



Committee of Adjustment

Panel 1

Wednesday, October 2, 2024

1:00 PM

Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive, and by electronic participation

The hearing can be viewed on the Committee of Adjustment [YouTube](#) page. For more information, visit Ottawa.ca/CommitteeofAdjustment

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 72 hours in advance of the hearing.

Coordinator: [Davette Nyota](#)

Panel Members:

Chair: Ann M. Tremblay

Members: John Blatherwick, Simon Coakeley, Arto Keklikian, Sharon Lécuyer

CALL TO ORDER

OPENING REMARKS

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

ADJOURNMENT REQUESTS

HEARING OF APPLICATIONS

1. 497 Roosevelt (Ward 15 - Kitchissippi)
D08-02-24/A-00209

Minor Variance Application

Applicant: Jennifer Tuthill and Charles Ng

Agent: J. Murray

To permit a reduced interior side yard and rear yard for the construction of a detached dwelling with attached garage.

2. **290 Holmwood (Ward 17 - Capital)**
 - 2.1 **D08-01-23/B-00287 - 00289, 00292**
 - 2.2 **D08-02-23/A-00269 - 00270, 00273 - 00274**

Consent & Minor Variance Applications

Applicant: Prestwick Building Corp.

Agent: J. Adams

To subdivide the property into two parcels for the construction of a semi-detached dwelling, with front-facing garages, reduced rear yards and increased front landing and step projections. The existing dwelling will be demolished.

3. **265 Churchill (Ward 15 - Kitchissippi)**
 - 3.1 **D08-01-24/B-00157 - 00158**
 - 3.2 **D08-02-24/A-00223**

Consent & Minor Variance Applications

Applicant: 1000843856 Ontario

Agent: J. Kelly

To subdivide the property into two parcels of land for the construction of two long semi-detached dwellings, one will be two storeys and the other will be three storeys, one with reduced lot width, area, side yard and increased building height.

4. **325 Bloomfield (Ward 15 - Kitchissippi)**
 - 4.1 **D08-01-24/B-00159 - 00161**
 - 4.2 **D08-02-24/A-00224 - 00225**

Consent & Minor Variance Applications

Applicant: 1000907325 Ontario

Agent: J. Kelly

To convey a portion of the land to parcel to the west and sever the property into two separate parcels for the construction of two, three-storey, long semi-detached dwellings with reduced lot width, area, interior side yard and increased building height.

5. **296 Manor (Ward 13 - Rideau-Rockcliffe)**
D08-02-24/A-00226

Minor Variance Application

Applicants: Alain Doom and Charles Hamann
Agent: N. Luetge

To permit a reduced corner side yard setback for the construction of a new carport.

6. **633 Edison (Ward 15 - Kitchissippi)**
6.1 D08-01-24/B-00114 - 00116

6.2 D08-02-24/A-00169 - 00171

Consent & Minor Variance Applications

Adjourned from August 7, 2024

Applicants: Fawaz Lawrence Saleh and Lindsay Reghan Monroe
Agent: C. Jalkotzy

To subdivide the lot into three parcels of land with reduced lot areas, landscape buffers, rear yard setbacks, increased driveway width and building height for the construction of a detached dwelling and a semi-detached dwelling.

7. **130 Kenilworth and 372A Holland (Ward 15 - Kitchissippi)**
7.1 D08-01-24/B-00111 - 00112

7.2 D08-02-24/A-00161, 00192

Consent & Minor Variance Applications

Adjourned from August 21, 2024

Applicants: Daniel Johnson Knapp and Catherine Jane Higginson

Agent: A. Soor

To subdivide the property into two separate parcels with easements for shared access and parking and to permit a front yard parking space and an increased width for a driveway.

OTHER BUSINESS

ADJOURNMENT



Comité de dérogation

Groupe 1

le mercredi 2 octobre 2024

13 h 00

Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade Centrepointe, et participation par voie électronique

L'audience pourra être visionnée sur la chaîne YouTube du Comité de dérogation. Pour en savoir plus, allez au [Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)

Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande par téléphone auprès du service d'information du Comité au moins 72 heures à l'avance.

Coordonnatrice : Davette Nyota

Membres du Groupe:

Présidente: Ann M. Tremblay

Membres: John Blatherwick, Simon Coakeley, Arto Keklikian, Sharon Lécuyer

APPEL NOMINAL

MOT D'OUVERTURE

DÉCLARATIONS D'INTÉRÊT

RATIFICATION DU PROCÈS-VERBAL

DEMANDES D'AJOURNEMENT

AUDIENCE DES DEMANDES

1. **497 Roosevelt (Quartier 15 - Kitchissippi)**
D08-02-24/A-00209

Demande de dérogation mineure

Requérants: Jennifer Tuthill et Charles Ng

Agent : J. Murray

Permettre la réduction des cours latérale intérieure et arrière en vue de la construction d'une maison isolée et d'un garage attenant.

2. **290 Holmwood (Quartier 17 - Capitale)**
2.1 D08-01-23/B-00287 - 00289, 00292

2.2 D08-02-23/A-00269 - 00270, 00273 - 00274

Demandes d'autorisation et de dérogations mineures

Requérant : Prestwick Building Corp.

Agent: J. Adams

Lotir la propriété en deux parcelles pour construire une maison jumelée, avec des garages en façade, des cours arrière réduites et une augmentation des paliers et des marches à l'avant. La maison existante sera démolie.

3. **265 Churchill (Quartier 15 - Kitchissippi)**
3.1 D08-01-24/B-00157 - 00158

3.2 D08-02-24/A-00223

Demandes d'autorisation et de dérogations mineures

Requérant: 1000843856 Ontario

Agent : J. Kelly

Lotir la propriété en deux parcelles distinctes en vue de la construction de deux maisons jumelées en longueur, une de deux étages et l'autre de trois étages dont l'une avec une largeur et une superficie de lot réduites, une cour latérale réduite et une hauteur accrue.

4. 325 Bloomfield (Quartier 15 - Kitchissippi)

4.1 D08-01-24/B-00159 - 00161

4.2 D08-02-24/A-00224 - 00225

Demandes d'autorisation et de dérogations mineures

Requérant: 1000907325 Ontario

Agent : J. Kelly

Céder une partie du terrain à la parcelle située à l'ouest et lotir la propriété en deux parcelles distinctes pour la construction de deux maisons jumelées en longueur de trois étages avec une largeur et une superficie de lot réduites, une cour latérale intérieure réduite et une hauteur de bâtiment accrue.

5. 296 Manor (Quartier 13 - Rideau-Rockcliffe)

D08-02-24/A-00226

Demande de dérogation mineure

Requérants: Alain Doom et Charles Hamann

Agent : N. Luetge

Permettre la réduction de la marge de recul de la cour latérale d'angle pour la construction d'un nouvel abri d'auto.

6. 633 Edison (Quartier 15 - Kitchissippi)

6.1 D08-01-24/B-00114 - 00116

6.2 D08-02-24/A-00169 - 00171

Demandes d'autorisation et de dérogations mineures

Ajournée du 7 août 2024

Requérants: Fawaz Lawrence Saleh et Lindsay Reghan Monroe

Agent : C. Jalkotzy

Lotir la propriété en trois parcelles en réduisant la superficie de lots, des zones paysagères et des marges de recul arrière, et en augmentant la largeur des entrées de cour et la hauteur pour la construction d'une maison isolée et d'une maison jumelée.

7. 130 Kenilworth et 372A Holland (Quartier 15 - Kitchissippi)

7.1 D08-01-24/B-00111 - 00112

7.2 D08-02-24/A-00161, 00192

Demandes d'autorisation et de dérogations mineures

Ajournée du 21 août 2024

Requérants: Daniel Knapp et Catherine Higginson

Agent: A. Soor

Lotir la propriété en deux parcelles distinctes avec des servitudes de partage d'accès et de stationnement, et permettre une place de stationnement dans la cour avant et une entrée de cour de largeur accrue.

AUTRES QUESTIONS

AJOURNEMENT

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, October 2, 2024

1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.: D08-02-24/A-00209
Application: Minor Variance under section 45 of the *Planning Act*
Applicants: Jennifer Tuthill and Charles Ng
Property Address: 497 Roosevelt Avenue
Ward: Ward 15- Kitchissippi
Legal Description: Part of Lot 18 (East of Roosevelt Ave), Registered Plan 235
Zoning: R4UA (2686) H(8.5)
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicants want to construct a new two-storey, detached dwelling with attached garage, as shown on plans filed with the Committee. The existing dwelling will be demolished.

REQUESTED VARIANCES:

The Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit a reduced interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- b) To permit an additional rear yard up to a maximum of 30% of lot depth (6.11 metres) of the subject property, whereas the By-law requires 30% of the lot depth (12.76 metres) of the adjacent property.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other

interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: September 13, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 1

Mercredi 2 octobre 2024

13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

| | |
|---------------------------------|--|
| Dossier : | D08-02-24/A-00209 |
| Demande : | Dérogations mineures en vertu de l'article 45 de la <i>Loi sur l'aménagement du territoire</i> |
| Requérants : | Jennifer Tuthill et Charles Ng |
| Adresse municipale : | 497, avenue Roosevelt |
| Quartier : | 15 - Kitchissippi |
| Description officielle : | Partie du lot 18 (à l'est de l'av. Roosevelt), plan enregistré 235 |
| Zonage : | R4UA (2686) H(8.5) |
| Règlement de zonage : | n° 2008-250 |

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent construire une nouvelle maison isolée avec garage attenant, conformément aux plans déposés auprès du Comité. Il est prévu démolir la maison isolée existante.

DÉROGATIONS DEMANDÉES :

Les requérants demandent au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

- a) Permettre la réduction de la marge de recul de la cour latérale intérieure à 1,2 mètre, alors que le Règlement exige une marge de recul de la cour latérale intérieure d'au moins 1,5 mètre.
- b) Permettre une cour arrière additionnelle de 30 % de la largeur du lot sur 30 % de la profondeur (6.11 mètres) du lot, alors que le Règlement exige 30 % de la largeur du lot sur 30 % de la profondeur (12.76 mètres) de la propriété voisine.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 Septembre 2024



This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

PLANNING RATIONALE:

**497 Roosevelt Ave.
MINOR VARIANCE APPLICATION**

PREPARED ON BEHALF OF:

NAME

Jennifer Tuthill & Charles Ng
497 Roosevelt Ave.

