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PLANNING RATIONALE

24 Kirkstall Ave, Ottawa, ON, K2G 3M5

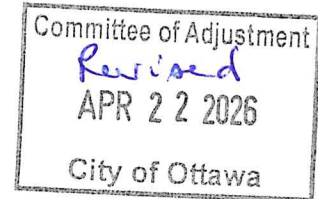
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christine@q9planning.com

Date: April 14, 2026

File: 100725 - 1597 Rosebella Avenue

To: Michel Bellemare, Secretary Treasurer
Committee of Adjustment
City of Ottawa, 101 Centrepoin



RE: PROPOSED SEVERANCE & MINOR VARIANCE APPLICATION FOR 1597 ROSEBELLA AVENUE

Dear Mr. Bellemare,

Q9 Planning + Design have been retained by Bulat Homes to prepare a Planning Rationale regarding the requested consent to sever application required to create three (3) lots, resulting in two net new detached dwellings, to permit a new 2-storey dwelling unit on each lot. Minor variances are required to permit a reduced lot area, reduced lot width, and reduced front and side yard setbacks.

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

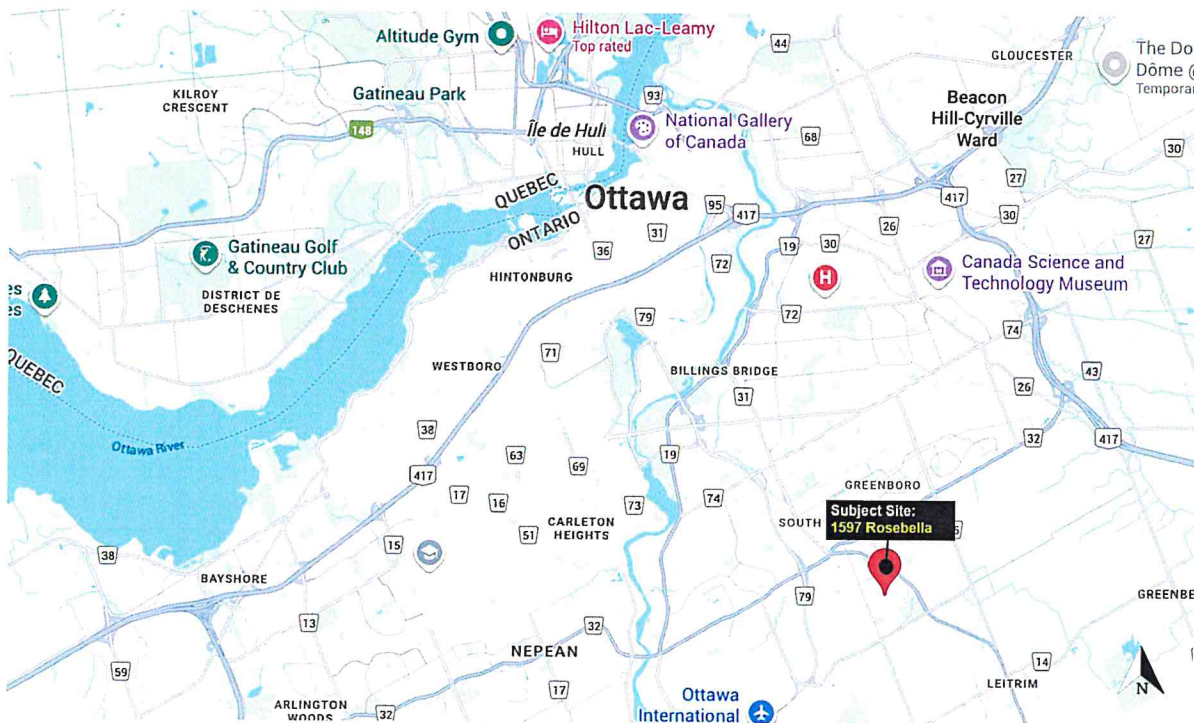


Figure 1: Location Plan (Source: Google Maps)

EXECUTIVE SUMMARY

The subject site is a rectangular lot on the north side of Rosebella Avenue in the Blossom Park - Timbermill neighbourhood within Ward 10 - Gloucester-Southgate in the City of Ottawa. The property is roughly symmetrical and aligns with the abutting lots, which are smaller than the subject site. The subject site contains a single-storey detached dwelling with a detached garage, which is consistent with the 1-2 storey context of the street.

The proposed development is to sever the existing lot into three lots, resulting in two net new detached dwellings. In order to permit this development, a Minor Variance application is required to permit a reduced lot area, frontage and front and side yard setbacks.

Consent Requested

The breakdown of the proposed Consent to Sever application is provided below and are consistent with the Draft Reference Plan provided in conjunction with this application.

Part Number	Use	Lot Width	Lot Depth	Lot Area
Part 1	Single Detached Dwelling	11.43 m	30.33 - 30.34 m	346.7 m ²
Part 2	Single Detached Dwelling	11.43 m	30.33 m	346.7 m ²
Part 3	Single Detached Dwelling	11.43 m	30.32 m - 30.33 m	346.6 m ²

	Severed	Retained	Description
Application 1- Primary Consent	Parts 2 & 3	Part 1	Parts 2 & 3 are the severed parcel and will each contain a single detached dwelling. Part 1 is the retained parcel and will contain also a single detached dwelling.
Application 2- Secondary Consent	Parts 1 & 3	Part 2	Parts 1 & 3 are the severed parcel and will each contain a single detached dwelling. Part 2 is the retained parcel and will contain also a single detached dwelling.

Minor Variances Requested

The requested variances are identified below:

Single Detached Dwelling (1597 Rosebella Avenue)

- (a) To permit a minimum lot area of 346.6 m², whereas the minimum required lot area is 450 m² (S.156, Table 156A) **By-law 2008-250**
- (b) To permit a minimum lot frontage of 11.42 m, whereas the minimum required lot frontage is 15 m (S.801, Table 801B) **By-law 2026-050**
- (c) To permit a minimum front yard setback of 5.0 m, whereas the minimum required front yard setback is 6.0 m (S.801, Table 801B) **By-law 2026-050**

- (d) To permit a minimum total side yard setback of 2.2 m with one yard at 1.0 m, whereas the minimum required total side yard setback is 3.0 m with no one yard less than 1.2 m (S.801, Table 801B, S.801(7)(a), S.801(7)(c)(ii)) **By-law 2026-050**

Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment applications.

- | | |
|--------------------------------------|---------------------------|
| [Survey | [Application Form |
| [Draft Reference Plan | [Parcel Abstract |
| [As-built Site Plan | [Elevations |
| [Planning Rationale (this document) | [Tree Information Report |
| [Fee | |

SITE & CONTEXT

Site

The subject site is a rectangular lot on the north side of Rosebella Avenue in the Blossom Park - Timbermill neighbourhood. The property is roughly symmetrical and aligns with the abutting lots, which are smaller than the subject site. The property is currently developed with a single-storey detached dwelling and a detached garage. Rosebella Avenue and the immediate area is characterized by 1-2 storey detached on large lots, with a mix of architectural styles that demonstrate mainly post-war architecture styles. The surrounding context is mostly residential, with residential uses abutting the property on all sides. The rear property line abuts a townhouse development on Armade Avenue. There is mixed use commercial development nearby along Bank Street. The following list provides the existing lot dimensions for 1597 Rosebella Avenue:

- [Lot frontage: 34.29 metres
- [Lot depth: 30.32 - 30.34 metres
- [Lot area: 1,040.1 m²





