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## 26 Aylmer Avenue Planning Rationale

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**26 Aylmer Avenue**

**PLANNING RATIONALE IN SUPPORT OF ZONING APPLICATIONS  
FOR BY-LAW AMENDMENT AND SITE PLAN CONTROL**

Prepared By:

**NOVATECH**

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March / 1 / 2020

Novatech File: 118092  
Ref: R-2019-197

March 1, 2020

City of Ottawa  
Planning, Infrastructure and Economic Development Department  
110 Laurier Avenue West  
Ottawa, Ontario  
K1P 1J1

Attention: Jenny Kluge

Dear Ms. Kluge:

**Reference: 26 Aylmer Avenue**  
**Zoning By-law Amendment and Site Plan Control Application**  
**Our File No.: 118092**

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The following Planning Rationale has been prepared in support of a minor Zoning By-law Amendment and Site Plan Control application to facilitate the conversion of the single detached dwelling on 26 Aylmer Avenue into a triplex. The proposal does not result in any changes to the exterior of the existing single detached dwelling.

Based on the findings of this Planning Rationale, the proposed rezoning and site plan applications are consistent with the Provincial Policy Statement, conform to the policies of the City of Ottawa Official Plan, and establish appropriate zoning standards for the Subject Site.

If you have any questions or comments regarding this proposal, please feel free to contact Murray Chown or the undersigned.

Yours truly,



**Serene Shahzadeh**  
**NOVATECH**

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## 1.0 INTRODUCTION & CONTEXT

## 1.1 Purpose

Novatech has prepared this Planning Rationale in support of a Zoning By-law Amendment and Site Plan Control application to facilitate the conversion of the existing single detached dwelling into a triplex. The existing single detached dwelling is located at 26 Aylmer Avenue (the "Subject Site"), in the City of Ottawa. The proposal requires rezoning the Site from Residential Third Density, Subzone Q, Urban Exception 487 (R3Q[487]) to Residential Third Density, Subzone Q, Urban Exception xxxx (R3Q[xxxx]), with relief from certain provisions relating to a triplex use.

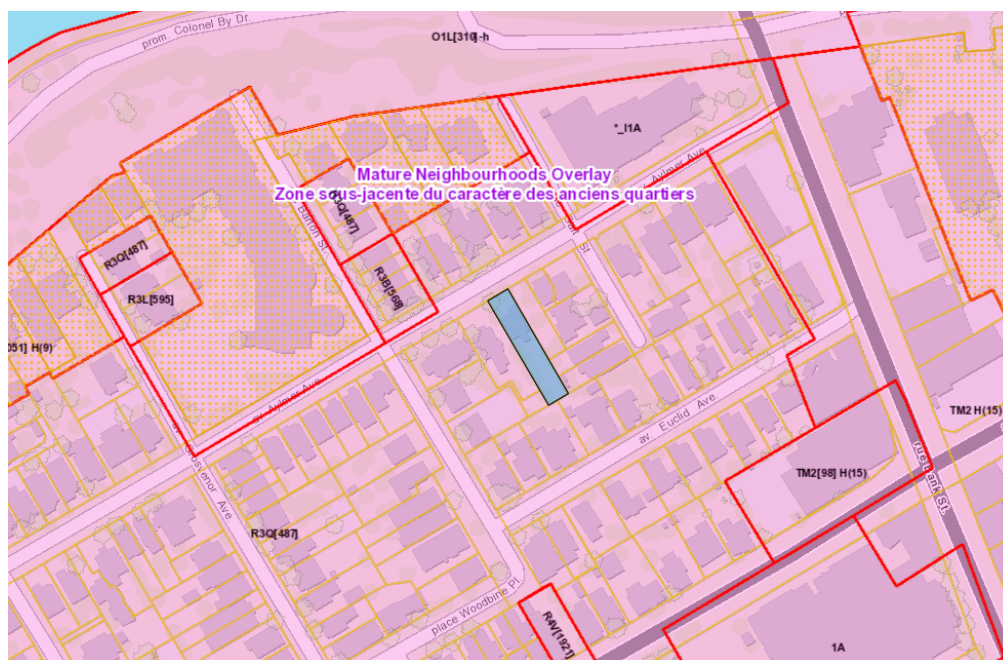
The zoning amendment will seek relief to permit:

- 1) A reduced lot width (existing);
- 2) A reduced interior side yard setback (existing); and
- 3) A projection of a chimney box (existing).

It is proposed that these three provisions will be included in a site-specific exception to the Residential Third Density (R3) zone.

This Planning Rationale will demonstrate that the proposed development and zoning amendment are:

- Consistent with the Provincial Policy Statement;
- Conform to the City of Ottawa Official Plan;
- Establish appropriate zoning standards for the Subject Site; and
- Support good planning and appropriate built form.