Committee of Adjustment
Received | Reçu le

2024-08-01

City of Ottawa | Ville d'Ottawa
Comité de dérogation

PREPARED FOR:

City of Ottawa
Committee of Adjustment
110 Laurier Avenue West
Ottawa, ON K1P 1J1

PREPARED BY:

Kadus Group Inc.
310 Miwate Private – Suite 110
Ottawa, ON K1R 0E2



TO: CITY OTTAWA - COMMITTEE OF ADJUSTMENT

**RE: 497 Roosevelt Ave.
MINOR VARIANCE – PLANNING RATIONALE**

The following information is provided to the Committee of Adjustment in support of the application for minor variances to allow for the construction of a new residential building at 497 Roosevelt Ave. by the existing homeowner.

The following minor variances are necessary to allow for the proposed residential development to proceed:

497 Roosevelt Ave.:

Interior Side Yard Setback, Exception [2686]: Minimum interior side yard setback of 1.2m (as allowed in the base zoning), as opposed to 1.5m as required in the updated exception zone.

Rear Yard, S(144): Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required where the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lots actual width, as note in the illustration below. Where the minimum required rear yard setback affecting the abutting lot should not exceed 30% of the lot depth of the subject site.

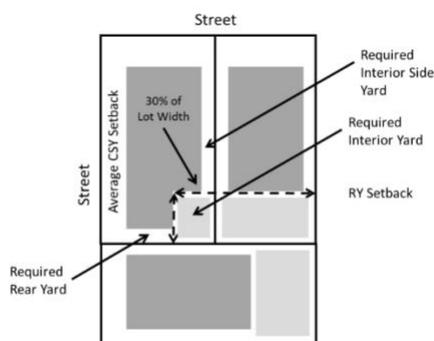


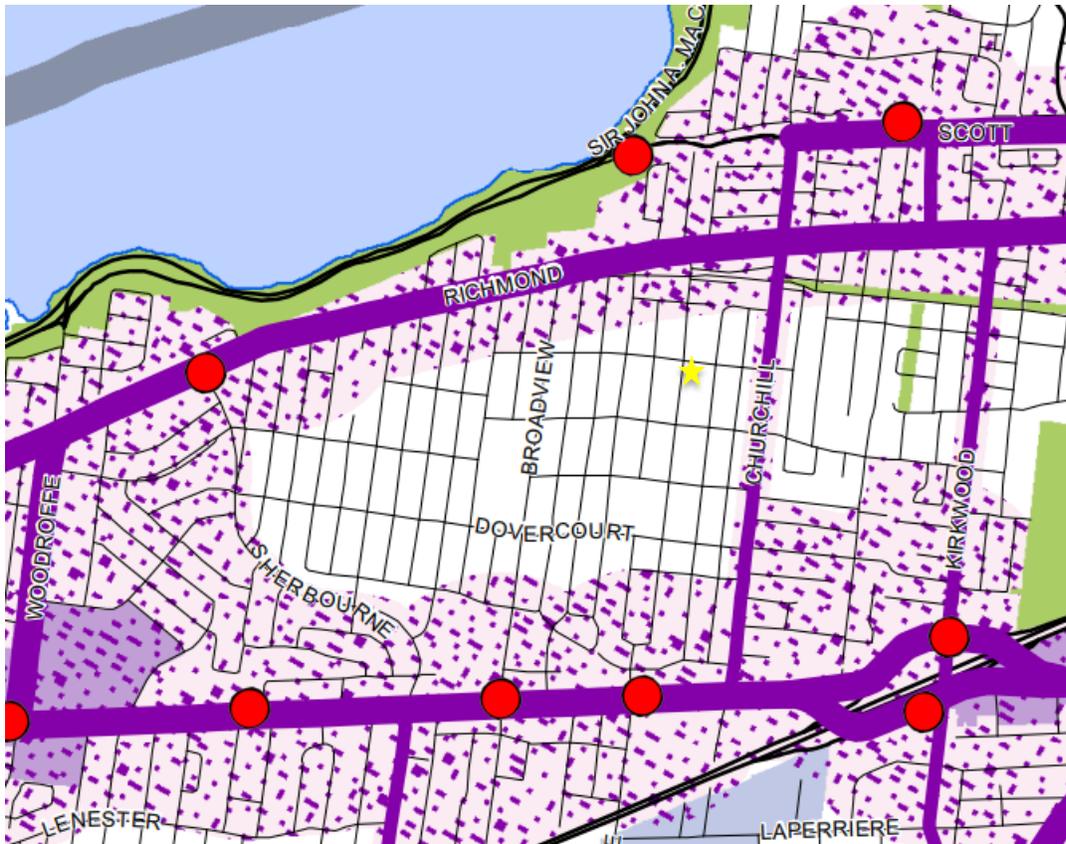
Illustration of the Minimum Interior Yard Required on Corner Lots for Dwellings containing Multiple Principal Dwelling Units that Face Different Streets

1.0 SUBJECT SITE

The subject site is 497 Roosevelt Ave, Ottawa. The lot is located in the Westboro neighbourhood, in Kichissippi (Ward 15). The lot contains an existing dwelling with an attached garage, owned by the current applicant since 2015.

The site is zoned Residential Fourth Density, R4UA [2686] H(8.5). An existing parking lot and church across the intersection are zoned Institutional (I1A), and the adjacent residential is zoned R3R [2687] H(8.5). The areas along certain identified streets were re-zoned to R4 following the Westboro Infill Study.

The site is within *Ottawa's Urban Boundary Area* in the *Inner Urban Transect*. The site designated *Neighbourhood*. The neighbourhood is a *15-Minute Neighbourhood*.



City of Ottawa Official Plan, Schedule B3 - Outer Urban Transect



City of Ottawa Zoning By Law (2008-250), GeoOttawa



497 Roosevelt: May 2024



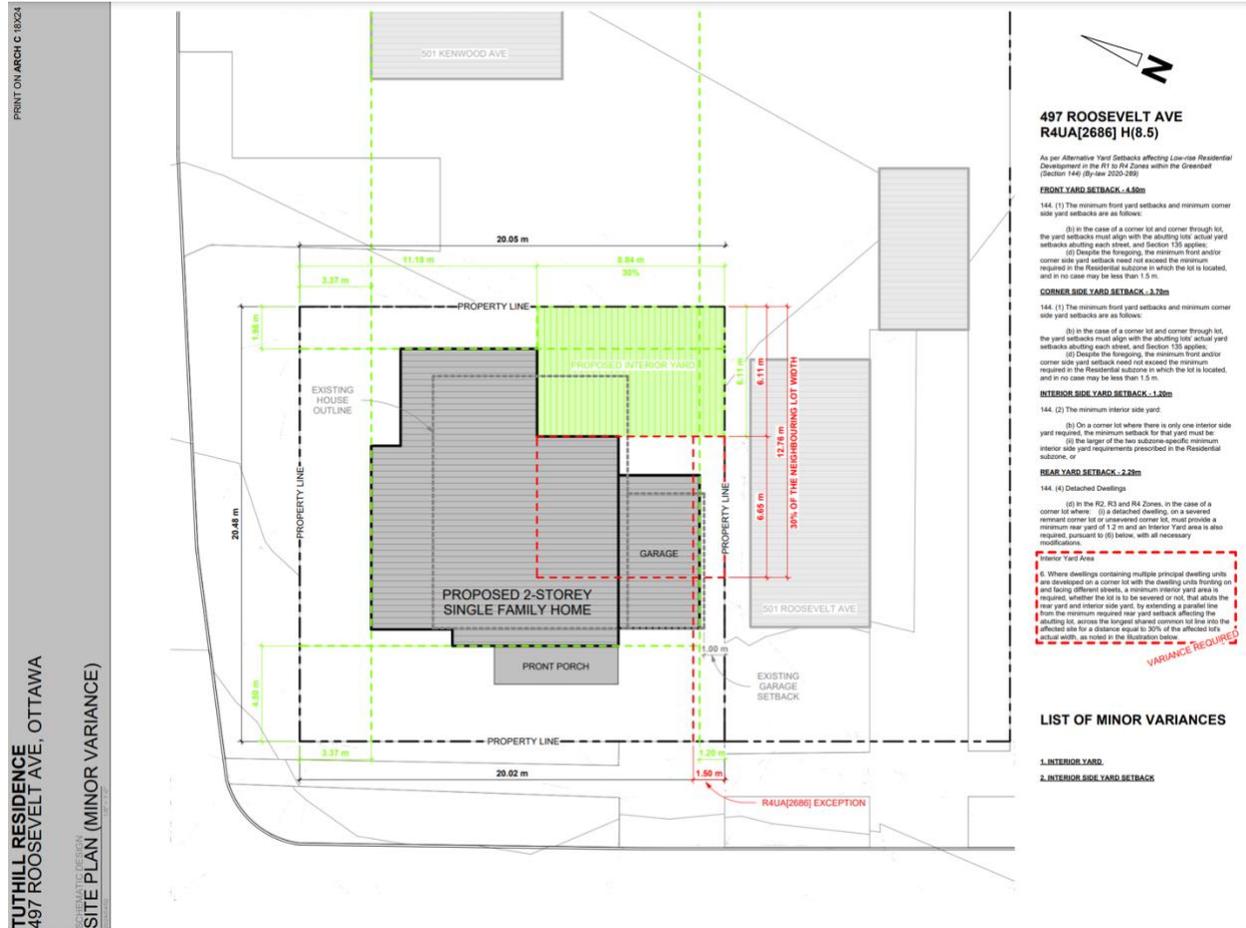
497 Roosevelt: Google Maps (2021)



Context surrounding 497 Roosevelt (source: Google Maps 2021 and current photos May 2024)

2.0 THE PROPOSAL

The applicant is proposing a new single detached home with an attached garage.



