise apartments with 8 units or more, in addition to buildings with a roof slope of 1 in 3 or steeper (see Figure 4).

By having a partial third floor, it means there's a greater mix of units in the building, including family-sized units. This is in line with the City of Ottawa's strategic directions in the Official Plan, supporting growth and more housing options, including different sizes and types, by intensification of existing neighbourhoods.



Figure 3. Proposed development – View from Byron



Figure 4. Height Restrictions by Surrounding Zone

- 1 423 Athlone Ave
- 2 440 Athlone Ave
- 3 426 Byron Ave
- 4 450 Byron Ave
- 5 462 Byron Ave
- 6 410 Byron Ave



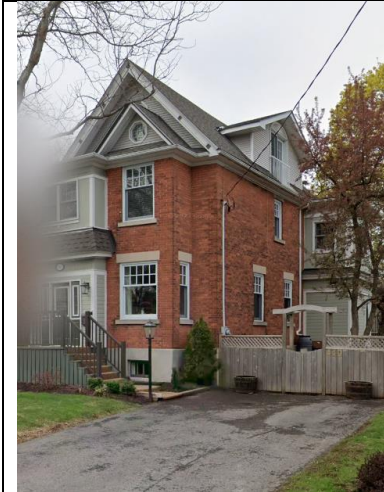
Subject Site
  Similar Heights to Proposed

Figure 5. Similar Heights Near Subject Property

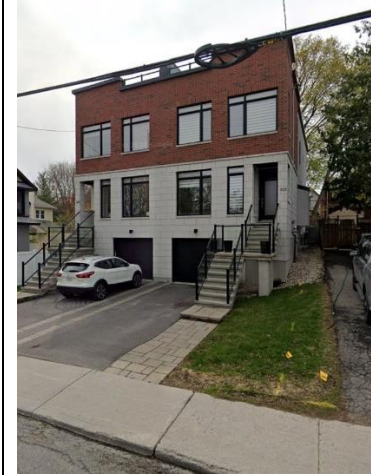
Below are street view images of nearby residential buildings with heights that are similar to the proposed development, as shown in Figure 5.



1. 423 Athlone Ave - This property has 3-storeys and is one block away from the Subject Property, in the same R3R zone.



**2. 440 Athlone Ave** – This property is 3-storeys and is located on the other side of Byron Ave, 1 block away from the Subject Property in the R4UA [2685] H(8.5) zone.



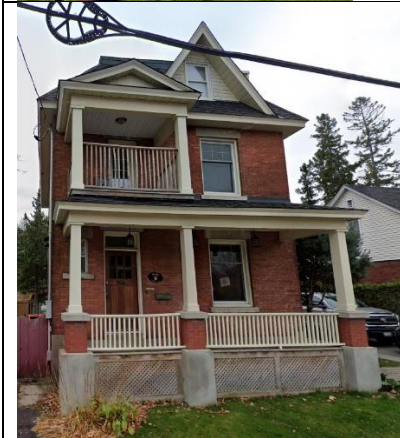
**3. 426 Byron Ave** – This property is 3-storeys and is located on the other side of Byron Ave facing the Byron linear park, less than 2 blocks away from the Subject Property in the R4UC zone, which allows a maximum building height of 10m.



**4. 450 Byron Ave** – This property is 3-storeys and is located on the other side of Byron, 2 blocks away from the Subject Property, facing the Byron linear park. It's also on a corner lot in the R4UC [2585] zone, which allows a maximum building height of 10m.



**5. 462 Byron Ave** – This property is 3-storeys and is located on the other side of Byron, also on a corner lot, less than three blocks away from the Subject Property, facing the Byron linear park. It's in the R4UC [2585] zone, which allows a maximum building height of 10m.



**6. 410 Byron Ave** – This property is 3-storeys and is located on the other side of Byron, less than one block away from the Subject Property, facing the Byron linear park. It's in the R4UC [2585] zone, which allows a maximum building height of 10m.



## Consent Applications

We are submitting 2x severance applications, so that the land can be owned in 2 portions as shown in Figure 7 below.

The applications meet the criteria for consent as per Section 51(24) of the Planning Act:

- The proposal meets the intent of the Official Plan for intensification in the area,
- The proposed parcels are suitable for the development of long semis,
- The dimensions of the proposed parcels are appropriate for development, and within 6 cm of the performance standards set out in the zoning,
- There are adequate municipal services,
- There are no grading issues on site.