*Figure 1: Existing Zoning of Subject Site*

## 1.2 Site Description and Location

The Subject Site is located in Ward 17 – Capital within the City of Ottawa, near the intersection of Aylmer Avenue and Galt Street (Figure 2). The Subject Site is legally known as Plan 36, Lots 1 and 3, Galt Street, Registered Plan 4R26025 Parts 1 and 2 (PLAN 36 PT LOTS 1 AND 3 W; GALT ST RP 4R26025 PARTS 1; AND 2). The land is municipally known as 26 Aylmer Avenue. The lot is 458.9 m<sup>2</sup> in size, with a frontage of 9.27 meters on Aylmer Avenue, and a depth of 49.5 metres. The Subject Site shares an easement for a driveway with 24 Aylmer Avenue.

The Subject Site is occupied by a single detached dwelling. The Subject Site is zoned Residential Third Density, Subzone Q, Urban Exception 487 (R3Q[487]).

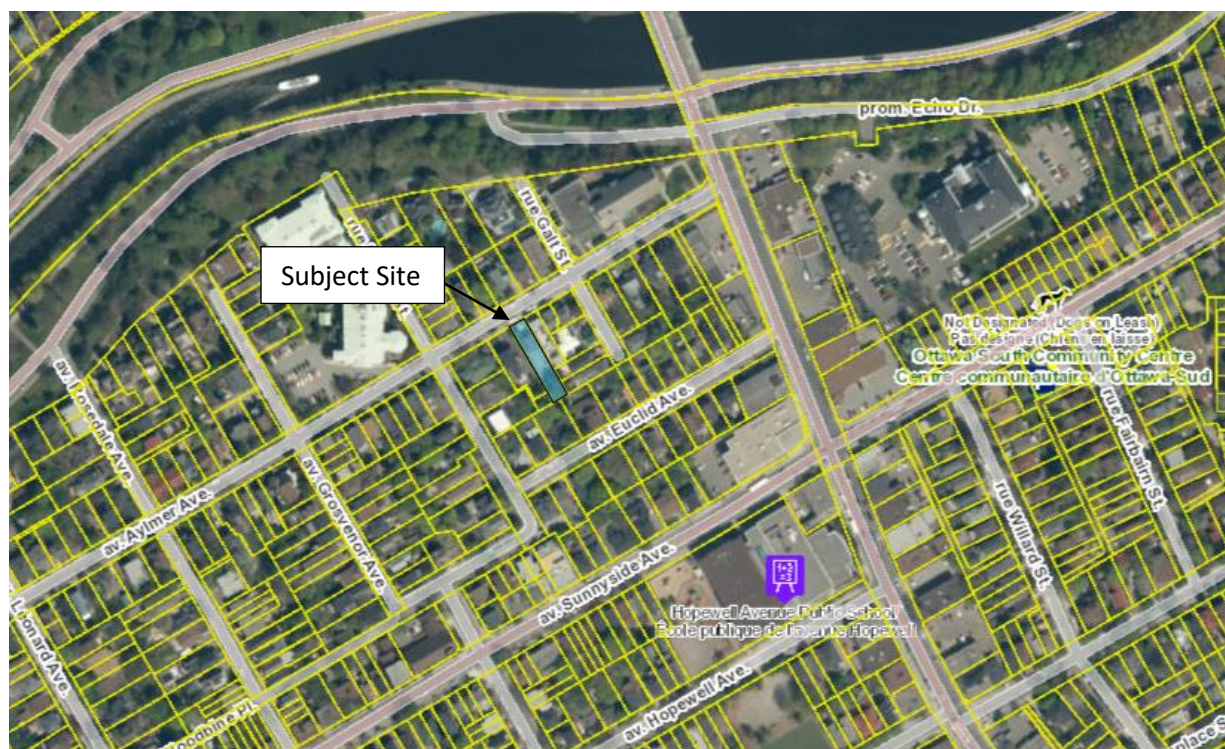


Figure 2: Subject Site and Surrounding Area

## 1.3 Surrounding Uses

### North:

There are residential uses directly north of the Subject Site (single detached dwellings, semi-detached dwellings, and townhouses). Further north is the Rideau Canal, and Lansdowne Park, which contains residential, retail, and commercial uses.

### East:

Low-rise residential uses (single detached dwellings) are directly east of the Subject Site. Further east is the Traditional Mainstreet Bank Street which has commercial, retail, and restaurant uses. There is also the Ottawa Public Library (Sunnyside), Ottawa South Community Centre, and the Royal College of Physicians and Surgeons of Canada.



**South:**

South of the Subject Site are more low-rise residential uses. There are some commercial and retail uses along Sunnyside Avenue. There are institutional uses as well, such as the Sunnyside Wesleyan Church and Hopewell Avenue Public School.

**West:**

There are residential uses west of the Subject Site, which comprise of low-rise, townhouses, and single detached dwellings. There is also the Revera Colonel By Retirement Residence.