3.0 PLANNING POLICY CONFORMANCE & MINOR VARIANCE TESTS

The minor variance for the interior side yard [2686] and rear yard S(144) satisfies all four minor variance tests as established by Section 45 (1) of the Planning Act:

A. The proposed minor variance maintains the general intent and purpose of the Official Plan:

| | |
|--|--|
| <p><u>Section 2: Strategic Directions</u></p> <p>2.2.1 Intensification and Diversifying Housing Options</p> <p><i>1) Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods</i></p> | <p>The existing property owner desires to remain in the neighborhood and to re-build a home to accommodate their needs.</p> <p>Due to the corner lot configuration, the current dwelling would also not conform with the zoning by law requirements.</p> <p>Therefore, the detached housing proposed for the site is appropriate, and the variance is required to bring it in conformance.</p> |
| <p><u>Section 4: City-Wide Policies</u></p> <p>4.6.6 Enable the sensitive integration of new development of Low-rise, Mid-rise and High-rise buildings to ensure Ottawa meets its intensification targets while considering liveability for all.</p> <p><i>6. Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.</i></p> | <p>The proposed development has been designed with the neighbourhood context in mind. As well, the design seeks to minimize any potential impacts on adjacent lots.</p> <p>The proposed two-storey design is like the nearby two-storey homes and is sized appropriately for the lot. It is similar in footprint and scale to the existing home on the property.</p> <p>The minor variance to rear yard interior sideyard does not impact the project’s ability to align with the Official Plan.</p> |
| <p><u>Section 5: Transects</u></p> <p>5.2.4(1) Inner Urban Transects: Neighbourhoods</p> <p><i>Low-rise: minimum 2 storeys, generally permit 3 storeys, allow built height of up to 4 storeys where appropriate.</i></p> | <p>The proposed development is a two-storey development, and in keeping with the Inner Urban Transect requirements of the Official Plan. The minor variance to interior sideyard and rear yard does not impact the project’s ability to align with the Official Plan.</p> |
| <p><u>Section 6: Urban Designations</u></p> <p>Neighbourhoods are not all at the same stage of development, maturity and evolution. It is the intent of this Plan to reinforce those that have all elements of and presently function as 15-minute neighbourhoods; to guide those that have a few missing elements into gaining them; and to seed the conditions for future 15- minute neighbourhoods into those that currently are</p> | <p>The proposed development is a low-rise project in an Inner Urban neighbourhood. The minor variances to the interior yard and rear yard do not impact the project’s ability to align with the Official Plan.</p> <p>Allowing for existing residences to rebuild to meet their changing needs supports 15-minute neighborhoods and context-sensitive development.</p> |

| | |
|--|--|
| <p>not. Neighbourhoods are planned for ongoing gradual, integrated, sustainable and context-sensitive development.</p> <p>6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan</p> <p>2. Permitted building heights in Neighbourhoods shall be Low-rise, except:</p> <p>a) Where existing zoning or secondary plans allow for greater building heights; or</p> <p>b) In areas already characterized by taller buildings.</p> | |
|--|--|

The proposed minor variances do not present any conflict to alignment with Ottawa’s Official Plan. The project will provide new housing choice for an existing owner of the property, in this existing community. If granted, the proposed minor variances will maintain the general intent and purpose of the Official Plan by accommodating the development of a two-storey detached dwelling in an Inner Urban neighbourhood.

The proposed minor variances maintain the general intent and purpose of the Official Plan.

B. The proposed Minor Variances maintain the general intent and purpose of the zoning by-law:

| | |
|---|---|
| <p>The purpose of the R4 - Residential Fourth Density Zone is to:</p> <p>(1) allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;</p> <p>(2) allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;</p> <p>(3) permit ancillary uses to the principal residential use to allow residents to work at home;</p> | <p>1. Maintains. The proposed development contains a detached dwelling on a lot in the General Urban Area.</p> <p>2. Maintains. The proposed development allows for additional housing choices within detached dwelling residential areas.</p> <p>3. N/A.</p> |
|---|---|

| | |
|---|---|
| <p>(4) regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and</p> <p>(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.</p> | <p>4. Maintains. The proposed development is not trying to achieve uses, heights, densities, massing, or forms that are out of character to the surrounding neighbourhood. The neighbourhood's context was considered as the building was designed.</p> <p>5. N/A.</p> |
| <p>R4UA - Residential Fourth Density</p> <p>[2686]</p> <p>H(8.5)</p> | <p>The proposed development contains a single detached dwelling.</p> <p>Exception zone for [2686] is the requirement for an increased sideyard, as well as other specific changes to the performance standards for R4 zoning.</p> <p>The height limit is set at 8.5m in this location.</p> |
| <p>R4UA [2686] H(8.5)</p> <ol style="list-style-type: none"> 1. Minimum lot width = 10m 2. Minimum lot area = 300m² 3. Maximum building height = 8.5m 4. Minimum front yard setback = 4.5m 5. Minimum Corner Side Yard Setback = 3.37 6. Minimum rear yard setback = 1.2m plus additional rear yard (S144) 7. Minimum interior side yard setback = 1.5m 8. Maximum lot coverage: N/A | <ol style="list-style-type: none"> 1. Achieves 2. Achieves 3. Achieves 4. Achieves 5. Achieves 6. Variance Required for 30% of lot depth x 30% lot width 7. Variance required for side yard setback 1.2m 8. N/A |

Exception zone [2686]

| | | | | |
|--------------------------------------|-------------------------------|--|--|--|
| <p>2686 (By-law 2021-75)</p> | <p>R4-UA[2686] H(8.5)</p> | | <ul style="list-style-type: none"> • Apartment dwelling, low rise containing more than 6 dwelling units | <ul style="list-style-type: none"> • Minimum interior side yard setback: 1.5 m • Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m • Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m² • Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling. |
|--------------------------------------|-------------------------------|--|--|--|

The proposed minor variance maintains the general intent and purpose of the zoning by-law.

C. The variance is desirable for the appropriate development of the property:

The minor variance allows for a project that is appropriate for the circumstances of the property, the neighbourhood, and the City of Ottawa. The incremental impact of some of the recent changes in interpretation to the rear yard setback requirements, along with the zoning change to interior yards with the up zoning of the property from R3 to R4, is such that the impact on this lot does not meet the original intent of encouraging re-development on the corner lot. The increase to the interior side yard setback was likely made in response to allowing for increased density with the R4 zone on some of these identified streets in Westboro. It does not contemplate the existing build pattern of this corner lot in this location. The development meets all other zoning by-law requirements. It does not create a built form in conflict with the neighbouring buildings. When examining the project’s impact on the neighbourhood, it is evident that the development is not proposing anything that would alter the character of the area. The property owner and the design team have taken care to create a development that respects the form and character of the neighbourhood. Regarding the appropriateness to the city, the proposed development is in adherence with the Official Plan and zoning by-law.

The minor variance is desirable for the appropriate development of the property.

D. The proposed variance is minor in nature:

The proposed variance to the interior side yard setback and additional rear yard to replace an existing single detached home with a new detached home is minor in nature. The interpretation of the zoning by-law presented by the City would not allow for a useful or reasonable footprint of home to be built on this lot.

If this minor variance is granted, the project will continue to be developed in alignment with the zoning by-law and official plan. The proposed variance allows for a reasonable footprint of home to be built on the corner lot.

The proposed design maintains the garage adjacent to the neighbouring property to provide some buffer for privacy and uses the existing footprint as a guide to side yard setbacks.

The proposed variance is minor in nature.

4.0 CONCLUSION

This report demonstrates that the proponent should be granted a minor variance for rear yard and interior side yard for 497 Roosevelt Ave. The general intent and purpose of the Official Plan is maintained, the general purpose and intent of the Zoning By-Law is maintained, the variance is desirable for the appropriate development of the property, and the proposed variance is minor in nature.

The following minor variances are necessary to allow for the proposed new residential building at 497 Roosevelt Ave:

Rear Yard, S(144): Where dwellings containing multiple principal dwelling units are developed on a corner lot with the dwelling units fronting on and facing different streets, a minimum interior yard area is required where the lot is to be severed or not, that abuts the rear yard and interior side yard, by extending a parallel line from the minimum required rear yard setback affecting the abutting lot, across the longest shared common lot line into the affected site for a distance equal to 30% of the affected lots actual width, as note in the illustration below. Where the minimum required rear yard setback affecting the abutting lot should not exceed 30% of the lot depth of the subject site

Interior Side Yard Setback, Exception [2686]: Minimum interior side yard setback of 1.2m (as allowed in the base zoning), as opposed to 1.5m as required in the updated exception zone.

Kadus Group Inc. and our proponent welcome the review of this submission.

A handwritten signature in black ink, appearing to read "J. Murray". The signature is fluid and cursive, with a large initial "J" and a long, sweeping underline.

Jennifer Murray, P.Eng., MBA
Partner, Kadus Group Inc.

Committee of Adjustment
 Received | Reçu le
 2024-08-01
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



1 SOUTH-WEST ELEVATION (Roosevelt Ave)
 1/4" = 1'-0"

UPO CALCULATION
 EAST ELEVATION
 COMPARTMENT 01

| | |
|----------------|----------------------|
| LIMITING DIST. | - 5.00m |
| WALL AREA | - 5.17m ² |
| GLAZING AREA | - 1.20m ² |
| % ALLOWABLE | - 96.00% |
| % GLAZING | - 21.68% |