Figure 3: Photo of subject site with single-storey residential dwelling

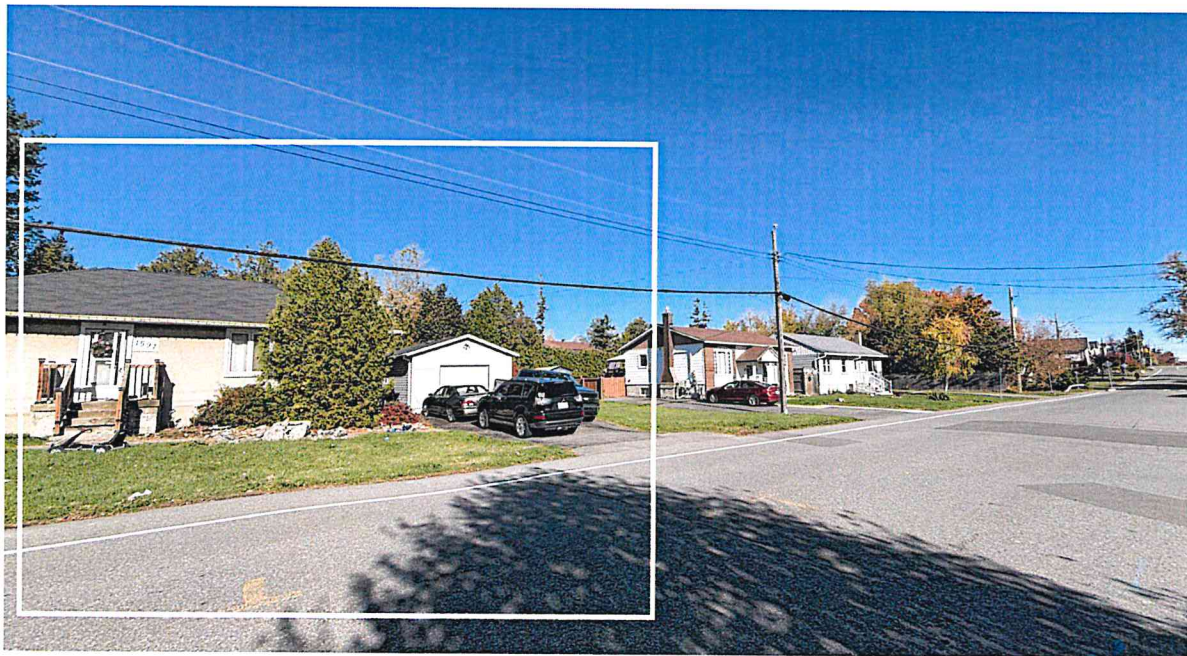
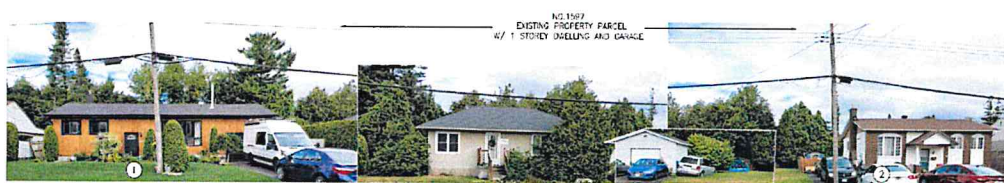


Figure 4: Photo of subject site with single-storey residential dwelling, looking east down Rosebella Ave

Context

The subject site is located within a low density residential neighbourhood in Blossom Park–Timbermill within Ward 10 - Gloucester-Southgate in the City of Ottawa. The surrounding area is characterized by a mix of low-density suburban housing and established neighbourhood amenities. The built form along Rosebella Avenue consists largely of one- and two-storey detached dwellings on generously sized lots with mature trees and landscaped front yards, contributing to a stable, green suburban character. Some of the lots have been divided, but others are larger similar to the subject site. North of the subject site are townhome developments, some that are accessed via Bank Street and others via Goth and Armada Avenue. Rosebella is a residential street, running east west on both sides of Bank Street, south of the major intersection of Bank Street and Hunt Club Road.

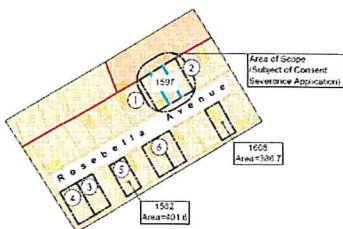
The property is located within close walking distance (~260 m) of a commercial mainstreet along Bank Street, and is close to parks and schools, with Sawmill Creek Elementary School, Gabrielle-Roy Elementary School and the Sawmill Creek Pool and Community Centre located nearby. There are no sidewalks on either side of Rosebella Avenue, however there is a paved shoulder that provides a pedestrian connection to Bank Street. The street provides a connection between Bank Street and Conroy Road, functioning as a local collector that supports modest neighbourhood traffic. The property is also located within walking distance to transit routes 2 & 4 that connect to South Keys Station to the north and the airport. Public transit is accessible via nearby routes along Bank Street and Albion Road, offering connections to the broader city network. Some cycling infrastructure is located near the site, including a multi-use pathways along South Sawmill Creek Park and a paved shoulder along Bank Street. Overall, the Rosebella Avenue context reflects a well-established residential setting with a cohesive suburban character, where modest intensification can be accommodated in a manner that maintains the street's green, low-rise form and compatible scale. The following pages provide maps & images of the subject property and the street:



Existing Streetscape - North



Proposed Schematic Streetscape - North



Existing Urban Context & Streetscape Precedents - South

Figure 5: Schematic Streetscape Review (Source: Simmonds Architecture)

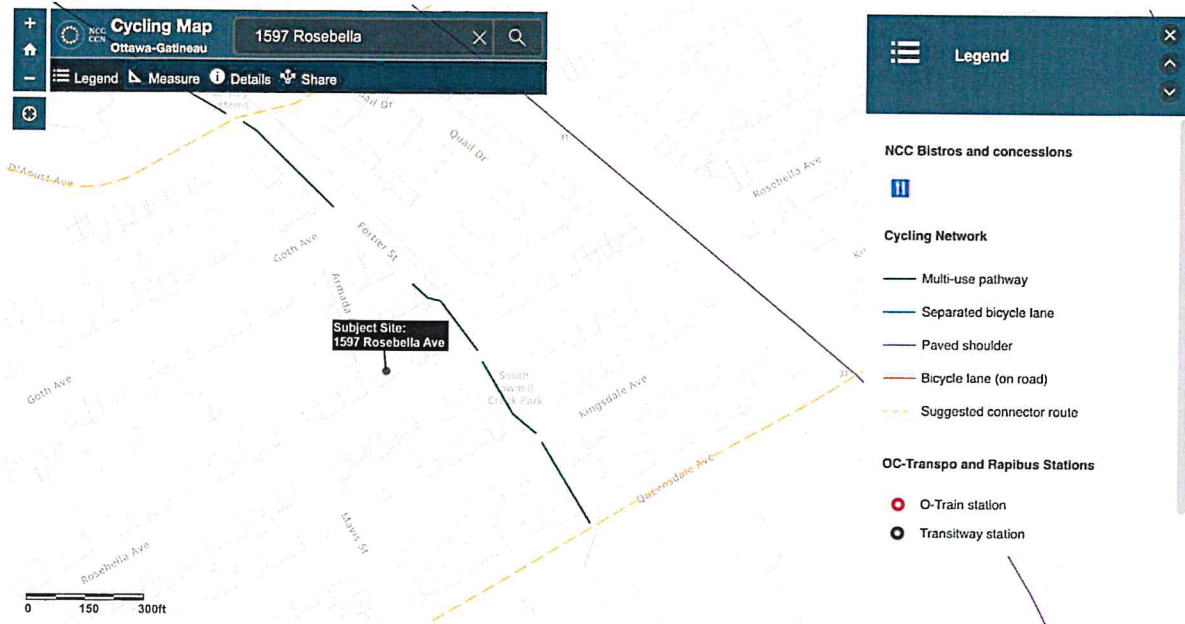


Figure 6: Cycling Network (Source: National Capital Commission)