## 1.4 Transportation Network

The Subject Site is located on Aylmer Avenue. It is identified as a Local Road on Schedule E of the City of Ottawa Official Plan.

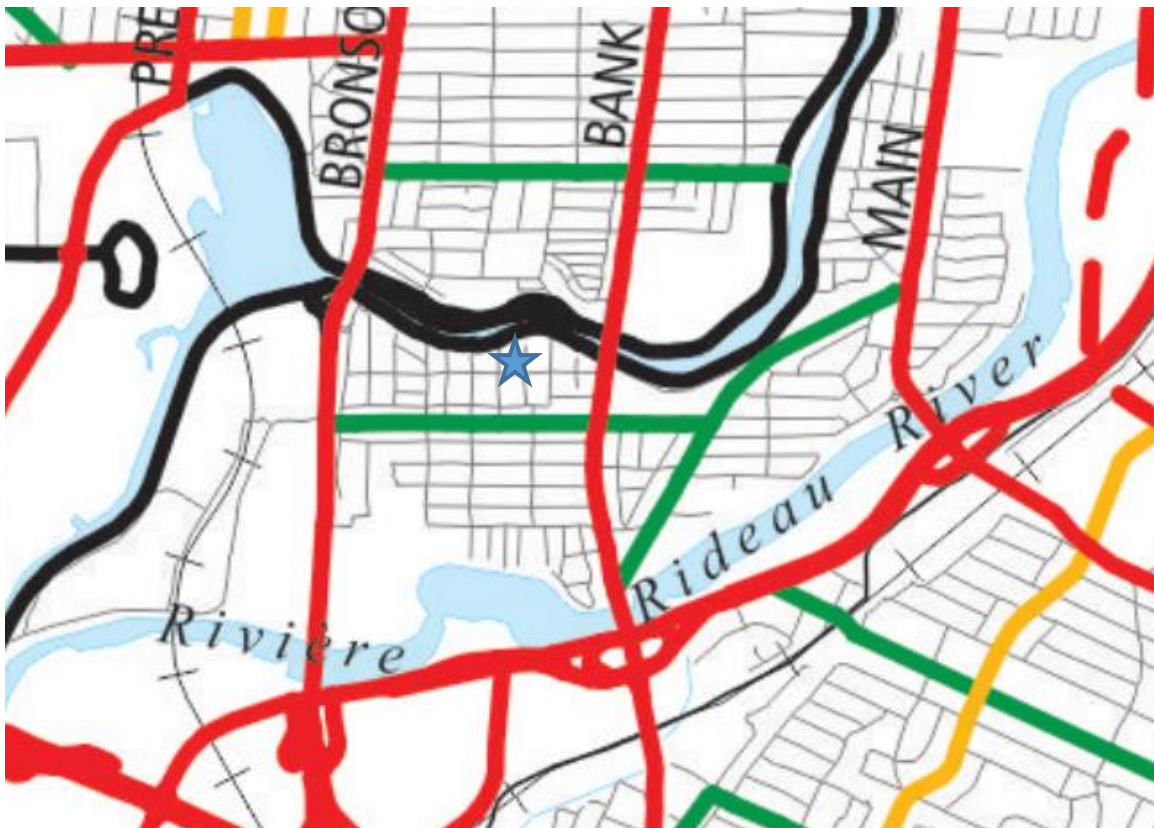


Figure 3: Urban Road Network, Schedule E of the Official Plan

Annex 1 – Road Classifications and Rights-of-Way states that, “local roads are found within communities and distribute traffic from arterial and collector streets to individual properties, typically over short distances”. Aylmer Avenue functions as a local road for the Subject Site.

The Subject Site is located near Arterial Roads Bank Street and Collector Sunnyside Avenue, which accommodate several modes of transportation. These modes include: walking, cycling, public transit, and driving. Bus stops for routes 6 and 7 are located at the intersection of Bank /

Aylmer, and bus stops for routes 6, 7, 451, and 452 are located at the intersection of Bank / Sunnyside.

## 2.0 DEVELOPMENT PROPOSAL

The requested minor rezoning and site plan application will facilitate the creation of three units within the existing single detached dwelling that is currently existing on the Subject Site. This converts the use of the structure from a single detached dwelling to a triplex, which is a permitted use in the R3Q zone. The existing footprint of the building will not be altered. The only changes will be interior to establish three separate units.

Under the R3Q zone, the performance standards for a triplex differ from those of a single detached dwelling. The existing building meets the performance standards for a triplex, including lot area, front yard setback, and rear yard setback. The existing building does not meet the performance standards for a triplex under the R3Q zone for interior side yard setbacks, lot width, and chimney box projection.