UPO CALCULATION
 EAST ELEVATION
 COMPARTMENT 02

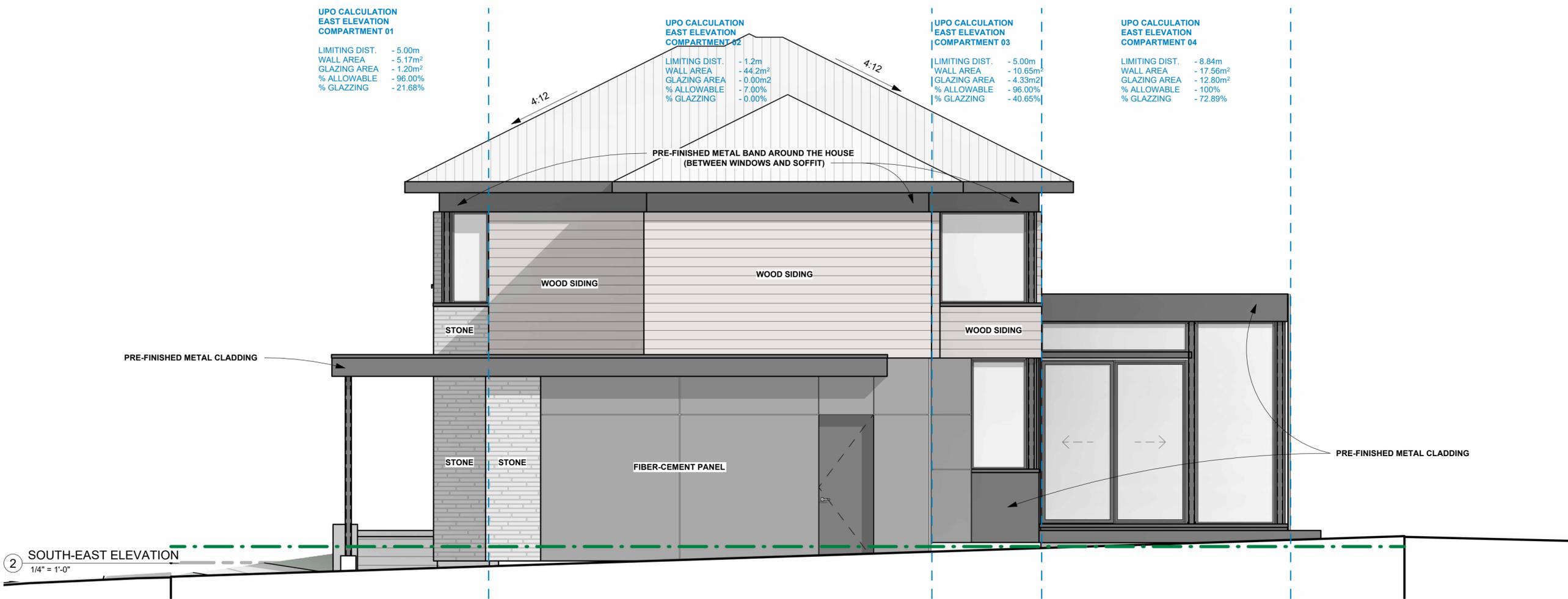
| | |
|----------------|----------------------|
| LIMITING DIST. | - 1.2m |
| WALL AREA | - 44.2m ² |
| GLAZING AREA | - 0.00m ² |
| % ALLOWABLE | - 7.00% |
| % GLAZING | - 0.00% |

UPO CALCULATION
 EAST ELEVATION
 COMPARTMENT 03

| | |
|----------------|-----------------------|
| LIMITING DIST. | - 5.00m |
| WALL AREA | - 10.65m ² |
| GLAZING AREA | - 4.33m ² |
| % ALLOWABLE | - 96.00% |
| % GLAZING | - 40.65% |

UPO CALCULATION
 EAST ELEVATION
 COMPARTMENT 04

| | |
|----------------|-----------------------|
| LIMITING DIST. | - 8.84m |
| WALL AREA | - 17.56m ² |
| GLAZING AREA | - 12.80m ² |
| % ALLOWABLE | - 100% |
| % GLAZING | - 72.89% |



2 SOUTH-EAST ELEVATION
 1/4" = 1'-0"

UPO CALCULATION
NORTH ELEVATION
COMPARTMENT 01

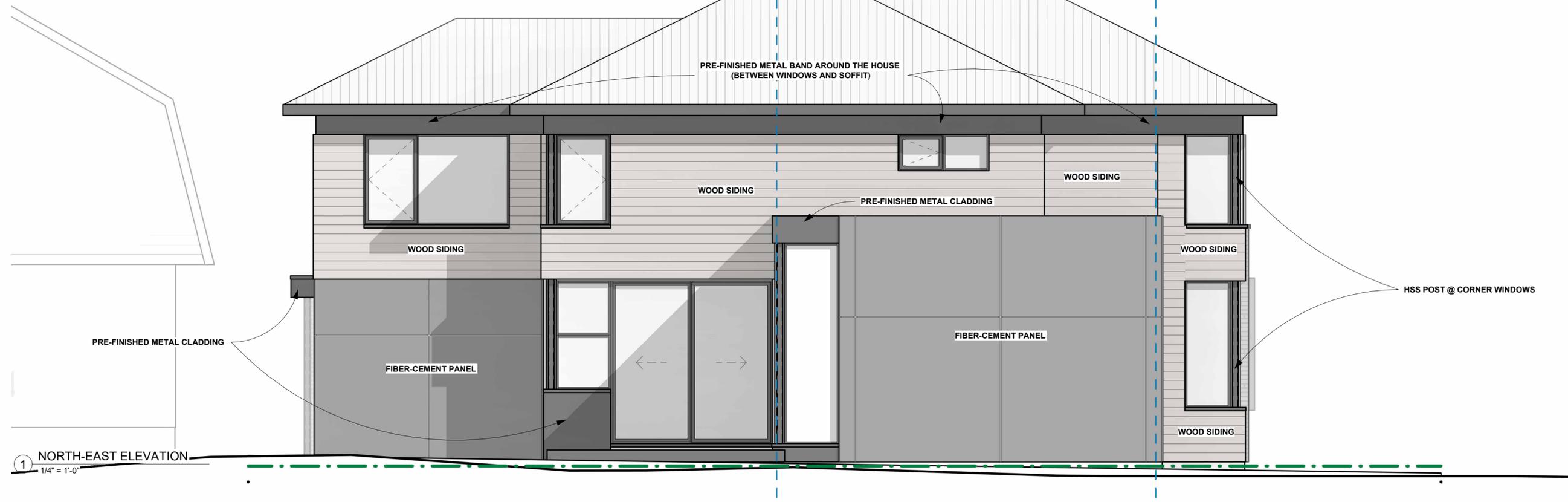
LIMITING DIST. - 6.56m
WALL AREA - 46.25m²
GLAZING AREA - 15.31m²
% ALLOWABLE - 48.88%
% GLAZING - 33.10%

UPO CALCULATION
NORTH ELEVATION
COMPARTMENT 02

LIMITING DIST. - 2.49m
WALL AREA - 37.17m²
GLAZING AREA - 9.30m²
% ALLOWABLE - 10.96%
% GLAZING - 10.80%

UPO CALCULATION
NORTH ELEVATION
COMPARTMENT 03

LIMITING DIST. - 6.56m
WALL AREA - 8.79m²
GLAZING AREA - 3.02m²
% ALLOWABLE - 42.32%
% GLAZING - 34.36%



1 NORTH-EAST ELEVATION
1/4" = 1'-0"

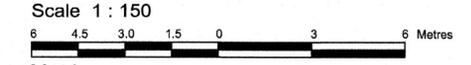


2 NORTH-WEST ELEVATION (Kenwood Ave)
1/4" = 1'-0"

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOT 18
(EAST OF ROOSEVELT AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
2. The survey was completed on the 20th day of January, 2024.

January 31/24
Date
Jamie Leslie
Ontario Land Surveyor

Notes & Legend

| Symbol | Denotes | Description |
|----------|---------|----------------------------------|
| □ | Denotes | Survey Monument Planted |
| ■ | " | Survey Monument Found |
| SIB | " | Standard Iron Bar |
| SSIB | " | Short Standard Iron Bar |
| IB | " | Iron Bar |
| IBφ | " | Round Iron Bar |
| (WIT) | " | Witness |
| Meas. | " | Measured |
| (AOG) | " | Annis, O'Sullivan, Vollebek Ltd. |
| (P1) | " | Registered Plan 235 |
| (P2) | " | (AOG) Plan dated April 13, 1992 |
| (P3) | " | (857) Plan dated January 9, 2006 |
| (P4) | " | (1692) Plan dated June 3, 2022 |
| (P5) | " | (AOG) Plan dated August 4, 2022 |
| (DI) | " | Instrument N410934 |
| ○ MH-ST | " | Maintenance Hole (Storm Sewer) |
| ○ MH-S | " | Maintenance Hole (Sanitary) |
| △ S | " | Sign |
| — OHW | " | Overhead Wires |
| — ST | " | Underground Storm Sewer |
| — S | " | Underground Sanitary Sewer |
| ○ LP | " | Utility Pole |
| ○ FH | " | Fire Hydrant |
| □ GM | " | Gas Meter |
| □ HM | " | Hydro Meter |
| □ AC | " | Air Conditioner |
| Inv. | " | Invert |
| T/G | " | Top of Grate |
| CLF | " | Chain Link Fence |
| BF | " | Board Fence |
| RWC | " | Concrete Retaining Wall |
| RWS | " | Stone Retaining Wall |
| RWSB | " | Stone & Brick Retaining Wall |
| ∅ | " | Diameter |
| + 65.00 | " | Location of Elevations |
| + 65.00* | " | Top of Concrete Curb Elevation |
| C/L | " | Centreline |
| — | " | Property Line |
| ○ | " | Deciduous Tree |
| ★ | " | Coniferous Tree |

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Sanitary and storm sewer grades and inverts were derived from City of Ottawa Geo Ottawa.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

© Annis, O'Sullivan, Vollebek Ltd, 2024. "THIS PLAN IS PROTECTED BY COPYRIGHT"

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario Land Surveyors Job No. 24183-24 RND Construction Ltd P1/L 18 RP235 O F ND

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-69198

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: January 30, 2024

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to RND Construction Ltd. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

