



Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

March 2026

Mr. Michel Bellemare
Secretary Treasurer
Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7

**RE: Applications for Consent
2052 Boyer Road
PT LTS 4 & 5, CON 20F , AS IN GL73223 ; GLOUCESTER
City of Ottawa
Owner: Talen Homes Inc.**

Dear Committee Members:

HPUrban and The Stirling Group have been retained by the Property Owner to assist with a consent application for the property located at 2052 Boyer Road, described as PT LTS 4 & 5, CON 20F , AS IN GL73223 ; GLOUCESTER. The property is rectangular in shape and resides within the Orleans Community, Ward 2. The property owner is proposing to sever the existing lot into two lots fronting on to Boyer Road. The existing house on the property today is proposed to be demolished in time.

The subject property resides within the Neighbourhood land use designation in the Official Plan, Schedule B8 Suburban (East) Transect. The subject property is zoned Residential Second Density, subzone N (R2N) in the City of Ottawa Zoning By-Law (2008-250).

To proceed with the development as proposed, a consent application is required. If approved, the development would consist of two long semi-detached units with additional dwelling units in each half of the semi for a total of 12 units.

SITE LOCATION

The subject property is a large rectangular located along Boyer Road south of d’Orleans Boulevard. The lot is approximately 1,360 m² and currently contains a single detached dwelling.

Figure 1 shows an aerial view of the subject property outlined in Orange. As shown in the aerial image, the surrounding land uses are predominantly residential.



Figure 1 – Aerial View of Subject Property

PROVINCIAL POLICY STATEMENT, 2020

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 proposed 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 within walking distance of Major Corridor Innes Road as well as a Minor Corridor in Jeanne-d'Arc Boulevard*
- d) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.
 - *As noted, the proposed development would see the introduction of 12 rental units on a lot where a single residential dwelling is located. The subject property is in close proximity to transit and both minor / major Corridors.*

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 would utilize existing services along Boyer Road 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 consent 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 B8 – Suburban East – 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 and minor variance applications at 2094 Boyer Road which would allow 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 and the proposal seeks to provide for residential intensification of the site from 1 single detached dwelling to 12 residential rental units.*
- **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 Boyer Road.*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.
 - *The proposed development seeks to develop the subject site with two long semi-detached dwellings with additional dwelling units in each half of the semi. Unit sizes are proposed to be 800 square feet to over 1000 square feet.*

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.”*

Section 6.3.1 of the Plan speaks to the function of Neighbourhoods and Policy 4) notes that “the Zoning By-law and approvals under the Planning Act shall allow a range of residential and nonresidential built forms within the Neighbourhood designation”, including: b) “Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);”

Section 6.3.2 1) further notes that “The Zoning By-law and approvals under the Planning Act will allow innovative buildings forms, including in the missing middle housing category, in order to strengthen, guide towards or seed conditions for 15- minute neighbourhoods. Innovative building forms include, but are not limited to:... development of a single lot or a consolidation of lots to produce missing middle housing;”

- *As noted on the cover page, if approved, these applications would allow for the creation of missing middle housing units on a single lot where one single detached dwelling had previously existed all while meeting the provisions of the R2N Zoning.*

As demonstrated above, the proposed severance complies with and is supported by the policies found within the City of Ottawa Official Plan (2022).

CITY OF OTTAWA ZONING BY-LAW, 2008-250

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 Second Density, subzone N (R2N).

Section 157 outlines the permitted uses within the R2N Zone as follows:

- bed and breakfast,
- *detached dwelling*
- diplomatic mission
- duplex dwelling
- group home
- home-based business
- home-based daycare
- linked-detached dwelling
- retirement home
- additional dwelling unit
- *semi-detached dwelling*
- urban agriculture

Further, **Section 145** provides standards for long semi detached in the R2N zone. Those standards are:

- A long semi-detached dwelling is permitted on any interior lot in an R2 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.

Thus, as shown in Section 157 in conjunction with Section 145, long semidetached dwellings are permitted uses within this zone.

The below tables outline how this proposed development meets the R2N zoning provisions as provided by Table 158A and illustrated on the attached site plan.

A Draft R-Plan has been submitted with this application.

- Long semidetached unit proposed on Lot 1 (Part 3,4)
- Long semidetached unit proposed on Lot 2 (Part 1,2)

R2N Provisions – Long Semidetached	Required	Proposed Lot 1	Proposed Lot 2
Minimum Lot Width	10m	15.24m	15.24m
Minimum Lot Area	300 m ²	679.4 m ²	683.4 m ²
Building Height	11m	~8.5m	~8.5m
Minimum Front Yard	5m	5.08m	5.02m
Minimum Rear Yard	7m	14.55m	14.86m
Minimum Interior Side Yard	1m	1.92m	1.92m

As shown above, the proposed long semidetached lots comply with the R2N Zoning provisions set out in the City of Ottawa Zoning By-Law.

A copy of the proposed site plan has been submitted with the applications and is shown below.