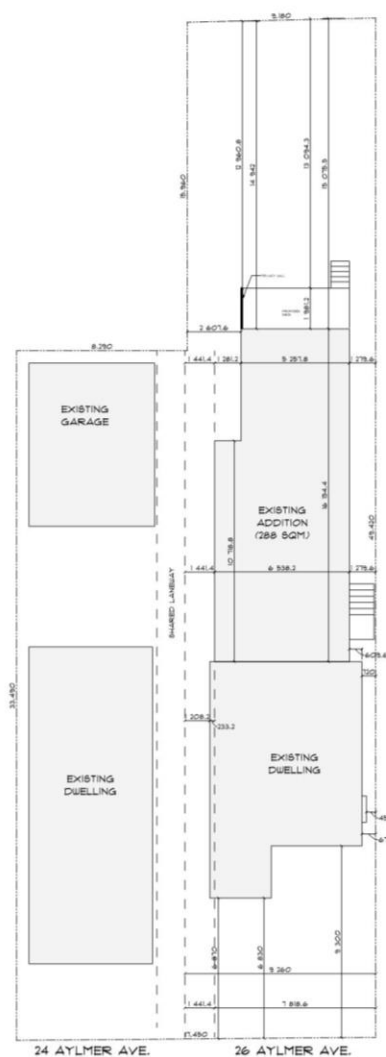


Figure 4: Site Plan



### 3.0 PLANNING POLICY AND REGULATORY FRAMEWORK

#### 3.1 Provincial Policy Statement

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on April 30, 2014. This section will discuss relevant policies of the PPS.

Section 1.1.1 of the PPS states that healthy, liveable and safe communities are sustained by:

- b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- e) promoting cost-effective development patterns and standards to minimize land consumption and servicing costs.*

The proposed development and rezoning of the Subject Site support appropriate residential uses in close proximity to commercial, institutional, employment, and transit services to meet the long-term needs of residents in the neighbourhood. The proposal also promotes cost-effective development patterns converting the existing large single detached dwelling into a triplex, minimizing land consumption and municipal servicing costs.

Section 1.1.3.1 of the PPS states that, “settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted”. More specifically, Section 1.1.3.2 states that land use patterns within settlement areas shall be based on:

- a) densities and a mix of land uses which:*
  - 1. efficiently use land and resources;*
  - 2. are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
  - 3. minimize negative impacts to air quality and climate change, and promote energy efficiency;*
  - 4. support active transportation;*
  - 5. are transit-supportive, where transit is planned, exists or may be developed; and*
  - 6. are freight-supportive.*

The proposed residential dwelling is within a settlement area. Conversion to a triplex promotes the efficient use of land, resources, infrastructure, municipal services, public facilities and active as well as public transit.

The proposed development and rezoning represent appropriate intensification and are consistent with the Provincial Policy Statement.

### 3.2 City of Ottawa Official Plan

The Subject Site is designated General Urban Area on Schedule B of the City of Ottawa Official Plan (OP).

#### 3.2.1 3.2.1 Managing Growth Within the Urban Area

Section 2.2.2 of the Official Plan states that the “*Plan supports intensification throughout the urban area where there are opportunities to accommodate more jobs and housing and increase transit use*”.

Section 2.2.2 also speaks to the promotion of intensification as a strategy to manage growth in a sustainable way. Policy 1 of Section 2.2.2 states that:

1. Residential intensification means the development of a property, building or area that results in a net increase in residential units or accommodation and includes:
  - e. The conversion or expansion of existing residential buildings to create new residential units or accommodation, including secondary dwelling units and rooming houses.

Policy 10 from Section 2.2.2 states that “low-rise intensification will be the predominant form of intensification in the General Urban Area”. Policy 22 states that the “City also supports compatible intensification within the urban area, including areas designated General Urban Area. The City will promote opportunities for intensification in areas determined by the policies in Section 3.6.1.”. Policy 23 states that the “City supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal”. This proposal is an example of appropriate low-rise intensification in the General Urban Area, which complements the built form and characteristics of the neighbourhood.

Section 2.2 – Managing Growth from the Official Plan states that “in all areas, the density, mix of uses, and land use pattern will work together to make the most efficient use of transit .... Density is highest adjacent to transit. This pattern of transit-oriented development results in very liveable communities at any scale, from the central area to the suburbs.”.

Section 2.2 also states that “lands designated General Urban Area will continue to mature and evolve through intensification and infill but at a scale contingent on proximity to major roads and transit”.

The Subject Site is located in close proximity to bus stops along the Traditional Mainstreet Bank Street and Sunnyside Avenue. It is approximately a two minute walk (130 m) away from the nearest bus stop on Aylmer / Bank, and approximately 3 minutes away (280 m) from the bus stop on Bank / Sunnyside. The proximity to multiple bus stations which service four different routes (bus routes 6, 7, 451, and 452) supports intensification of the Subject Site.