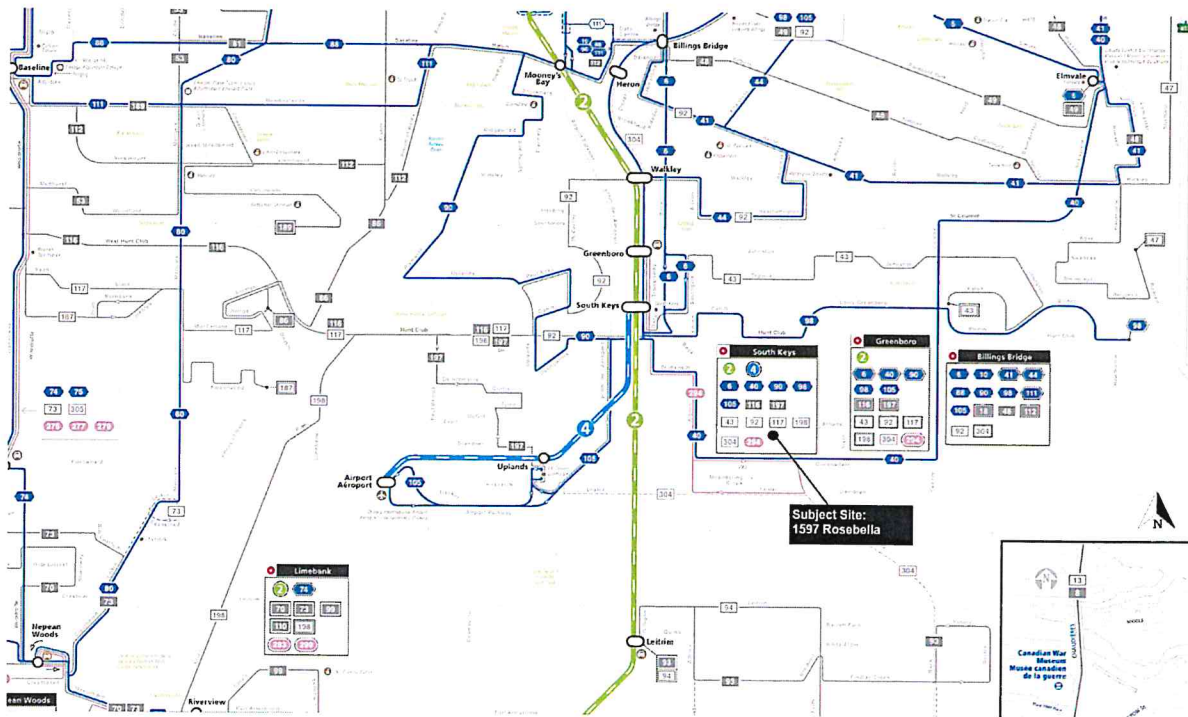


Figure 7: Public Transit Network (Source: OC Transpo)

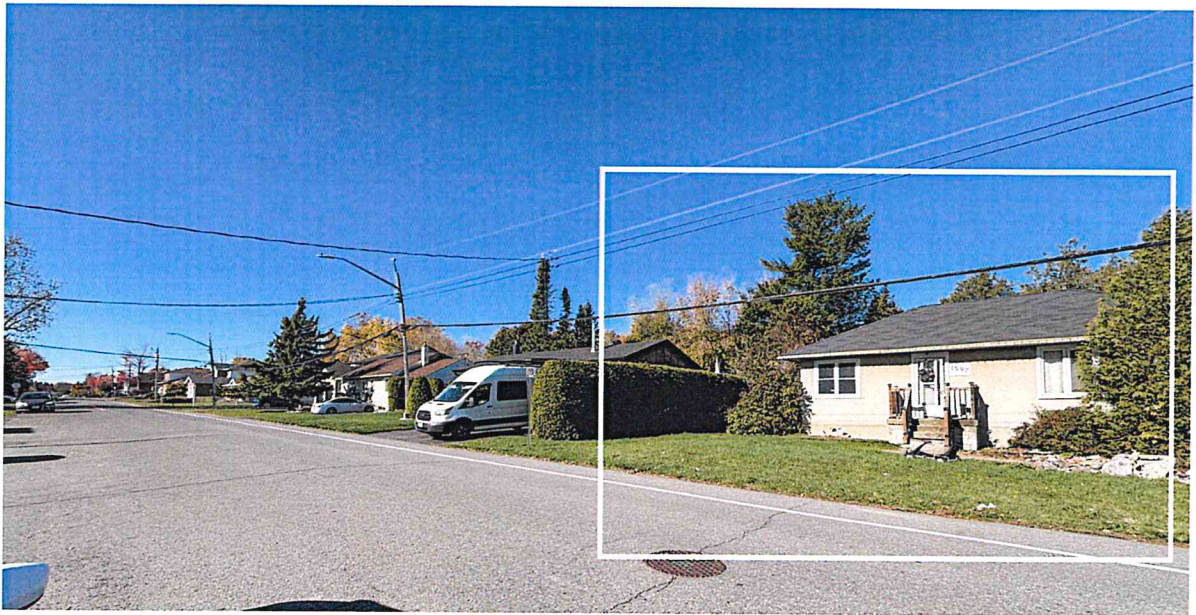


Figure 8: View of subject site, looking west along Rosebella Avenue



Figure 9: Across the street from the subject site on Rosebella Avenue, looking west

PROPOSED DEVELOPMENT

The proposed development is to sever the subject lot with an existing one-storey dwelling with a detached garage into three lots, each containing a new detached dwelling. The proposal represents the net increase of two new dwelling units. Minor Variances are required to permit a reduced lot area, frontage and front and side yard setbacks.

The development features a 5.0 -metre front yard setback, 1.0-metre and 1.2-metre interior side yard setbacks, and a 8.50-metre rear yard setback. The following pages contain the Site Plan and Draft Reference Plan.

Existing: 1 large lot with 1 single detached dwelling

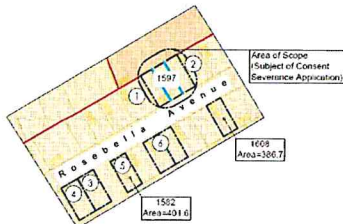
Proposed: 3 lots each with a single detached dwelling



Existing Streetscape - North



Proposed Schematic Streetscape - North



Existing Urban Context & Streetscape Precedents - South

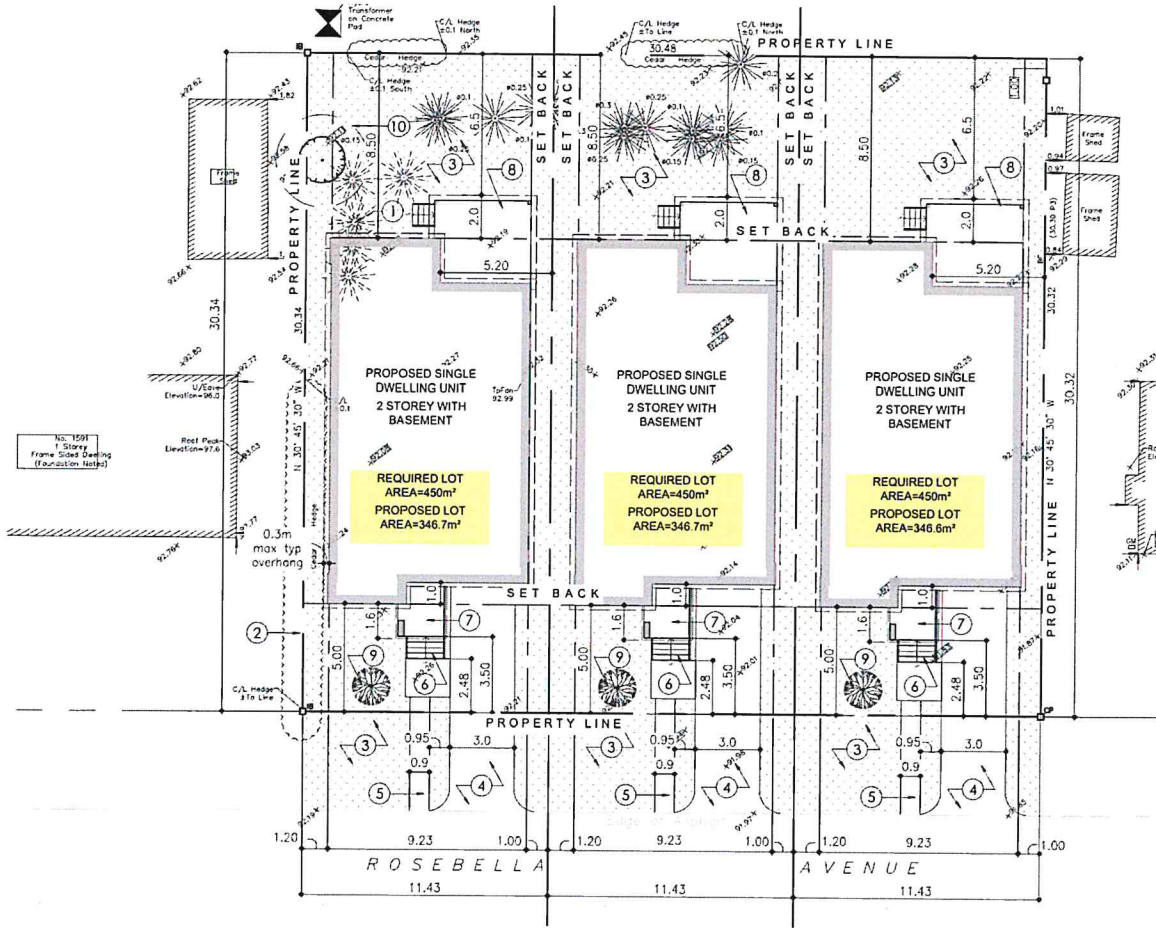
simmonds
ARCHITECTURE

Schematic Streetscape

1/16"=1'-0"
AUGUST, 2025

A3

Figure 10: Schematic Streetscape Review (Source: Simmonds Architecture)