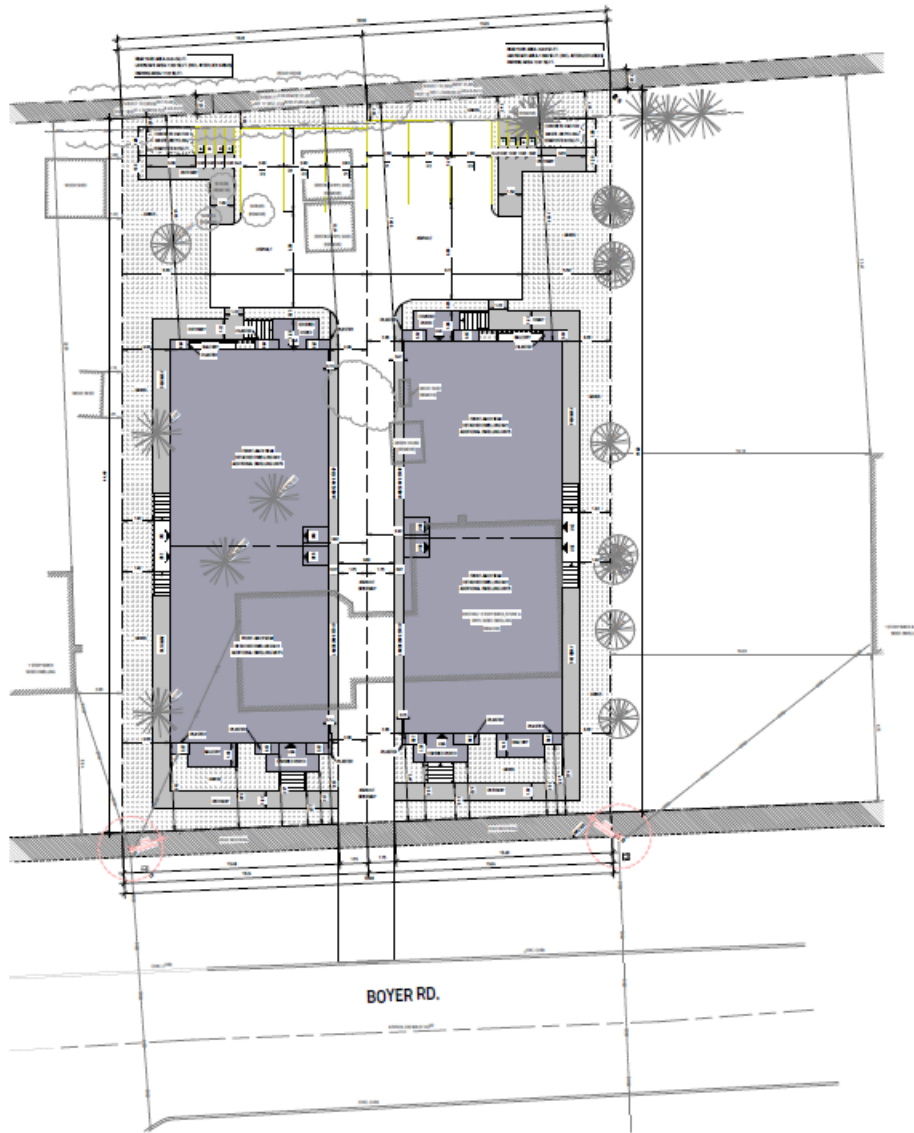


Figure 2 – Proposed Site Plan



Figure 3 – Perspective from Right of the Front Elevation

COMMUNITY CONTEXT



Figure 4 – View looking at the subject property from Boyer Road; 2052 Boyer Road.

This area has been subject to intensification in recent years given the large lot sizes, proximity to services and Major/ Minor corridors.



Figure 5 – Low-rise multi-unit development at 2113 Boyer Road



Figure 6 – 2094 Boyer Road under construction with two long semidetached units.

1960 Boyer Road has recently been severed under File Number D08-01-25/B-00113 & D08-01-25/B-00114 to permit a long semidetached and semidetached unit.

Planning Act Section 51 – Part 25 Compliance

Provision	Applicability	Application Compliance
<p>(a) The effect of the development of the proposed subdivision on matters of provincial interest as referred to in section 2.</p>	<p>Yes</p>	<p>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 and supports one of its main tenets, specifically Section 1.1.3.6: New development taking place in designated growth areas should occur adjacent to the built-up area and shall have a compact form, mix of uses and densities that allow for the efficient use of land, infrastructure and public service facilities.</p>
<p>(b) Whether the proposed subdivision is premature or in the public interest;</p>	<p>Yes</p>	<p>The subject lands are zoned for the development. The consent is therefore in the public interest as it allows for the development of much needed rental family style housing.</p>

(c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;	Yes	The parcels conform to both the appropriate OP and Secondary 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 that will allow the construction of 12 rental units. Any development that occurs will adhere to City zoning and building regulations.
(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 retained and severed parcel is of an appropriate size to continue to function in the same manner as it does today – it is 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	
(i) Conservation of natural resources and flood control;	No	

(j) The adequacy of utilities and municipal services;	Yes	Full Municipal Services exist on Boyer and can service the 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	

FOUR TESTS

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.
 - The requested variances are minor in nature and will have no impact on adjacent properties.
2. The variance is desirable for the appropriate development or use of the property.
 - The requested variance is appropriate so that sensitive infill development can be constructed meeting the City of Ottawa's housing goals and contributing to a density that supports the 15 minute neighbourhood.
3. The general intent and purpose of the Zoning By-law is maintained.
 - The proposed long semidetached dwellings are a permitted use in the R2N zone. The proposed severance is zoning compliant.
4. The general intent and purpose of the Official Plan is maintained.
 - The site is designated Neighbourhood and as such the construction of rental housing in a low-rise form is consistent with the strategic direction of the Official Plan.



SUMMARY

The applicant is seeking a severance application for the property known as 2052 Boyer Road for the purpose of developing two long semidetached dwellings.

The proposed severance is consistent with the policies in the 2024 Provincial Policy Statement, the City of Ottawa Official Plan, and complies with the Zoning By-Law requirements of the Residential Second Density, subzone N (R2N) zone for the intended uses of the new lots.

Please contact us if you require any additional information.

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group