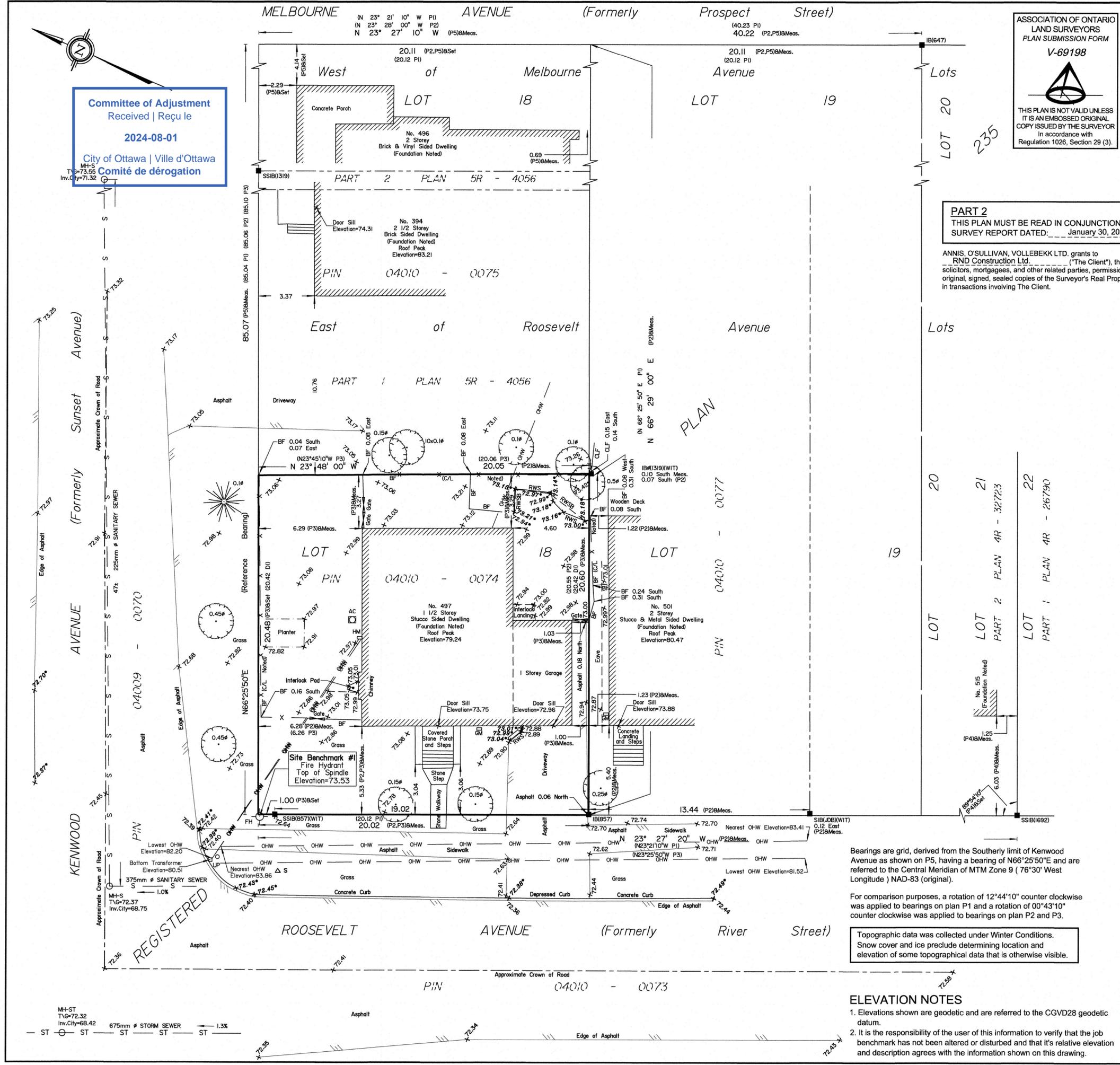
Bearings are grid, derived from the Southerly limit of Kenwood Avenue as shown on P5, having a bearing of N66°25'50"E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 12°44'10" counter clockwise was applied to bearings on plan P1 and a rotation of 00°43'10" counter clockwise was applied to bearings on plan P2 and P3.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.



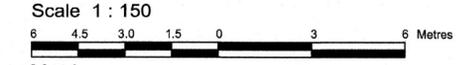
Committee of Adjustment
Received | Reçu le
2024-08-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Y:\2024\183-24_RND_Constr_Ltd_P1/L 18 RP235 O F.dwg

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

PART OF LOT 18
(EAST OF ROOSEVELT AVENUE)
REGISTERED PLAN 235
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.



Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the regulations made under them.
 - The survey was completed on the 20th day of January, 2024.

January 31/24
Date
Jamie Leslie
Ontario Land Surveyor

Notes & Legend

| Symbol | Denotes | Survey Monument Found |
|----------|----------------------------------|-----------------------|
| □ | Survey Monument Found | |
| ■ | Survey Monument Found | |
| SIB | Standard Iron Bar | |
| SSIB | Short Standard Iron Bar | |
| IB | Iron Bar | |
| IBφ | Round Iron Bar | |
| (WIT) | Witness | |
| Meas. | Measured | |
| (AOG) | Annis, O'Sullivan, Vollebek Ltd. | |
| (P1) | Registered Plan 235 | |
| (P2) | (AOG) Plan dated April 13, 1992 | |
| (P3) | (857) Plan dated January 9, 2006 | |
| (P4) | (1692) Plan dated June 3, 2022 | |
| (P5) | (AOG) Plan dated August 4, 2022 | |
| (DI) | Instrument N410934 | |
| ○ M+ST | Maintenance Hole (Storm Sewer) | |
| ○ M+S | Maintenance Hole (Sanitary) | |
| △ S | Sign | |
| — OHW | Overhead Wires | |
| — ST | Underground Storm Sewer | |
| — S | Underground Sanitary Sewer | |
| ○ LP | Utility Pole | |
| ○ FH | Fire Hydrant | |
| □ GM | Gas Meter | |
| □ HM | Hydro Meter | |
| □ AC | Air Conditioner | |
| Inv. | Invert | |
| T/G | Top of Grate | |
| CLF | Chain Link Fence | |
| BF | Board Fence | |
| RWC | Concrete Retaining Wall | |
| RWS | Stone Retaining Wall | |
| RWSB | Stone & Brick Retaining Wall | |
| ∅ | Diameter | |
| + 65.00 | Location of Elevations | |
| + 65.00* | Top of Concrete Curb Elevation | |
| C/L | Centreline | |
| — | Property Line | |
| ○ | Deciduous Tree | |
| ★ | Coniferous Tree | |

UTILITY NOTES

- This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
- Only visible surface utilities were located.
- Sanitary and storm sewer grades and inverts were derived from City of Ottawa Geo Ottawa.
- A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

© Annis, O'Sullivan, Vollebek Ltd, 2024. "THIS PLAN IS PROTECTED BY COPYRIGHT"

ANNIS, O'SULLIVAN, VOLLEBEK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com

Ontario Land Surveyors Job No. 24183-24 RND Construction Ltd P1/L1 18 RP235 O F ND

ASSOCIATION OF ONTARIO LAND SURVEYORS
PLAN SUBMISSION FORM
V-69198

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR In accordance with Regulation 1026, Section 29 (3).

PART 2
THIS PLAN MUST BE READ IN CONJUNCTION WITH SURVEY REPORT DATED: January 30, 2024

ANNIS, O'SULLIVAN, VOLLEBEK LTD. grants to RND Construction Ltd. ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

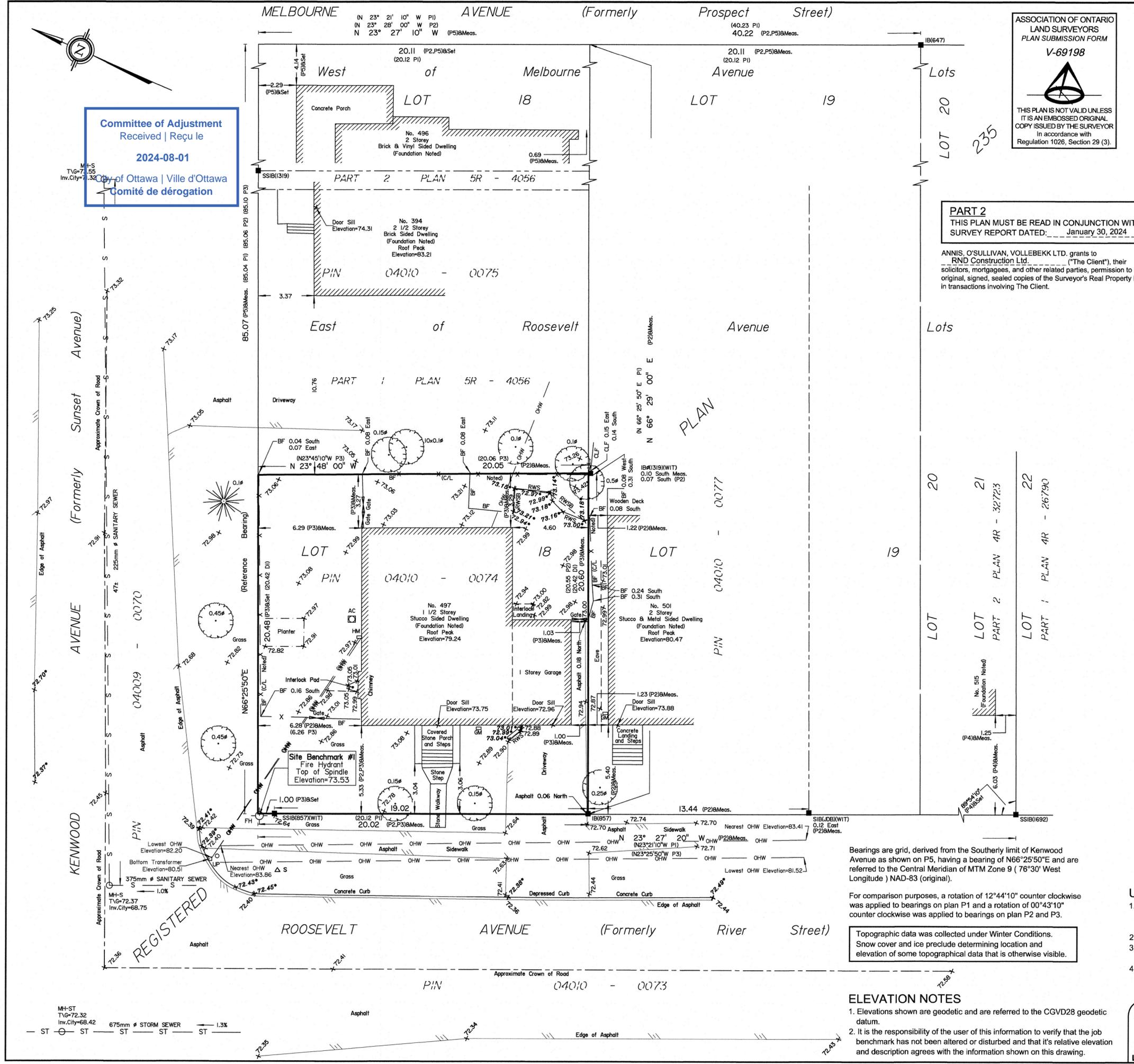
Bearings are grid, derived from the Southerly limit of Kenwood Avenue as shown on P5, having a bearing of N66°25'50"E and are referred to the Central Meridian of MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 12°44'10" counter clockwise was applied to bearings on plan P1 and a rotation of 00°43'10" counter clockwise was applied to bearings on plan P2 and P3.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

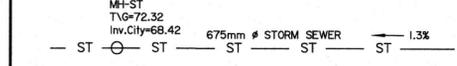
ELEVATION NOTES

- Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
- It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.