simmonds
ARCHITECTURE

Site Plan 1597 Rosebella Avenue

Figure 11: Extract Site Plan, Prepared by Simmonds Architecture

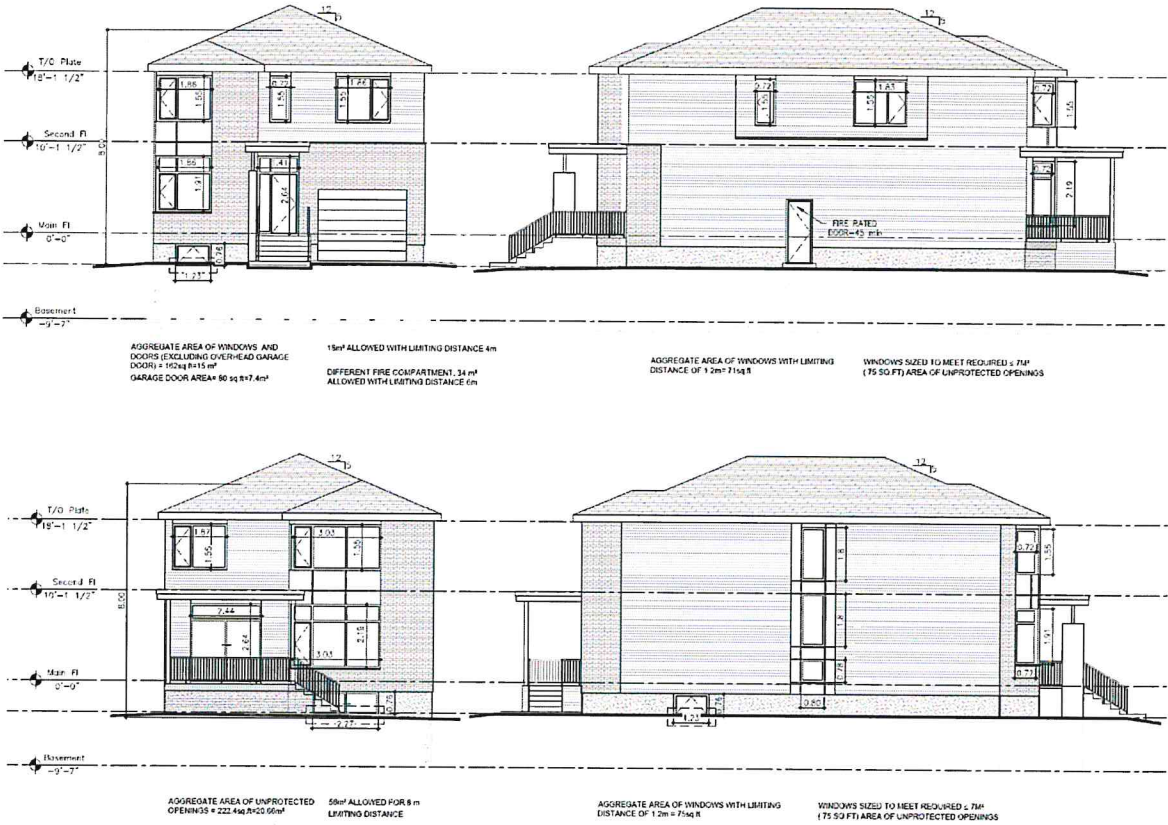


Figure 13: Front Elevation (top left), Side Elevations (top and bottom right), Rear Elevation (bottom left) (Source: Simmonds Architecture)

POLICY REVIEW

In order to obtain approval of the proposed severance & minor variance application to create three new lots each with a detached dwelling, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

Provincial Planning Statement, 2024

In order to obtain approval of the proposed permission application required to construct new detached dwellings on the subject property, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

The Provincial Planning Statement, 2024 (PPS) came into effect on October 20, 2024, and merges the previous “A Place to Grow: Growth Plan for the Greater Golden Horseshoe” and the “PPS (2020)”. It provides broad policy direction on land use planning and development, emphasizing intensification to reach a target of 1.5 million homes by 2031.

These policies must be integrated with other provincial and municipal plans, including local Official Plans and Secondary Plans, and all planning decisions must be consistent with the PPS. Relevant policies from the PPS are outlined below, with the specific policies provided in *italics*. Section 2.0 provides policies to ensure that planning authorities prepare for long-term growth by using provincial forecasts, maintaining adequate land for residential and other uses, and incorporating any additional growth from zoning orders into future plans. It emphasizes the creation of complete, accessible, and equitable communities through a diverse mix of land uses.

Section 2.1 - Planning for People and Homes

2.1.6 Planning authorities should support the achievement of complete communities by:

- a. accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;*
- b. improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and*
- c. improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.*

Section 2.2 - Housing

Policy 2.2.1. 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 area by:

- a. establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including affordable housing needs;*

b. permitting and facilitating:

1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and

2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

c. promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation; and

d. requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations.

Comment | The proposed development results in the construction of three (3) new detached dwellings on an existing lot within the urban boundary. It contributes to the overall housing supply in the area through infill development which will make more efficient use of services and infrastructure. The proposed dwelling units will meet the majority of the zoning regulations, but will exceed all the requirements for soft landscaping on the site and will proposed a new tree in each of the front yards. The thoughtful design, with minimal environmental impact, promotes efficient infill expansion within the urban area, addressing both current and future community needs.

Section 2.3 - Settlement Areas and Settlement Area Boundary

Section 2.3 directs growth in Ontario's settlement area, particularly near strategic growth areas and major transit stations. It states that planning authorities shall establish minimum intensification and redevelopment targets to create complete communities within designated growth areas to ensure orderly development and sufficient infrastructure provision.

2.3.1.1. Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.

2.3.1.2 Land use patterns within settlement areas should be based on densities and a mix of land uses which:

- a. efficiently use land and resources;*
- b. optimize existing and planned infrastructure and public service facilities;*
- c. support active transportation;*
- d. are transit-supportive, as appropriate; and*
- e. are freight-supportive.*

2.3.2.1 States that planning authorities shall consider the following for new settlement areas and boundary expansions:

- a. the need to designate and plan for additional land to accommodate an appropriate range and mix of land uses;*

- b. *if there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- c. *whether the applicable lands comprise specialty crop areas;*
- d. *the evaluation of alternative locations which avoid prime agricultural areas and, where avoidance is not possible, consider reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- e. *whether the new or expanded settlement area complies with the minimum distance separation formulae;*
- f. *whether impacts on the agricultural system are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*
- g. *the new or expanded settlement area provides for the phased progression of urban development.*

Comment | The proposed residential expansion results in a more efficient use of available land, resources, and infrastructure by utilizing an existing, serviced parcel within the urban settlement area. Its location near OC Transpo routes supports transit-supportive commercial development while recognizing the existing neighbourhood conditions and commercial needs of the area.

Section 4.0 of the PPS provides policies aimed at protecting Ontario's natural heritage, water, agricultural, mineral, cultural heritage, and archeological resources in order to preserve the province's long-term prosperity, environmental health, and social wellbeing.