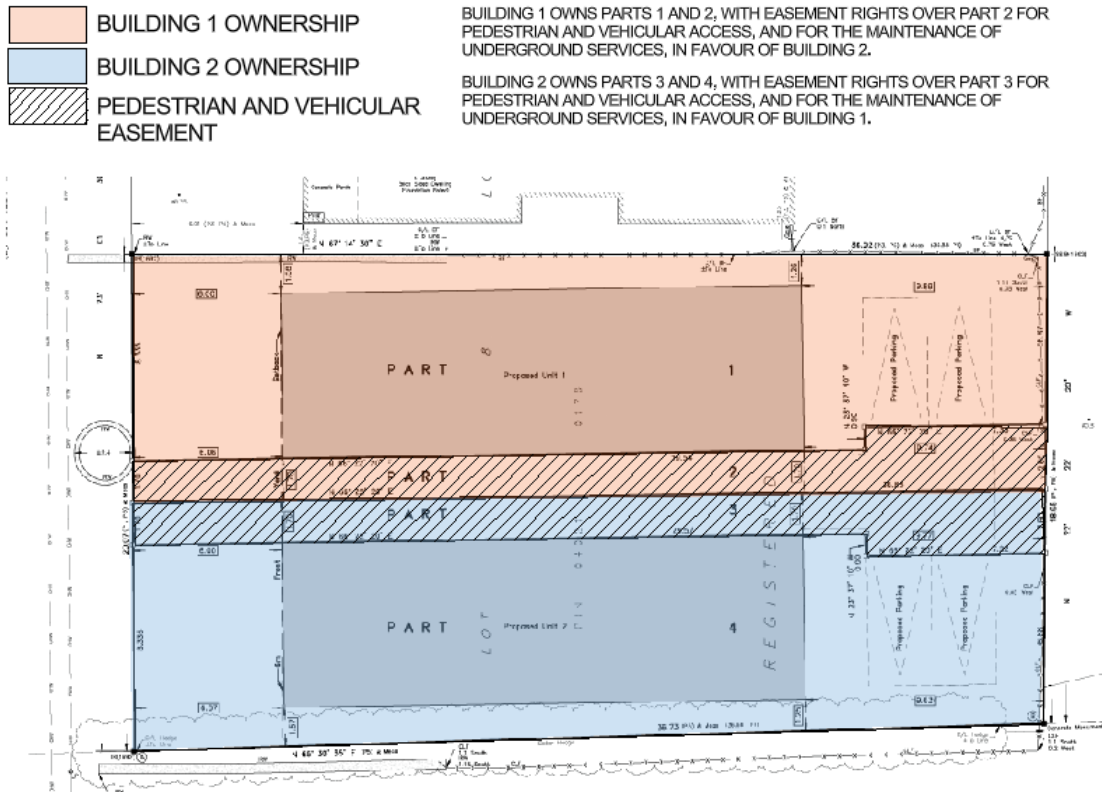


Figure 7. Site Diagram of Future Ownerships

**Building 1** owns Parts 1 and 2, with easement rights over Part 2 for pedestrian and vehicular access, and for the maintenance of underground services, in favour of Building 2.

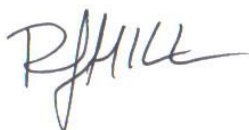
**Building 2** owns Parts 3 and 4, with easement rights over Part 3 for pedestrian and vehicular access, and for the maintenance of underground services, in favour of Building 1.

## The Four Tests

Is this proposal...	Building Heights	Lot Widths
Minor in nature?	Yes. The proposed building height would go unnoticed from Tweedsmuir Ave., as the front of the building appears as 2-storeys, matching the surrounding street context. The view from Byron Ave., would appear as 3-storeys, which matches the surrounding context that has varying 2- and 3-storey buildings.	Yes. The proposed lot widths are 6 centimetres (< 0.01%) less than the required lot width.
Appropriate and desirable for this neighbourhood?	Yes. The proposed heights maintain the character of the surrounding context, while allowing a greater mix of units types and sizes, including family-sized units.	Yes. The proposed lot widths of 9.94 m are much more consistent with the neighbouring properties that abut the subject property, which range from 7.64 m to 11.61 m.
In keeping with purpose and intent of zoning By-law?	Yes. The proposed height maintains the intent of the by-law to preserve the existing visual character of the street, and prevent overly tall structures from dominating areas designated for low-rise homes.	Yes, the 9.94 m proposed lot widths meet the by-law intent to ensure appropriate lot widths for new development, and that the proposed lot widths have adequate space for services and high-quality residential units.
In keeping with purpose and intent of Official Plan?	Yes. The Official Plan encourages intensification. The proposed design would allow for 12 units to replace 1.	Yes. As the Subject Property is in an evolving neighbourhood overlay, it's in keeping with the Official Plan's strategic direction of achieving more growth by intensification, and increasing the variety of low-rise housing options for residents within existing neighbourhoods close to Hubs and Corridors.

This proposal represents a positive contribution to the neighbourhood, introducing a thoughtful mix of unit types and sizes that support a more diverse and inclusive housing stock. Situated within walking distance of future rapid transit, established bike lanes, and a commercial corridor, the development advances the City's objectives for intensification in existing neighbourhoods and transit-supportive growth.

If you require any further information, please email my file lead [jonathan@rjhill.ca](mailto:jonathan@rjhill.ca) or call me directly at **613-853-2822**.



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