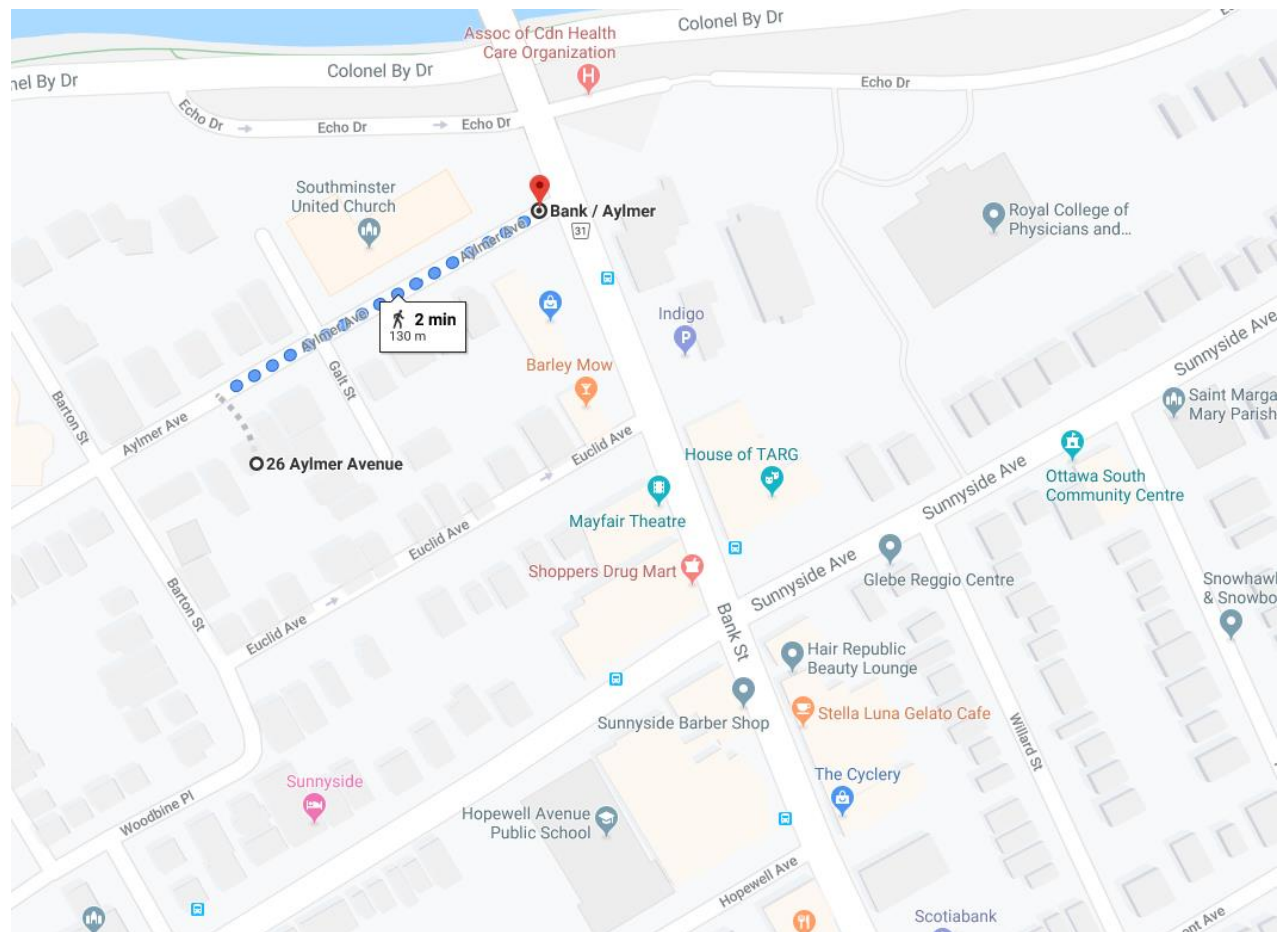


Figure 5: Proximity to Transit

The proposed development supports the intensification of the Subject Site, providing a cost-effective pattern for the efficient use of existing services, infrastructure, and transit. This low-density form of development provides a range of benefits through efficiently using land, and through developing near existing and future public transit stations. It will contribute to the creation of a more vibrant and accessible community.

### 3.2.2 General Urban Area

The purpose of the General Urban Area is to permit “the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances, in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses” (Section 3.6.1). More specifically, Policy 1 of Section 3.6.1 states that:

*General Urban Area areas are designated on Schedule B. The General Urban Area designation permits all types and densities of housing, as well as employment, retail uses, service, industrial, cultural, leisure, greenspace, entertainment and institutional uses.*

The proposed triplex is permitted in the General Urban Area designation. The proposed development contributes to the range of housing types and densities in the surrounding area and helps to meet the needs of all ages, incomes and life circumstances.