Section 5.0 of the PPS contains policies to protect the health and safety of Ontarians, reducing risk from natural and human-made hazards by directing development away from hazard areas.

Based on our review, it is our professional planning opinion that the proposed development is consistent with the policies of the Provincial Policy Statement (PPS), 2024.

City of Ottawa Official Plan

Designation: *Neighbourhood within the Outer Urban Transect*

The City of Ottawa Official Plan was passed by City Council on November 24th, 2021 and is currently being reviewed by the Ministry of Municipal Affairs and Housing (MMAH). The new Official Plan contains renewed goals, objectives, and policies that will guide growth and future change to the year 2046.

Section 2 provides the overarching strategic directions for the new Official Plan in order to help Ottawa become the most liveable mid-sized City in North America over the next century. It is centred around the Five Big Moves, which call for increased growth through intensification, more sustainable transportation, more context-based urban and community design, environmental, climate, and health resiliency, and planning policies based on economic development.

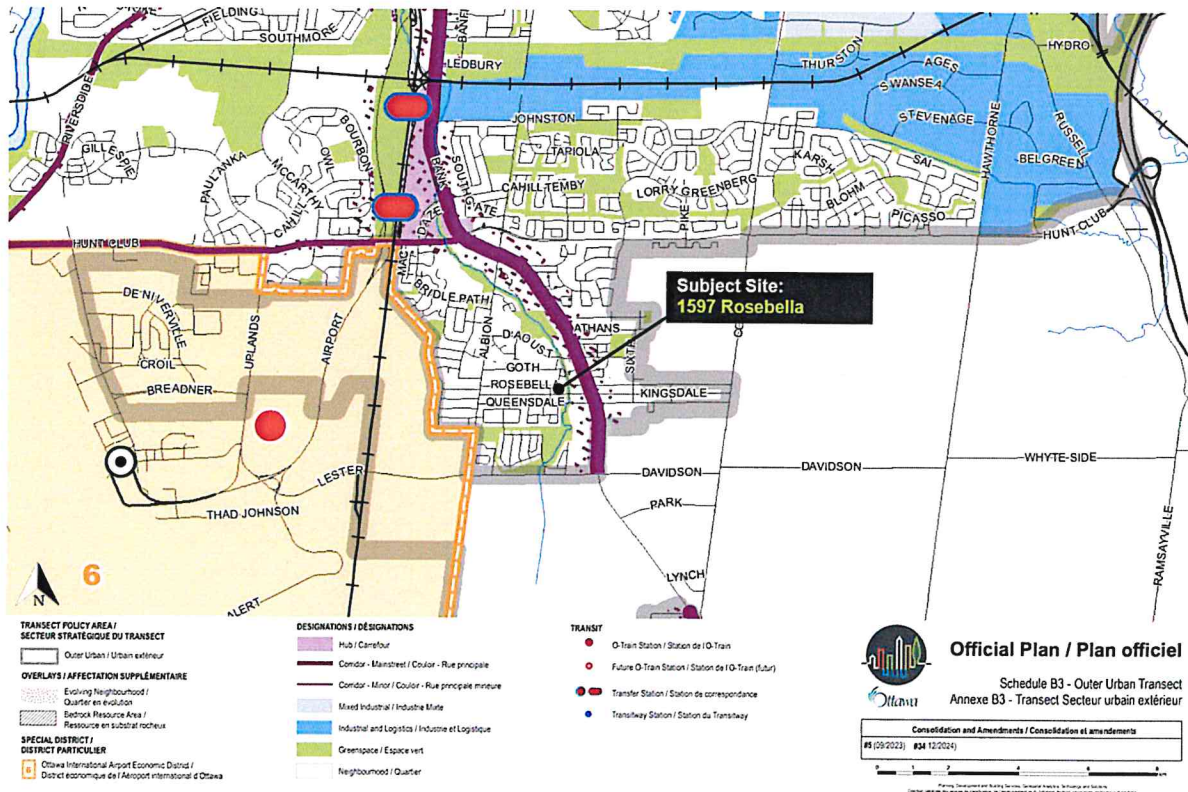


Figure 14: City of Ottawa Official Plan (Source: City of Ottawa)

Comment: The proposed severance of the subject property into three lots supports the City’s goal to provide more housing, while providing density that is low-rise in size and scale and is contextually appropriate and compatible with the other homes in the area.

Section 3 of the Official Plan provides a renewed growth management framework that is intended to accommodate the anticipated future growth of the City. It allocates sufficient land in appropriate areas to accommodate varying types and intensities of growth. Majority of growth in the City will be accommodated in the urban area, with the balance directed to rural areas.

Comment: The subject site is located within the urban settlement area in a stable residential neighbourhood. The proposed severance will create three lots, resulting in two net new detached dwellings, being created from the existing property, which is currently contains a single dwelling on an oversized property. By severing the lot, each unit can be separately conveyed. The proposal provides three new dwelling units on a lot that has been under-utilized.

Section 5 provides more detailed policies for each of the six transect policy areas within the City. The transect policy areas recognize the existing land use and built form context of the city and provides tailored policy direction based on these existing geographies. The subject site is part of the Outer Urban Transect Policy Area. Within the Outer Urban Transect, the site is designated as Neighbourhoods.

Section 5.3.1.2 states that the Outer Urban Transect is generally characterized by low-to mid-density development. Development shall be: a) Low-rise within Neighbourhoods and along Minor Corridors; b) Generally Mid- or High-rise along Mainstreets, except where the lot is too small to provide a suitable transition to abutting low-rise areas, in which case only low-rise development shall be permitted; and c) Mid- or High-rise in Hubs.

Comment: The proposed severance supports the creation of additional lots within the urban serviced area, helping create new, separately conveyable units supporting a more urban lot fabric. The proposal thus aligns with the intent of the Outer Urban Transect to achieve a more urban scale of development that supports the transition towards 15-minute communities.

Section 6.0 contains policies specific to designations within the urban settlement area.

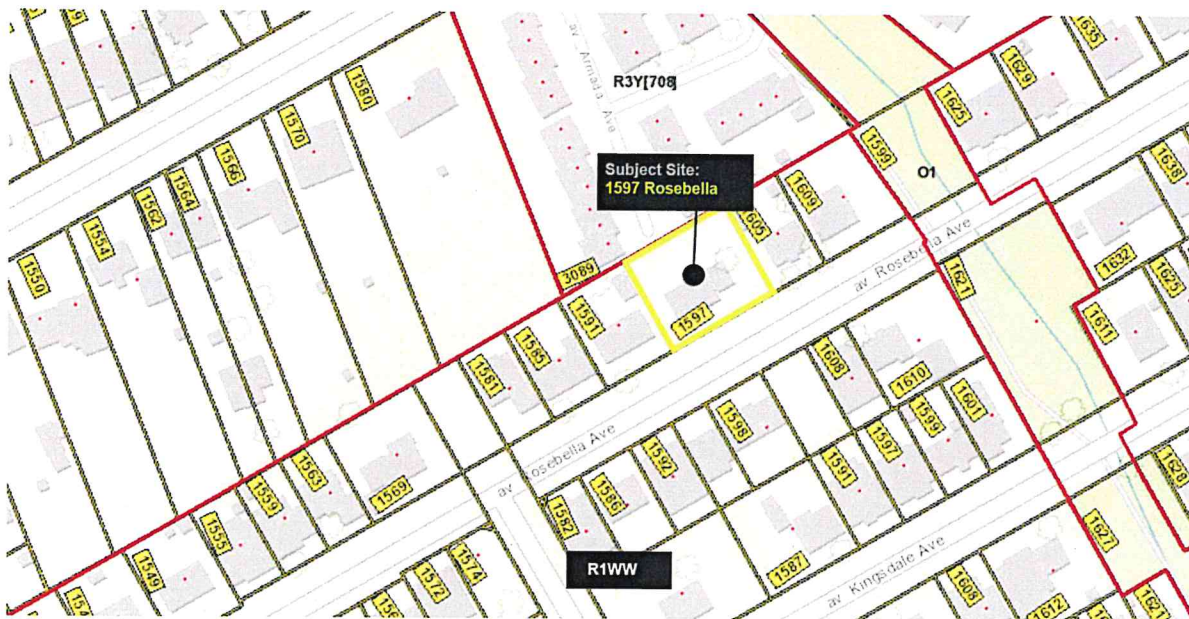
Section 6.3 contains policies that pertain to the Neighbourhoods designation. Neighbourhoods are considered the heart of communities and are recognized as occurring at different densities and stages of development. The intent of the Official Plan is to reinforce the 15-minute neighbourhood model through support for gradual, integrated, sustainable, and context-sensitive development. Specifically, neighbourhoods are planned for low-rise development up to four storeys, within which a variety of housing types and options are included.