Committee of Adjustment
Received | Reçu le
2024-08-01
City of Ottawa | Ville d'Ottawa
Comité de dérogation

REGISTERED



Y:\2024\183-24_RND_Constr_Ltd_P1/L1 18 RP235 O1.dwg



URBAN FORESTRY & FOREST MANAGEMENT CONSULTING

P.O. BOX 13593, OTTAWA, ON K2K 1X6
TELEPHONE: (613) 850-2475
WEBSITE: WWW.IFSASSOCIATES.CA

August 19, 2024

Cleber Figueiredo
RND Construction
675 Industrial Road
Ottawa, ON
K1G 0Z1

Committee of Adjustment
Received | Reçu le

2024-08-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: TREE INFORMATION REPORT (FULL) FOR 497 ROOSEVELT AVENUE, OTTAWA

This Tree Information Report (TIR) was prepared by IFS Associates Inc. (*IFS Inc.*) in support of a minor variance for 497 Roosevelt Avenue in Ottawa. The need for this report is related to trees protected under the City of Ottawa's Tree Protection By-law (By-law No. 2020-340). The work proposed for this residential lot includes the demolition of the existing dwelling and construction of a new larger, single-family dwelling.

Throughout the City of Ottawa, a TIR is required for infill developments and/or demolitions when a 'distinctive' tree is present (*i.e.* 30 cm in diameter at breast height (DBH) or greater). This includes distinctive trees on adjacent properties which have critical root zones (CRZ) extending onto a property slated for development or demolition. A "tree" is defined in the By-law as any species of woody perennial plant, including its root system, which has reached or can reach a minimum height of at least 450 cm at physiological maturity. The CRZ is calculated as DBH x 10 cm.

The approval of this TIR by the city and the issuing of a permit authorizes the removal of any approved trees. **Importantly, although this report may be used to support the application for a tree removal permit, it does not by itself constitute permission to remove trees or begin site clearing or demolition activities. No such work should occur before a tree removal permit is issued authorizing the injury or destruction of a tree in accordance with the By-law. Further, the removal of any trees shared with or fully on neighbouring properties will require written permission of the adjacent landowner.**

The inventory in this report details the assessment of all individual distinctive trees on the subject and adjacent private property. Trees of any diameter on nearby City of Ottawa lands were assessed as well.

TREE SPECIES, CONDITION, SIZE AND STATUS

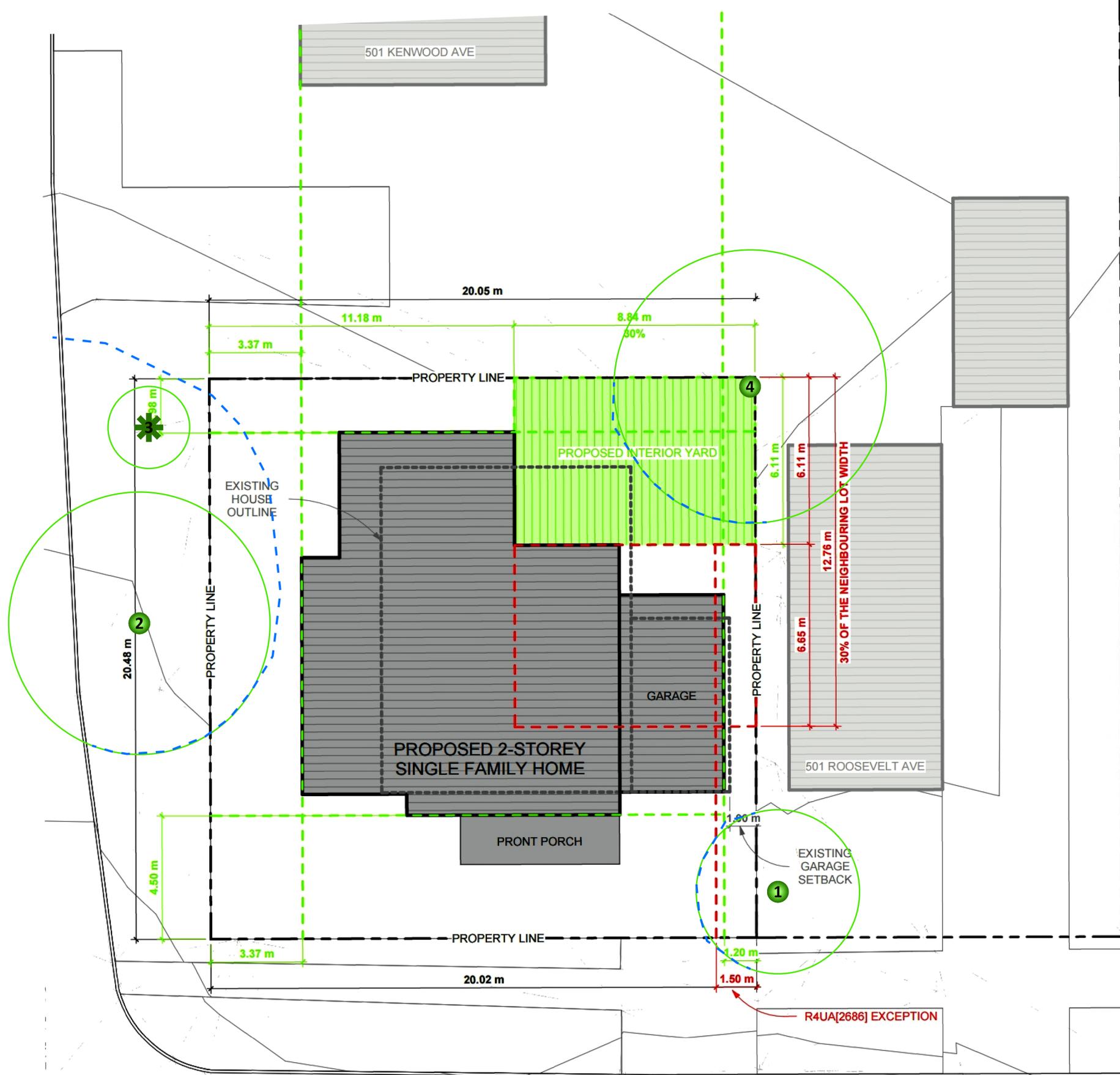
Table 1 on page 2 details the four distinctive trees found on and adjacent to the subject property. Each tree is referenced by the numbers plotted on the tree information plan included on page 3 of this report. Pictures 1, 2 and 3 on pages 6 and 7 show the distinctive trees.

Table 1. Tree information for 497 Roosevelt Avenue

| Tree No. | Tree species /Tolerance to Construction ¹ | Owner-ship | DBH ² (cm) | CRZ ³ (m) | Distance to excavation (m) ⁴ | Tree Condition, Age Class, Condition Notes, Species Origin and Status (to be removed or preserved and protected) | Reason for removal | Forester's Opinion re. Removal |
|----------|---|------------|-----------------------|----------------------|---|---|----------------------------------|--------------------------------|
| 1 | Japanese tree lilac (<i>Syringa reticulata</i>) / unknown | Neighbour | 29.5 | 3.0 | >3 | Good; mature; four co-dominant stems at 1.5m; crown mildly asymmetric towards north due to influence of nearby mature honey-locust on city lands; cultivar; to be preserved and protected | Not applicable – to be preserved | NA |
| 2 | Norway maple (<i>Acer platanoides</i>) / Moderate - Good | City | 48.4 | 4.8 | +/-5 | Poor; mature; topped at 6m with decay in wound; heavy sprout response; crown asymmetric towards south-southeast; early Eutypella canker (<i>Eutypella parasitica</i>) at 3m on southwest; introduced invasive species; to be preserved and protected | Not applicable – to be preserved | NA |
| 3 | Colorado spruce (<i>Picea pungens</i>) / Moderate - Good | City | 13.0 | 1.3 | +/-5 | Very good; maturing; very good growth form, crown density, annual increment and needle colour; located directly below Hydro lines (not yet topped); introduced species; to be preserved and protected | Not applicable – to be preserved | NA |
| 4 | White elm (<i>Ulmus americana</i>) / Moderate - Good | Shared | +/-50 | +/-5 | >8 | Good; mature; no outward signs of Dutch elm disease (<i>Ophiostoma novo-ulmi</i>); crown moderately asymmetric towards west; native species; to be preserved and protected | Not applicable – to be preserved | NA |

¹As taken from Managing Trees during Construction; 2nd Ed., Fite and Smiley; ²Diameter at breast height, or 1.3m from grade (unless otherwise indicated); ³Critical root zone (CRZ) is considered as being 10 centimeters from the trunk of a tree for every centimeter of DBH. The CRZ is calculated as DBH x 10 cm;

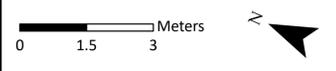
⁴Approximate distances only.



GENERAL NOTES

LEGEND

- DECIDUOUS TREE TO REMAIN
- ✱ CONIFEROUS TREE TO REMAIN
- CRITICAL ROOT ZONE
- - - PROTECTIVE FENCING



DRAWING: Tree Information Plan

PROJECT: 497 ROOSEVELT AVENUE
CITY OF OTTAWA



Andrew K. Boyd, R.P.F.

| | |
|------------------|---------|
| SCALE: 1:75 | 4 9 7 R |
| DATE: 2024-08-19 | |
| DRAWN BY: SS | |
| SHEET NO: 1 | |

PROVINCIAL REGULATIONS

Certain provincial regulations are applicable to trees on private property. In particular, the Endangered Species Act – ESA (2007) mandates that tree species on the Species at Risk in Ontario (SARO) list be identified. Butternut (*Juglans cinerea*) and black ash (*Fraxinus nigra*) are present in Eastern Ontario and are listed as threatened on the SARO. Because of this both species are protected from harm. No trees of either species were found on or near to the subject property.