The proposal is an example of appropriate, discreet intensification. Policy 5 of Section 3.6.1 speaks to intensification and providing different housing forms in the General Urban Area and states that:

*“The City supports intensification in the General Urban Area where it will complement the existing pattern and scale of development and planned function of the area. The predominant form of development and intensification will be semi-detached and other ground-oriented multiple unit housing. When considering a proposal for residential intensification through infill or redevelopment in the General Urban Area, the City will:*

- a) Assess the compatibility of new development as it relates to existing community character so that it enhances and builds upon desirable established patterns of built form and open spaces;*
- b) Consider its contribution to the maintenance and achievement of a balance of housing types and tenures to provide a full range of housing for a variety of demographic profiles throughout the General Urban Area”*

The proposed R3Q[xxxx] zone will facilitate the development of ground-oriented housing in the form of a triplex. It is an example of intensifying within established low-rise residential communities while recognizing the existing character and built form of the neighbourhood. The proposal contributes to providing a balance and variety of housing types which are in close proximity to commercial and transit uses.

The design and compatibility of the proposed development will be further discussed in Section 3.2.4 of this Rationale.

### **3.2.3 Review of Development Applications**

Section 4 of the City of Ottawa Official Plan outlines the policies used to review development applications. These policies ensure that development applications meet the objectives contained in the Official Plan. The appropriate policies and related studies and plans are identified through a pre-application consultation meeting with the City at the beginning of the design and review process.

Required studies and plans were identified as relevant and have been prepared in support of the proposed residential development. Detailed and technical information can be obtained by reviewing the respective documents.

Relating to Section 4.1 - *Site-Specific Policies and Secondary Plan Policies*

The Subject Site is not subject to any Secondary Plans or Community Design Plans.

Relating to Section 4.4 - *Water and Wastewater Servicing*

Section 4.4.1 states that the City will require development applications to be supported by an assessment of the adequacy of public services. An assessment of the adequacy of public services was prepared by Novatech, dated February 28, 2020, for the Subject Site. The report demonstrates that the existing water and wastewater infrastructure services can accommodate the proposed development on the Subject Site.

#### Relating to Section 4.7 - *Environmental Protection*

There are no sensitive environmental features on or in proximity to the Subject Site. In keeping with Section 4.7.2, a Landscape Plan was prepared by Novatech, which includes a Tree Conservation Report. The Landscape Plan shows that all trees existing in the rear yard will be retained. Additional vegetation will be provided in the front yard through the addition of shrubbery and a tree.

#### Relating to Section 4.11 - *Urban Design and Compatibility*

Section 4.11 outlines policies for urban design and compatibility. The proposal does not create adverse effects on traffic. There will be no parking spaces provided. The shared driveway between the Subject Site and neighbouring property (24 Aylmer Avenue) will be maintained for the functionality of the neighbouring property's garage. No parking spaces are provided on the Subject Site, which supports City policies to minimize car dependency and encourage transit use. Well-landscaped space is provided in both the front and rear yards. A tree is proposed in the front yard, and existing trees in the rear yard will be maintained which will contribute to the urban forest, and provide screening and privacy from neighbours. The proposed triplex is adequately serviced and supports neighbourhood functions as it is located near parks, schools, mixed commercial uses, and transit.

### **3.2.4 Design and Compatibility**

Section 2.5.1 of the City of Ottawa Official Plan speaks to how the City intends to influence the built environment as the city matures and evolves. This City's design objectives for implementing urban design and achieving compatibility are outlined in this section.

- 1) *To enhance the sense of community by creating and maintaining places with their own distinct identity.*

The front façade of the dwelling maintains the original single detached dwelling. Its style and cladding are fitting and appropriate with the surrounding built form and character. The space between the building face and the street will be landscaped. The existing dwelling and landscaping fit in with the character of the neighbourhood and the built form.

- 2) *To define quality public and private spaces through development.*

The existing dwelling is a ground/street-oriented building form with clearly defines the private and public realm. The proposed landscaping at the front of the building will reinforce this boundary. The well-defined entrance to one unit oriented towards the street and will contribute to the quality of the development and the street environment.

- 3) *To create places that are safe, accessible and are easy to get to, and move through.*

There will be no parking spaces on the property. Vehicular access to the parking garage of the neighbouring property (24 Aylmer) will be maintained through the shared easement of the driveway.

- 4) *To ensure that new development respects the character of existing areas.*

The original dwelling in the front will be retained. The single detached dwelling's character and built form is consistent with that of the neighbourhood. The streetscape will remain consistent with that of the street.

- 5) *To consider adaptability and diversity by creating places that can adapt and evolve over time and that are characterized by variety and choice.*

The proposed development contributes to a variety of housing options in the area. It provides density in a compact, ground-oriented form. The proposed development will appeal to a variety of potential residents. Given its location near transit and commercial uses, the property density is appropriate and will help meet the needs of future residents.

