

Planning and Design Rational
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Variance Application
48 Queen Mary St

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Variance Rational

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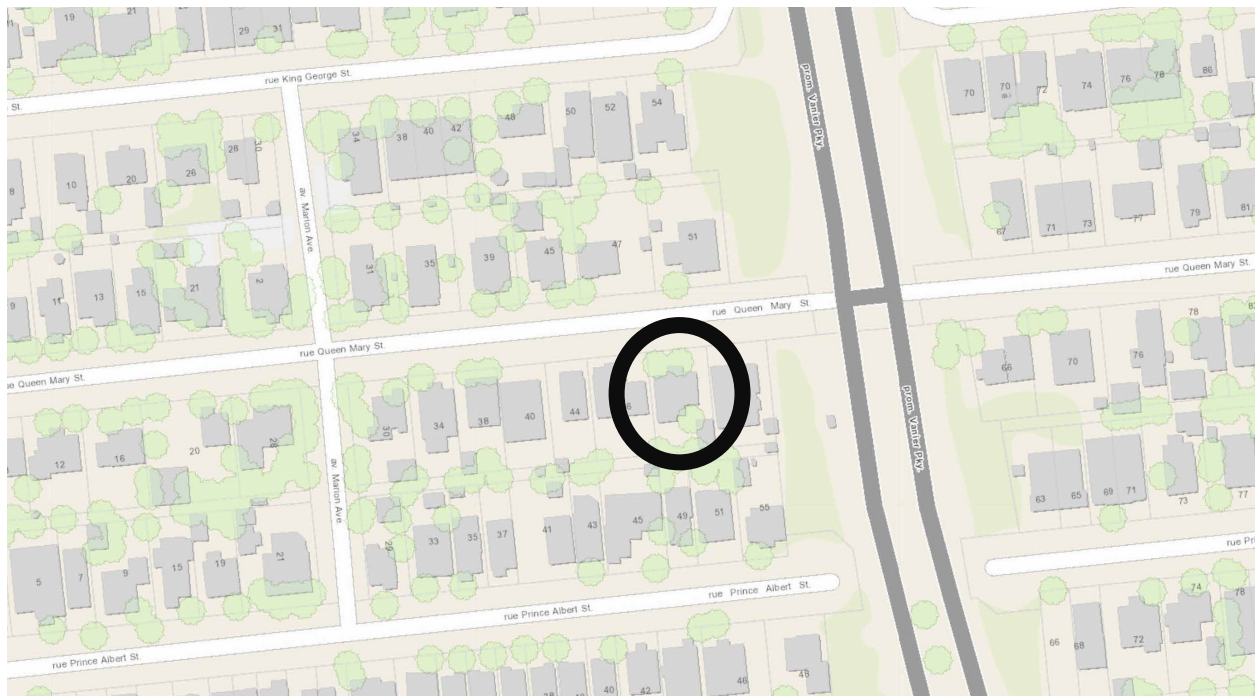
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1.0 INTRODUCTION and PROJECT OVERVIEW:

This report has been prepared in support of the application for variances to make adjustments to two partial constructed semidetached dwellings site plan at 48 Queen Mary. The proposed variances are for a small reduction in the required soft landscaping area from 30% to 24.6% and a slight increase in the permitted project of a balcony from 2.0m to 2.15m.

2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

The property currently has an approved building permit for two semidetached dwelling, each with 3 units.



It is located in the Schedule B2 Inner Urban Transect on Queen Mary Street, between Marion Ave and Vanier Parkway. The site is in a designated neighbourhood. On Schedule C4 - Urban Road Network, Queen Mary 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

Transit and Active Network:

The site is within one block of Vanier Parkway classified as an existing arterial Schedule C4 - Urban Road Network. It also has sidewalks on both sides and direct access on local roads to multi use pathways on the Rideau River.

Community Services:

The site is located within easy walking distance to numerous schools, many restaurants, shops, parks in Sandy Hill Neighbourhood via a pedestrian bridge and services along Montreal and McAuther Ave to the north.

3.0 VARIANCES

3.1 Variances are requested for

3.1.1 a reduced soft landscaped area from a required 30% of the front yard to 24.6%.

Table 139(1). Minimum Required Aggregated Soft Landscaping: Front / Corner Side Yard Setback, for a property with a required front yard of 3m and more "in the case of any lot with a lot width of less than 8.25 m, 30%"

The proposed variance is minor in that the reduction in soft landscaping permits on street direct access for each of the 3 units in each semidetached dwelling. The stairs from the main floor units extended past the initial proposed stairs reducing the soft landscaping which includes walkways. The development also includes generous usable street front porches at 1.8m wide. This provides a more pedestrian friendly atmosphere for the streetscape. At this location the street boulevard is reasonably wide as 2 trees are planned for the ROW.

3.1.2 an increase in the permitted projection into a front yard

Table 65 - Permitted Projections into Yards, requires that

(6) Covered or uncovered balcony, porch, deck, platform and verandah, with a maximum of two enclosed sides, excluding those covered by canopies and awnings

(ii) (ii) in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line;

This extension permits the decks above the entrances to be fully covered with an approximate 0.30m (1 foot) overhang. It is in the front yard and overlooks the street.

a) in that the proposed variance does not have a significant adverse impact on the streetscape as the variances are a minor deviation from the requirements of the zoning bylaw and significantly enhance the streetscape with pedestrian friendly elements, decks and entrances.

b) by design maintains the street character of predominant pedestrian environment with a porch and pedestrian entrance that is predominant

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 “Neighbourhood” under Schedule B2 Inner Urban Transect

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

Purpose of the Zone

The property is currently R3M:

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.

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