TREE PROTECTION MEASURES

Protection measures intended to mitigate damage during construction will be applied to the trees to be preserved. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence as close as possible to the critical root zone (CRZ) of trees (City of Ottawa tree protection barrier detail included on page 5).
2. Do not place any material or equipment within the CRZ of the tree.
3. Do not attach any signs, notices or posters to any tree.
4. Do not raise or lower the existing grade within the CRZ without approval.
5. Tunnel or bore when digging within the CRZ of a tree.
6. Do not damage the root system, trunk or branches of any tree.
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's crown.

REPLACEMENT TREE PLANTING OR COMPENSATION

As no trees are proposed for removal, no replacement planting or compensation is required in this instance.

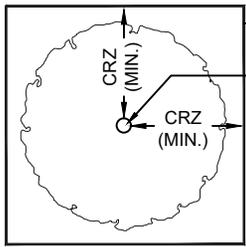
This report is subject to the attached Limitations of Tree Assessments and Liability to which the reader's attention is directed.

Please do not hesitate to contact me with any questions concerning this report.

Yours,

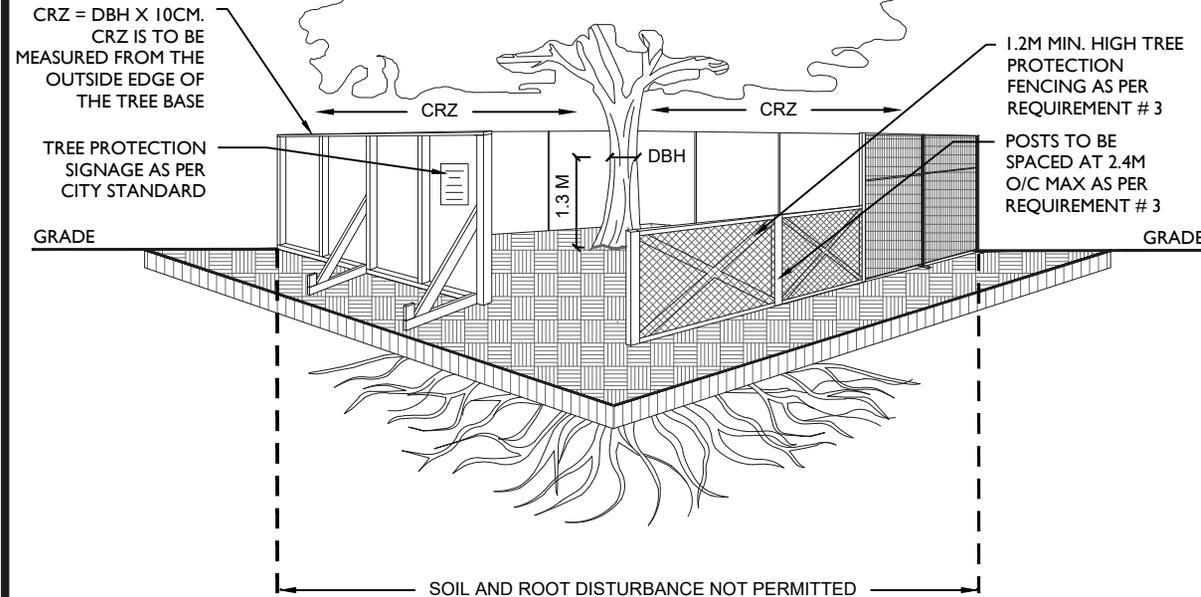


Andrew K. Boyd, B.Sc.F, R.P.F. (#1828)
Certified Arborist #ON-0496A and TRAQualified
Consulting Urban Forester



TREE PROTECTION FENCING
TREE TRUNK

PLAN VIEW



TREE PROTECTION REQUIREMENTS:

1. PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
2. UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING
3. TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
4. THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
5. IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.

THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

ACCESSIBLE FORMATS AND COMMUNICATION SUPPORTS ARE AVAILABLE, UPON REQUEST



TREE PROTECTION SPECIFICATION

TO BE IMPLEMENTED FOR RETAINED TREES, BOTH ON SITE AND ON ADJACENT SITES, PRIOR TO ANY TREE REMOVAL OR SITE WORKS AND MAINTAINED FOR THE DURATION OF WORK ACTIVITIES ON SITE.

SCALE: NTS

DATE: MARCH 2021

DRAWING NO.: 1 of 1



Picture 1. Tree #1, neighbouring Japanese tree lilac to be preserved.



Picture 2. Trees #2 and 3 (right to left), city Norway maple and Colorado spruce to be preserved.



Picture 3. Tree #4, crown of neighbouring elm tree to be preserved.

LIMITATIONS OF TREE ASSESSMENTS & LIABILITY

GENERAL

It is the policy of *IFS Inc.* to attach the following clause regarding limitations. We do this to ensure that our clients are clearly aware of what is technically and professionally realistic in assessing trees for retention.

This report was prepared by *IFS Inc.* at the request of the client. The information, interpretation and analysis expressed in this report are for the sole benefit and exclusive use of the client. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the client to whom it is addressed. Unless otherwise required by law, neither all or any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through public relations, news or other media, without the prior expressly written consent of the author, and especially as to value conclusions, identity of the author, or any reference to any professional society or institute or to any initialed designation conferred upon the author as stated in his qualifications.

This report and any values expressed herein represent the opinion of the author; his fee is in no way contingent upon the reporting of a specified value, a stipulated result, nor upon any finding to be reported.

Details obtained from photographs, sketches, *etc.*, are intended as visual aids and are not to scale. They should not be construed as engineering reports or surveys. Although every effort has been made to ensure that this assessment is reasonably accurate, the tree(s) should be reassessed at least annually. The assessment presented in this report is valid at the time of the inspection only. The loss or alteration of any part of this report invalidates the entire report.

LIMITATIONS

The information contained in this report covers only the tree(s) in question and no others. It reflects the condition of the assessed tree(s) at the time of inspection and was limited to a visual examination of the accessible portions only. *IFS Inc.* has prepared this report in a manner consistent with that level of care and skill ordinarily exercised by members of the forestry and arboricultural professions, subject to the time limits and physical constraints applicable to this report. The assessment of the tree(s) presented in this report has been made using accepted arboricultural techniques. These include a visual examination of the above-ground portions of each tree for structural defects, scars, cracks, cavities, external indications of decay such as fungal fruiting bodies, evidence of insect infestations, discoloured foliage, the condition of any visible root structures, the degree and direction of lean (if any), the general condition of the tree(s) and the surrounding site, and the proximity of people and property. Except where specifically noted in the report, the tree(s) examined were not dissected, cored, probed or climbed to gain further evidence of their structural condition. Also, unless otherwise noted, no detailed root collar examinations involving excavation were undertaken.

While reasonable efforts have been made to ensure that the tree(s) proposed for retention are healthy, no warranty or guarantee, expressed or implied, are offered that these trees, or any parts of them, will remain standing. This includes other trees on or off the property not examined as part of this assignment. It is both professionally and practically impossible to predict with

absolute certainty the behaviour of any single tree or groups of trees or their component parts in all circumstances, especially when within construction zones. Inevitably, a standing tree will always pose some risk. Most trees have the potential for failure in the event of root loss due to excavation and other construction-related impacts. This risk can only be eliminated through full tree removal.

Notwithstanding the recommendations and conclusions made in this report, it must be realized that trees are living organisms, and their health and vigour constantly change over time. They are not immune to changes in site conditions, or seasonal variations in the weather. It is a condition of this report that *IFS Inc.* be notified of any changes in tree condition and be provided an opportunity to review or revise the recommendations within this report. Recognition of changes to a tree's condition requires expertise and extensive experience. It is recommended that *IFS Inc.* be employed to re-inspect the tree(s) with sufficient frequency to detect if conditions have changed significantly.

ASSUMPTIONS

Statements made to *IFS Inc.* regarding the condition, history and location of the tree(s) are assumed to be correct. Unless indicated otherwise, all trees under investigation in this report are assumed to be on the client's property. A recent survey prepared by a Licensed Ontario Land Surveyor showing all relevant trees, both on and adjacent to the subject property, will be provided prior to the start of field work. The final version of the grading plan for the project will be provided prior to completion of the report. Any further changes to this plan invalidate the report on which it is based. *IFS Inc.* must be provided with the opportunity to revise the report in relation to any significant changes to the grading plan. The procurement of said survey and grading plan, and the costs associated with them both, are the responsibility of the client, not *IFS Inc.*

LIABILITY

Without limiting the foregoing, no liability is assumed by *IFS Inc.* for:

- 1) Any legal description provided with respect to the property.
- 2) Issues of title and/or ownership with respect to the property.
- 3) The accuracy of the property line locations or boundaries with respect to the property.
- 4) The accuracy of any other information provided by the client or third parties.
- 5) Any consequential loss, injury or damages suffered by the client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and,
- 6) The unauthorized distribution of the report.

Further, under no circumstances may any claims be initiated or commenced by the client against *IFS Inc.* or any of its directors, officers, employees, contractors, agents or assessors, in contract or in tort, more than 12 months after the date of this report.

ONGOING SERVICES

IFS Inc. accepts no responsibility for the implementation of any or all parts of the report, unless specifically requested to supervise the implementation or examine the results of activities recommended herein. If examination or supervision is requested, that request shall be made in writing and the details, including fees, agreed to in advance.

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, October 2, 2023

1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-01-23/B-00287 to 00289 & D08-01-23/B-00292
D08-02-23/A-00269 to 00270 & D08-02-23/A-00273 and 00274

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicant: Prestwick Building Corp.

Property Address: 290 Holmwood Avenue

Ward: 17 - Capital

Legal Description: Lots 89 & 90, Registered Plan 108654

Zoning: R3P[1474]

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two parcels of land to create new parcels for the construction of a three-storey, semi-detached dwelling. The existing dwelling will be demolished.