- 6) *To understand and respect natural processes and features in development design.*

A landscape plan has been prepared in support of the Site Plan Control application for the Subject Site. The proposed trees and plantings will create an attractive natural environment while remaining low maintenance. They will contribute to the urban forest and greenery of the area. The site has significant areas of permeable surfaces that will help mitigate stormwater. The placement of the tree and ornamental boulders in the front yard helps prevent front yard parking.



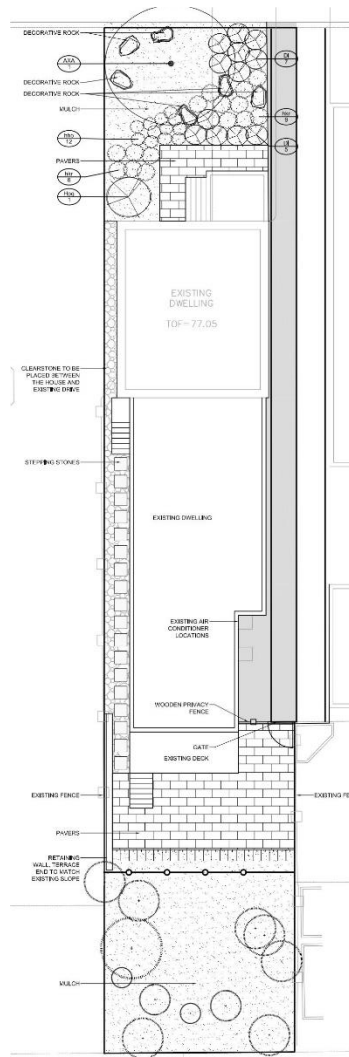


Figure 6: Landscape Plan

- 7) To maximize energy-efficiency and promote sustainable design to reduce resource consumption, energy use, and carbon footprint of the built environment.

The Subject Site is currently developed with one single detached dwelling with an addition in the rear yard. The proposed conversion to a triplex efficiently uses energy and land as it is establishing three separate units within the existing single detached dwelling without altering the building envelope. The proposal will help to support intensification and density within the General Urban Area and in close proximity to sustainable, active modes of transportation (transit, sidewalks, multi-use pathways and bicycle paths).

The proposed development and minor zoning amendment conform to the City of Ottawa Official Plan and support a compatible and desirable built form.

### 3.3 Zoning By-law 2008-250

The minor Zoning By-law Amendment is proposed to rezone the Subject Site from R3Q[487] to Residential Third Density, Subzone Q, with site specific exceptions (R3Q[xxxx]) to facilitate the conversion of the existing single detached dwelling into a three-unit dwelling.

The purpose of the 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;
- (2) Allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- (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

Triplexes are consistent with the purpose of the R3 zone. With the exception of lot width, interior side yard setback, and chimney box projection, the existing building conforms with the zoning provisions of the R3 Zone as well as other applicable provisions in Zoning By-law 2008-250.

Table 1 summarizes relevant zoning performance standards for the site and the standards provided by the proposed development.

Table 1. Zoning Review Summary

Zoning By-law 2008-250: R3Q[487] – Residential Third Zone, Subzone Q, Urban Exception 487		
26 Aylmer Avenue – Proposed Triplex (3 residential units)		
Performance Standard	Required	Provided
<b>Residential Fourth Zone (Sections 161-162) for a 4-unit low rise</b>		
Lot Area	360 m <sup>2</sup>	457 m <sup>2</sup>
Lot Width	12 m	9.26 m
Front Yard Setback	Max. required = 6 m	6.8 m
Interior Yard Setback	1.2 m	1.21 m and 0.67 m
Rear Yard Setback	30% of lot depth (49.4 m) = 14.8 m 25% of lot area (457 m <sup>2</sup> ) = 91.4 m <sup>2</sup>	15.1 m 138.6 m
Building Height	Max. 11 m	9.5 m <sup>2</sup>
<b>Permitted Projections</b>		
Chimney Box	1 m, but not closer than 0.6 m to a lot line	0.2 m, 0.45 m away from the side lot line

\*Urban Exception 487 prohibits the land use planned unit development.

The proposed conversion from a single detached dwelling to a triplex requires relief from the standard Residential Third Density, Subzone Q performance standards for interior side yard

setbacks. No additional building height or change in building footprint is proposed, so it has minimal impact. The addition to the original single detached dwelling is conforming in terms of setbacks. The original structure which faces the front lot line is the part of the dwelling that is deficient in terms of interior side yard setback, with 0.6 m instead of the required 1.2 m. Interior side yard setbacks are required to provide access to the rear yard. The interior yard on the other side of the structure exceeds the required interior side yard setback, and benefits from an access easement over the neighbouring property. As such, unobstructed access to the rear yard is still provided. The requested relief from the interior side yard setback provision for one side of the dwelling does not affect the functionality of the site.