Comment: The proposed development results in the creation of three new lots (2 net new lots) from the existing property, which is currently contains a single storey dwelling and is under-utilized. The severance will allow for the development of three new homes in the neighbourhood. The minor variance will permit a reduced lot area, frontage and front and side yard setbacks for the new parcels. The new lots and new buildings will support a more urban lot fabric, with built form that is of a similar size and scale and therefore contextually compatible with the surrounding low-rise uses.

Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Official Plan.

City of Ottawa Zoning By-law 2008-250

The City of Ottawa zones this site as R1WW - Residential First Density Zone, Subzone WW, in the City of Ottawa Zoning By-law 2008-250. The intent of the R1 Zone is to permit and regulate low-density, detached dwelling neighbourhoods. The R1 zone implements Official Plan policies for residential areas, ensuring new development is compatible in scale and form with surrounding homes and maintains the predominantly single-detached character of the community. The table below provides an overview of the required provisions for this zone and the proposal's compliance.



Single Detached Dwelling			Section / By-law
R1WW	Required	Provided	
Minimum Lot Width	9 m	11.43 m	S156, Table 156A
Minimum Lot Area	450 m ²	346.6 m²	S156, Table 156A
Max Building Height	8.5 m	8 m	S156, Table 156A
Minimum Front/Corner Yard Setback	5 m	5 m	S156, Table 156A
Minimum Rear Yard Setback	28% of the lot depth (8.49 m)	8.50 m	S156, Table 156A, Footnote 7 Section 144, Table 144B
Minimum Rear Yard Area	25% of lot area (86.65 m ²)	96.9 m ²	S144(3)(a)
Minimum Interior Yard Setback	Total is 2.2 m with no one yard less than 1.0 m	1.0 m & 1.2 m	S156, Table 156A, Footnote 4
Garage Recession	0.6 m recessed from front facade	1.0 m recessed	Section 139(3)(b)
Minimum Aggregate Front Yard Soft Landscaped Area	35% (43.35 m ²)	46% (48.5m ²)	S139, Table 139
Minimum Width of Landscaped Strip	0.15 m	1.0 m	S139(2)(c)
Maximum Driveway Width	Individual: 3 m Shared: 3 m	3.0 m	S139, Table 139(3)
Maximum Walkway Width	1.2 m	0.9 m	S139(4)(c)(ii)
Location of Walkway	Separated from the driveway by 0.6 m landscape strip	0.95 m	S139(4)(b)
Maximum Projection (front porch)	2 m and no closer than 1 m to lot line	1.6 m projection, 3.5 m to lot line	S65(6)(c)
Maximum Projection (rear yard)	2 m and no closer than 1 m to the lot line	2.0 m projection, 7.3 m to the lot line	S65(6)(b)(ii)(iv)
Minimum Parking Spaces (Area C)	1 per dwelling unit	1 parking space	S101(3)(a)
Parking Space Size	Not more than 3.1 m wide, and at least 5.2 m long	3.0 m by 5.2 m	S106(1)

City of Ottawa Zoning By-law 2026-050

The new Zoning By-law was approved by Ottawa City Council on January 28, 2026 and enacted on March 11, 2026. At this time, all development applications and building permits must comply with the provisions in Zoning By-law 2008-250 and the new Zoning By-law 2026-50, with the most restrictive provisions from both by-laws applying.

Proposed Zone: N2D

Single Detached Dwelling			Section / By-law
N2D	Required	Provided	
Max Number of Dwelling Units	1.5 per 100 m ² of lot area, maximum 6	1	S801, Table 801A
Minimum Lot Width	15 m	11.43 m	S801, Table 801B
Max Building Height	11 m and 3 storeys	8 m	S801, Table 801A
Minimum Front Yard Setback	6 m, or average of the abutting	5 m	S801, Table 801B
Minimum Rear Yard Setback	28% of the lot depth (8.5 m), not greater than 7.5 m	8.50 m	S801, Table 801B
Minimum Rear Yard Area	25% of lot area (346.6 m ² * 0.25 = 86.65 m ²)	96.9 m ²	S802(12)(b)
Minimum Interior Yard Setback	Total is 3.0 m with no one yard less than 1.2 m	1.0 m & 1.2 m = 2.2 m	S801, Table 801B, S.801(7)(a), S.801(7)(c)(ii)
Minimum Aggregate Front Yard Soft Landscaped Area	40%	46% (48.5m ²)	Section 802, Table 802
Maximum Walkway Width	1.2 m	0.9 m	Section 802(8)
Maximum Projection (front porch)	Minimum setback from lot line is 1 m and the max project is the greater of 2.0 and 50% of the required yard (3.0 m)	1.6 m projection, 3.5 m to lot line	Section 204(9)(d)
Rear Yard Projection		2.0 m projection, 7.3 m to the lot line	Section 204(9)(d)

PLANNING ACT REVIEW

Review of Section 51(24) Consent

The following is a review of Section 51(24) of the *Planning Act* to assess the suitability of the proposed severances to sever the lot at 1597 Rosebella Avenue into three lots in order to facilitate three new detached dwellings. In the *Planning Act*, a series of conditions are presented that state in the case of any subdivision of land, including consent to sever, regard shall be had to:

1. *The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;*

The proposed consent allows for the creation of three lots for the existing lot of record which is proposed to contain three new detached dwellings. The proposed development is a permitted use and complies with the majority of the regulations as set out by the Zoning By-law. The severance is consistent with the all applicable provincial policies including the Provincial Planning Statement.

2. *Whether the proposed subdivision is premature or in the public interest;*

The proposed consent to sever is not premature and is in the public interest. It facilitates the creation of separate lots for three new detached dwellings within the urban boundary. The current oversized lot with only one dwelling unit is an inefficient use of services and infrastructure on a lot within the urban boundary and close to transit. The new dwellings represent contextually appropriate infill development that is consistent and compatible with setbacks on the streetscape.

3. *Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;*

The proposed consents conform to the new City of Ottawa Official Plan as it supports the continued residential use of the property and creates smaller lots that are more characteristic of the surrounding urban lot fabric. The severance results in three uniform lots that aligns with the existing lot fabric in the area, which is comprised of wider and narrower lots.

4. *The suitability of the land for the purposes for which it is to be subdivided;*

The proposed severance results in three lots, resulting in two net new detached dwellings. The lots are uniformly-shaped and similar in size to surrounding parcels along Rosebella Avenue. The lots will be appropriately-sized and suitable to accommodate the proposed permitted use.

5. *The number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;*

No new roads are proposed as part of this land severance. The proposed development will not impact transportation infrastructure.

6. *The dimensions and shapes of the proposed lots;*

The three created lots will be parcels both with frontage on the street that will be similar in width and area to some of the other lots along Rosebella Avenue. The severance lines will create three similar sized lots with adequate frontage on Rosebella Avenue. The new lots will be sufficiently sized to accommodate the proposed development, with appropriate building setbacks and soft landscaping.

7. *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 adjoining land;*

There are no restrictions or proposed restrictions that apply to the existing or proposed lot and its uses, beyond the Zoning By-law and the required Minor Variances for reduced lot area, lot width and front and side yard setbacks.

8. *Conservation of natural resources and flood control;*

The property does not contain any natural resources on site is not within a flood plain.

9. *The adequacy of utilities and municipal services;*

The site has adequate access to utilities and municipal services to serve the severed parcels and the resulting development.

10. *The adequacy of school sites;*

The proposed consent will only result in two net additional units, therefore no undue impact on the adequacy of school services is anticipated.

