

Variance Rational
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Committee of Adjustment
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1.0 INTRODUCTION and PROJECT OVERVIEW:

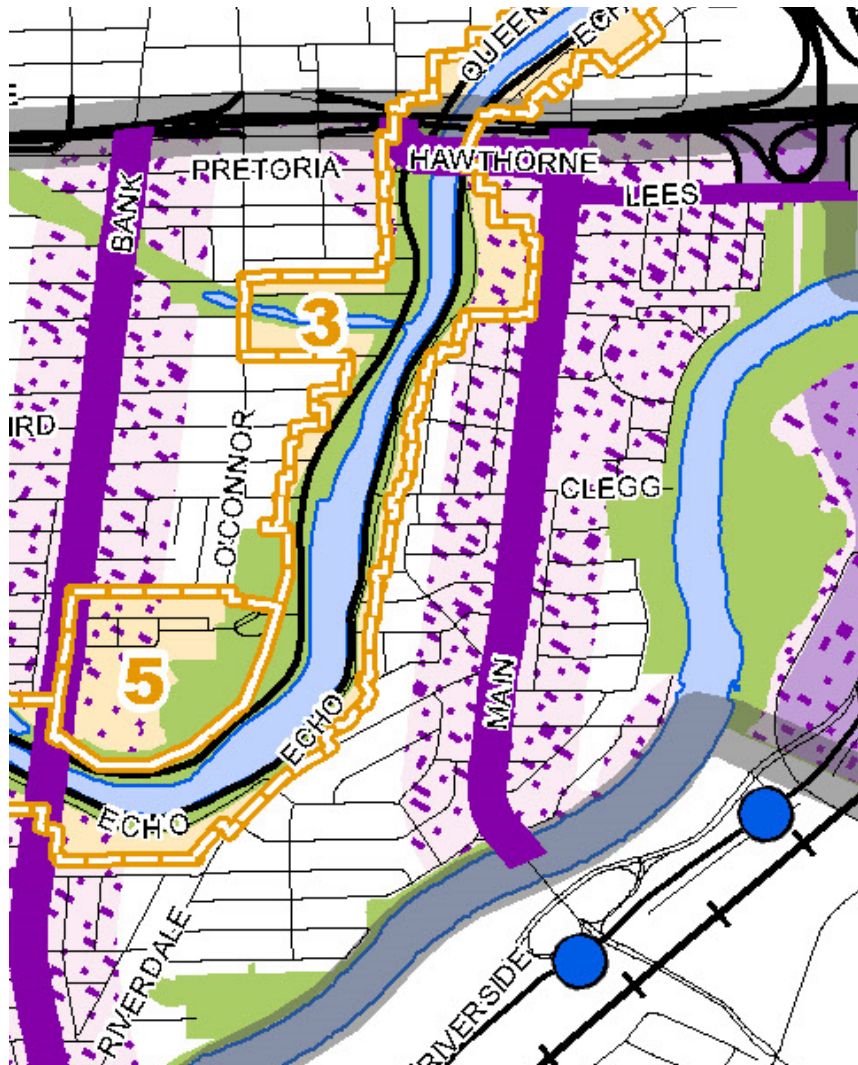
This report has been prepared in support of the application for variance(s) to permit the construction of a detached dwelling at 144 Glenora St.

2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

The property is currently occupied by two-storey detached dwelling built in the 1950s. The property is in the City of Ottawa. It has a street frontage width of 10.07m (north/south) and a depth of 30.18m (east/west). It has a lot area of 302.43 sqm. The zoning is R3P with the Mature Neighbourhoods Overlay. It is also subject to Old Ottawa East Secondary Plan.

It is located in the Schedule B2 Inner Urban Transect on the Glenora Street, between Hazel St. and Herridge St. The site is in a designated evolving neighbourhood.

On Schedule C4 - Urban Road Network, Glenora St is classified as a local road.



Surrounding Land Uses:

The property is surrounded by residential development characterized by a mix of ground-oriented dwelling types, including detached dwellings, and semi-detached dwellings



3.2 The proposed variance is minor in that the proposed building

3.2.1 complies with the Official Plan

3.2.2 complies with the zoning by as detached dwellings are a permitted use

3.2.3 complies with the Old Ottawa East Secondary Plan

a) in that the proposed variance does not have a significant adverse impact on the streetscape as it is immediately surrounded by 4 existing dwellings with front facing garages and therefore

b) by design maintains the street character of predominant pedestrian environment with a porch and pedestrian entrance that is predominant and a garage door by design that is subservient to the main entrance of the building

4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Planning Statement (PPS), 2024

The PPS supports the variance as follows:

4.3 Support complete communities and compatible infill (s. 2.3, 2.4)

The detached dwelling design is compatible to the neighbourhood in design

4.5 Meet the lot creation criteria (s. 4.3)

The proposed detached dwelling is consistent with the City of Ottawa Official Plan and adequate servicing is available.

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 B2 Inner Urban Transect

City of Ottawa Comprehensive Zoning By-law 2008-250:

Purpose of the Zone

The property is currently R3P:

Purpose of the Zone

Purpose of the Zone The purpose of the R3 - Residential Third Density Zone is to:

(1) allow a mix of residential building forms ranging from detached to townhouse dwellings in

areas designated as General Urban Area in the Official Plan; (By-law 2012-334)

- (2) allow a number of other residential uses to provide additional housing choices within the third density residential areas
- (3) allow 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 mixed dwelling, residential character of a neighbourhood is maintained or enhanced; and
- (5); 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.

Old Ottawa East Secondary Plan

3.4 Policy Area 4 - Old Ottawa East Residential Neighbourhoods – including Archville, Spenceville and Rideau Gardens:

23) Maintain the general character of these neighbourhoods as expressed by the existing zoning.

The proposed redevelopment of the site is a single-family detached dwelling that supports the current general character of the neighbourhood given the proximity to other detached dwellings with front facing garages

24) Maintain the traditional pattern of pedestrian priority along the street with any garages relegated to the side or rear of homes and not projecting forward or otherwise dominating the building façade.

The proposed design of the building relegates the garage face well behind the building façade maintaining the traditional pattern of pedestrian priority with a porch that is wider than the garage entrance.

5.0 CONCLUSION:

The proposed minor variance is consistent with the four tests:

- 1) The variance is minor, there is very little adverse impact from permitting the front facing garage
- 2) The variance is desirable as it permits suitable development of the property and is a positive contribution
- 3) The variance fits the overall goal and intent of the zoning bylaw as a detached dwelling is a permitted use
- 4) The variance conforms with the Official Plan for development within the urban boundary