The chimney box projection reflects an existing condition of the original single detached dwelling. While it only projects 0.2 m into a required interior side yard, whereas it is permitted to project up to 1 m, the chimney box is within 0.45 m from the western lot line, whereas it must be 0.6 m away from a lot line. The functionality of the Subject Property is not compromised. The eastern interior side yard setback exceeds the 1.2 m required by the Zoning By-law, and benefits from an additional 1.45 m due to the shared easement for the driveway between the Subject Site and 24 Aylmer Avenue.

The lot width is 9.26 m, which is an existing condition. The intent of the Zoning By-law provision for lot width is to ensure that the dwelling on the lot is functional. The existing single detached dwelling is functional on the lot, and the functionality of the proposed three-unit dwelling would not be compromised with a narrower lot width. The existing easement on the east of the property adds an additional 1.45 m of access for the property. The Subject Site has a large lot area, which exceeds the lot area requirement for a triplex in the R3Q zone. The existing lot width is also compatible with the surrounding lot fabric (See Figure 7).

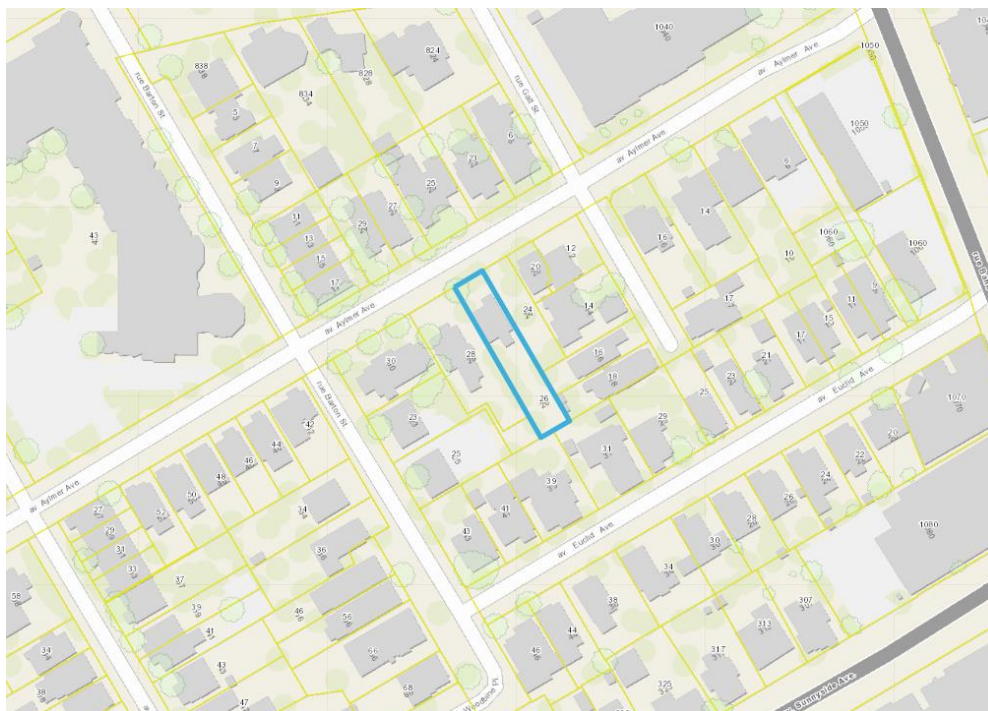


Figure 7: Lot Fabric

## 4.0 CONCLUSION

The minor Zoning By-law Amendment proposes to rezone the Subject Site from Residential Third Density, Subzone Q, exception to the zoning by-law 487 (R3Q[487]), to Residential Third Density, Subzone Q, exception to the zoning by-law [xxxx] (R3Q[xxxx]). This rezoning will facilitate the conversion of the existing single detached dwelling into a three-unit dwelling.

The proposal is consistent with the Provincial Policy Statement as it supports an appropriate mix of residential, employment and commercial uses to meet the long-term needs of residents in the neighbourhood. The proposal also promotes cost-effective development patterns by minimizing land consumption and municipal servicing costs.

The proposal conforms to the City of Ottawa Official Plan by supporting the intensification of the Subject Site in a cost-effective pattern, utilizing existing services, infrastructure and transit. The proposal contributes to the range of housing types and densities in the surrounding area. The proposed development will contribute to a vibrant and accessible community.

The proposal establishes an appropriate zone for the Subject Site as the R3Q[xxxx] zone supports residential uses in the General Urban Area. The Urban Exception will facilitate the conversion of the single detached dwelling into a triplex.

The proposed development and Zoning By-law Amendment are desirable and represent good land-use planning.

## NOVATECH



**Serene Shahzadeh**  
Planner



**Murray Chown, MCIP, RPP**  
Director | Planning & Development