11. *The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;*

No part of the proposed lands are to be conveyed or dedicated for public purposes.

12. *The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and*

The proposed severances allow for the separate conveyance of each new lot which will contain a new dwelling unit. The consent results in a more efficient lot structure that aligns better with an urban lot fabric and makes better use of an existing under-utilized urban lot.

13. *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 designated 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).*

The proposed development does not require Site Plan Approval and is considered to be a minor development proposal.

Review of Section 45(1) Minor Variances

The *Planning Act* requires that minor variances are only to be permitted so long as they meet the four tests as set in Section 45(1). These tests are: whether the variance is minor; whether the variance meets the intent and purpose of the Official Plan; whether the variance meets the intent and purpose of the Zoning By-law; and lastly whether variance is suitable and desirable for the use of the land.

Are the variances minor?

The test for a variance to be considered minor is based on whether the variance constitutes a minor change or whether it is too large or too important to be considered minor.

Variance (Lot Area & Lot Width): The variance for lot area and lot width is to permit three new lots to be created from one oversized lot. The requested variances for the reduced minimum lot area and minimum lot width are considered minor, as the proposed lots are still sufficiently-sized to accommodate the proposed development. The building is appropriately scaled to the lot, with many of required setbacks and all of the landscaped areas met. Furthermore, the consistency of lot widths in the area will be maintained, as the proposed lots are uniform and still provide landscaped amenity and soft landscaped spaces on the property.

It is also noteworthy that many lots within the immediate neighbourhood are below the minimum lot area and width requirements in the Zoning By-law and are similar in size to the proposed lots. Figure 17 below shows in blue other lots in surrounding neighbourhood which are of similar size and below the requirement for lot area as set out by the Zoning By-law. As indicated by the graphic, there are a significant number of lots within the neighbourhood that are similar in size to the proposed lots.

Variance (Front & Side Yard Setbacks): The variance for front and side yard setbacks is to permit three new lots to be created from one oversized lot. The newly created lots are large enough to exceed the landscaping requirements on each new property in both the front and a rear yards. The proposed front yard setback is consistent with the existing built form along Rosebella Avenue. The proposed rear yard setback exceeds the By-law requirements and provide ample amenity space in the rear. Only a portion of the built form extends to 5 m from the front property line, the remainder of the building is setback closer to 6 m. The proposed built form is compliant with the majority performance standards of the zone. Figure 16 below shows in blue other lots in surrounding neighbourhood which have front yard setbacks between 4 m - 6 m which similar to what is proposed.

Therefore, **the proposed variances are considered minor.**



Figure 16: Front yard setback of surrounding property is between 4 - 6 m. The proposed lots have front yard setback of 5 m



Figure 17: Highlighted in blue are properties of similar size as the proposed lots and less than the required lot area as set out by the Zoning By-law.

Do the variances meet the intent and purpose of the Official Plan?

The intent and purpose of the Official Plan as it applies to this property is to accommodate a wide range of ground-oriented, low-rise residential dwelling types within Neighbourhoods in order to promote the creation of 15-minute communities. The proposal achieves this intent by providing a three new dwelling units on an existing lot in an urban area making more efficient use of infrastructure and services.

The proposed developments meets the intent and purposes of the new Official Plan by supporting the following sections of the Official Plan and relevant policies within.

Section 2: Strategic Directions

The proposed development complies with the policies of Section 2.0 - Strategic Directions by supporting intensification within a built-up urban area, support for urban infill through minor variances to reduce lot area with and front and side yard setbacks, good urban design, compact built form in support of sustainability, and contextually appropriate development.

Section 3: Growth Management Framework

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate land is provided to accommodate new growth. The proposed development aligns with the planned direction for growth management in urban areas as a larger dwelling supports large family households, life cycle adjustments for growing families, and multi-generational families.

Section 4: City-Wide Policies

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City. The proposed development contributes a well-designed housing which provides an increase in units in the community which is a means of addressing the housing crisis both in terms of availability and supply. The proposed materials and building design contribute to quality urban design and the siting of the units is consistent with development along Rosebella Avenue. Landscaping and appropriately sited built form is prioritized in this project.

Section 5: Transect

Section 5 of the Official Plan provides direction for transect areas and identifies that the Outer Urban Context supports enhancement of the urban built form and supports heights of 2 to 4 storeys. The proposed development is consistent with the general characteristics of the suburban pattern of built form identified in Table 6. The proposed development complies with the permitted 3-storey height limit identified in Table 7 (Section 5.2.4(1)). The outer urban transect is geared towards introducing more viable public transit and active mobility options, help functional local hubs and corridors to emerge and develop, and

encourage more diverse housing forms to meet the changing needs of an evolving demographic.

Section 5.2.4(1)(d) states “Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration.” and (e) “in appropriate locations, to support the production of missing middle housing, lower-density typologies may be prohibited.”

Section 6: Urban Designations

Section 6 of the Official Plan sets out the policies for the urban designations, including Neighbourhood. The intent of this designation is to support a range of densities and built form and acknowledges that neighbourhoods are in various stages of transition. The proposed development conforms to the policies of the applicable Neighbourhood designation.

The proposed development contributes an attractive form of intensification that meets the intent and purpose of the Official Plan by prioritizing active and public transportation, intensification near amenities and transit, and supporting compact built form that is compatible and supports needed housing forms. **The intent and purpose of the Official Plan is met.**

Do the variances meet the intent and purpose of the Zoning By-law?

Variance (Lot Area & Width): The intent of the provision to provide a minimum lot area is to provide for an adequate amount of soft landscaping, to ensure that the buildings are consistent with the setback other buildings along the street wall and to ensure there is adequate space to park a vehicle in a driveway. There is a significant amount of landscaped area that can accommodate trees on each lot. All of the zoning requirements that pertain to development setbacks and soft landscaping will be exceeded. The new buildings are consistent with the constructed street wall along Rosebella Avenue. The proposed detached dwellings will have setbacks similar to size to those in the existing neighbourhood. The map above in Figure 17 shows lots in the existing neighbourhood that are similar in size to what is proposed. The development is proposing setbacks that are consistent with what is currently constructed on neighbouring properties.

Variance (Front Yard Setback): The intent of the provision to provide a minimum front yard setback is to ensure that the buildings are consistent with the setback other buildings along the street wall and to ensure there is adequate soft landscaping in the front yard as well as space to park a vehicle in a driveway. The driveway is adequately sized to accommodate a vehicle and the front yard can accommodate a tree. With the exception of the front and side yard setback, all of the other zoning requirements that pertain to development setbacks and soft landscaping will be met or exceeded. The building setback at 5 m will only comprise the portion of the facade at the entrance around the entrance and will not comprise the entirety of the building width. Figure 16 below shows the front yard setbacks on Rosebella Ave for neighbouring residences and they are all within the range of 4.0 m to 6.0 m, therefore the proposed setback is in line with the building line of the street.

Variance (Side Yard Setback): The intent of the minimum side yard setback provision is to ensure that new development is generally consistent with the established pattern of

spacing between buildings, while also providing adequate functional space along the side of a dwelling. This space is important to accommodate building maintenance, drainage, and safe, unobstructed access to the rear yard. The proposed development maintains side yard setbacks of 1.0 metres and 1.2 metres for the newly created lots. These setbacks provide sufficient clearance to support routine maintenance activities and allow for a practical and continuous path of travel to the rear yard. Furthermore, the proposed setbacks comply with the requirements of By-law 2008-250 and reflect a condition commonly found in detached residential developments throughout Ottawa. Side yard setbacks within the range of 1.0 to 1.2 metres are typical for this housing form and contribute to a consistent streetscape and built form pattern.

The intent and purpose of the Zoning By-law is met.

Are the variances suitable for the use of the land?

The proposed development with the requested variances are a suitable and desirable use of land. The proposal creates three additional lots from an existing lot in the urban area, allowing for new housing within the urban boundary which is sited and scaled in a contextually appropriate way, within an existing neighbourhood. The proposal is consistent with the intent and purpose of relevant provincial and municipal policies, including the PPS, the Official Plan, and the Zoning By-law. **The proposed development is desirable for the suitable use and development of the land.**

SUPPORTING STUDIES

Tree Information Report

A Tree Information Report was prepared by Dendron, dated October 5, 2025. The assessment concluded that one (1) white pine tree be removed due to conflict with the proposed construction; large portion of critical root zone to be removed for construction of new home, large crown in conflict with future home, large tree not suitable for a smaller lot.

As an application for an infill tree removal will be made for each tree and compensation will be provided. The tree replacement specifications are provided in Figure 19 below:

Tree ¹	Species	Diameter at breast height (cm)	Ownership ^{2,3}	Condition	Client's reason for removal	Arborist/Forester recommendation
1	White pine (<i>Pinus strobus</i>)	42	Private – subject property	Good	Conflict with new building	Remove due to conflict with proposed construction; large portion of critical root zone to be removed for construction of new home, large crown in conflict with future home, large tree not suitable for a smaller lot; Tree Permit required

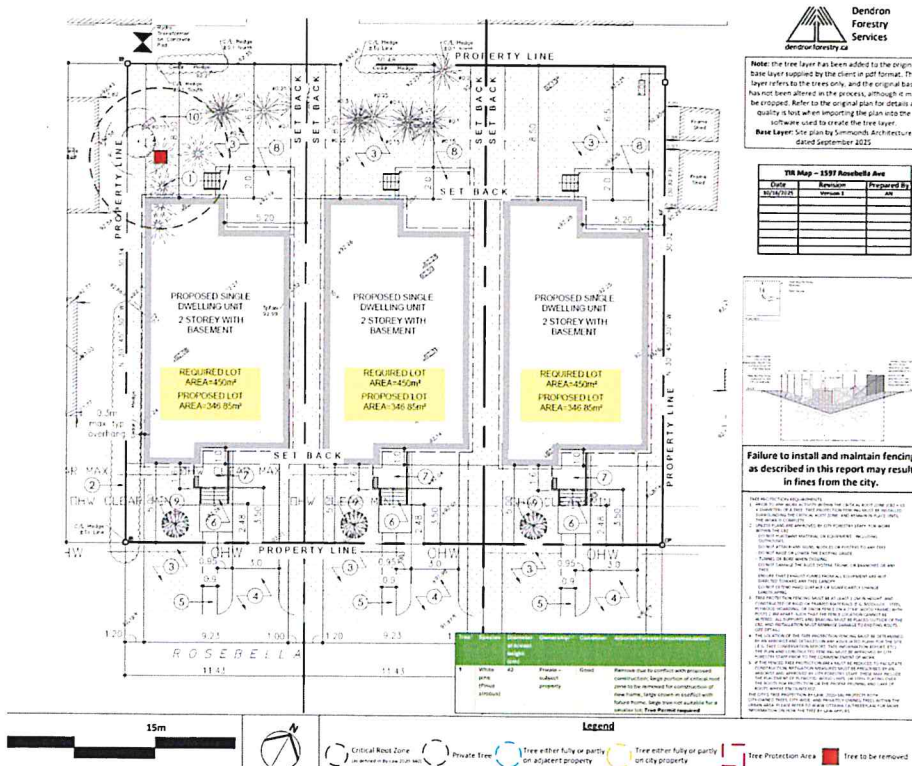


Figure 18: Excerpt from Tree Inventory outlining location and type of tree to be removed

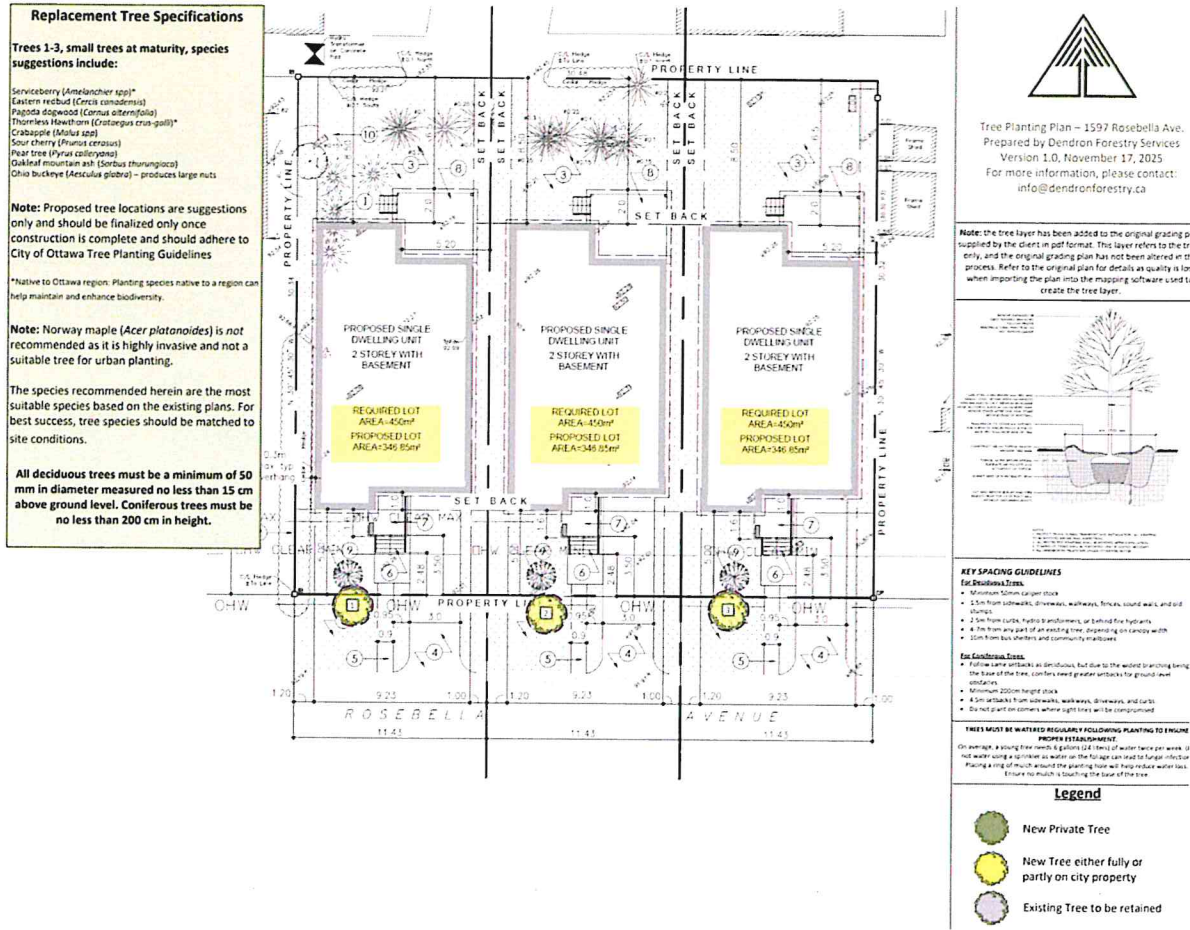


Figure 19: Excerpt from Tree Inventory outlining proposed tree replacement specifications

CONCLUSION

As noted, the proposed development with the requested variances result in the construction of a three new detached dwellings that provides for a more efficient use of an urban lot while still being compatible in height, scale, and massing with the surrounding properties. The homes will align with the low-rise, ground-oriented context along Rosebella Avenue and contributes aesthetically-pleasing and well-designed dwellings to the area.

The proposed development requires minor variances to permit an a reduced lot area, lot width and front and side yard setbacks.

As demonstrated in this cover letter, the proposed variances are minor in nature, with the development demonstrating good urban design and not adversely impacting the streetscape. The proposal also meets the intent of the Official Plan by contributing new dwellings through through contextual urban development and meets the intent of the Zoning By-law. Lastly, the proposed development is demonstrated to be a suitable and desirable use of land.

Collectively considered, the development with the requested variances meets the four tests required under Section 45(1) and the consent policies required under Section 51(24) of the *Planning Act*.

It is the opinion of Q9 Planning + Design that the proposed minor variances constitute good land use planning and meets the required tests and criteria set out in the *Planning Act*.

Yours truly,



Dayna Edwards, RPP MCIP M.PI
Partner, Senior Planner + Urban Designer



CC: Bulat Homes

APPENDIX

SURVEY