At its hearing on December 13, 2023, the Committee adjourned these applications to allow time for the Applicant to receive permission for the removal of the jointly owned tree by the adjacent property owner, or to revise their plans. They have revised their plans and now wish to proceed with their applications.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever land. The property is shown as Parts 1 and 2 on a draft 4R-plan filed with the applications. The separate parcels will be as follows:

Table 1 Proposed Parcels

| File No. | Frontage | Depth | Area | Part No. | Municipal Address |
|----------|-------------|--------------|-------------------|----------|--|
| B-00287 | 6.09 metres | 27.47 metres | 167.33 sq. metres | 1 | 292B Holmwood Avenue (one half of the proposed semi-detached) |
| B-00288 | 6.10 metres | 27.48 metres | 167.59 sq. metres | 2 | 292A Holmwood Avenue (one half of the proposed semi-detached) |

Approval of these applications will have the effect of creating two separate parcels of land for a proposed semi-detached dwelling. The proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos: A-00269-270 & A-00273-274) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

The Owner/Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00269: 292B Holmwood Avenue, Part 1 on draft 4R-Plan:

- a) To permit a reduced rear yard setback of 6.9 metres (25% of lot depth), whereas the By-law requires a minimum rear yard setback of 8.24 metres (30% of lot depth).
- b) To permit a landing and steps to project 0.25 metres from the front lot line, whereas the By-law permits landings and steps to project no closer than 0.6 metres from the front lot line.
- c) To permit a front-facing garage, whereas the By-law states that no front-facing garage is permitted, based on the conclusions of a Streetscape Character Analysis.

A-00270: 292A Holmwood Avenue, Part 2 on draft 4R-Plan:

- d) To permit a reduced rear yard setback of 6.9 metres (25% of lot depth), whereas the By-law requires a minimum rear yard setback of 8.24 metres (30% of lot depth).

- e) To permit a landing and steps to project 0.25 metres from the front lot line, whereas the By-law permits landings and steps to project no closer than 0.6 metres from the front lot line.
- f) To permit a front-facing garage, whereas the By-law states that no front-facing garage is permitted, based on the conclusions of a Streetscape Character Analysis.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: September 13, 2023



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes d'autorisation et de dérogations mineures

Groupe 1
Mercredi 2 octobre 2024
13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossiers : D08-01-23/B-00287 à 00289 et D08-01-23/B-00292
D08-02-23/A-00269 à 00270 et D08-02-23/A-00273 et 00274

Demandes : Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*

Requérante : Prestwick Building Corp.

Adresse municipale : 290, avenue Holmwood

Quartier : 17 - Capitale

Description officielle : Lots 89 et 90, plan enregistré 108654

Zonage : R3P[1474]

Règlement de zonage : n° 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DES DEMANDES :

La propriétaire souhaite lotir le bien-fonds en deux parcelles afin de créer de nouvelles parcelles pour la construction d'une maison jumelée de trois étages. La maison existante sera démolie.

Lors de l'audience du 13 décembre 2023, le Comité a ajourné ces demandes afin de donner à la requérante le temps d'obtenir la permission d'enlever l'arbre qui appartient conjointement au propriétaire du terrain contigu, ou de réviser ses plans. La requérante a révisé ses plans et souhaite maintenant aller de l'avant avec son projet.

AUTORISATION REQUISE :

La requérante nécessite l'autorisation du Comité pour morceler le bien-fonds. La propriété est représentée par les parties 1 et 2 du plan 4R préliminaire déposé avec les demandes. Les parcelles distinctes sont décrites ci-après :

| Dossier | Façade | Profondeur | Superficie | Parties | Adresse municipale |
|----------------|---------------|-------------------|-----------------------|----------------|---|
| B-00287 | 6,09 m | 27,47 m | 167,33 m ² | 1 | 292B, avenue Holmwood (une moitié de la maison jumelée proposée) |
| B-00288 | 6,10 m | 27,48 m | 167,59 m ² | 2 | 92A, avenue Holmwood (une moitié de la maison jumelée proposée) |

L'approbation des demandes aura comme effet de créer deux parcelles distinctes pour une maison jumelée proposée. L'aménagement projeté ne sera pas conforme aux exigences du Règlement de zonage. Par conséquent, des demandes de dérogations mineures (A-00269-270 et A-00273-274) ont été présentées et seront étudiées en même temps que les présentes.

DÉROGATIONS DEMANDÉES :

La propriétaire/requérante demande au Comité d'accorder les dérogations mineures au Règlement de zonage comme elles sont décrites ci-après :

A-00269 : 292B, avenue Holmwood, partie 1 sur le plan 4R préliminaire :

- a) Permettre la réduction de la marge de recul de la cour arrière à 6,9 mètres (25 % de la profondeur du lot), alors que le Règlement exige une marge de recul de cour arrière d'au moins 8,24 mètres (30 % de la profondeur du lot).
- b) Permettre que le palier et les marches s'avancent à 0,25 mètre de la ligne de lot avant, alors que le Règlement permet que les paliers et marches s'avancent tout au plus à 0,6 mètre de la ligne de lot avant.
- c) Permettre un garage faisant face à l'avant, alors que le Règlement stipule qu'aucun garage faisant face à l'avant n'est permis, selon les conclusions d'une analyse du caractère du paysage de rue.

A-00270 : 292A, avenue Holmwood, partie 2 sur le plan 4R préliminaire :

- d) Permettre la réduction de la marge de recul de la cour arrière à 6,9 mètres (25 % de la profondeur du lot), alors que le Règlement exige une marge de recul de cour arrière d'au moins 8,24 mètres (30 % de la profondeur du lot).

- e) Permettre que le palier et les marches s'avancent à 0,25 mètre de la ligne de lot avant, alors que le Règlement permet que les paliers et marches s'avancent tout au plus à 0,6 mètre de la ligne de lot avant.
- f) Permettre un garage faisant face à l'avant, alors que le Règlement stipule qu'aucun garage faisant face à l'avant n'est permis, selon les conclusions d'une analyse du caractère du paysage de rue.

POUR EN SAVOIR PLUS SUR LES DEMANDES

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels,

seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 septembre 2024

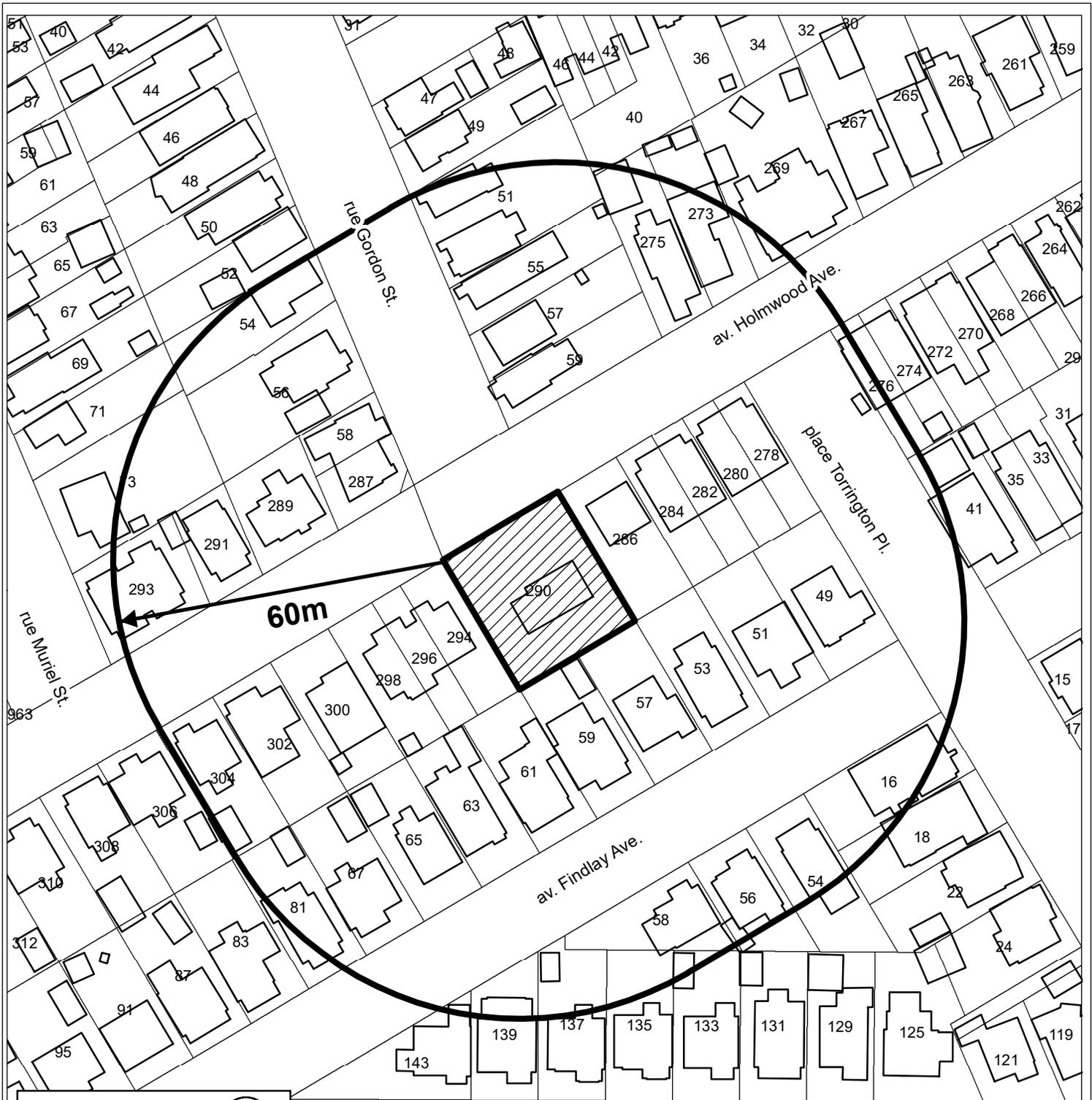


This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436



Circulated Area /
Région circulée 60m 

av. Broadway Ave.

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION



SUBJECT LAND / TERRE EN QUESTION

290 av. Holmwood Ave,

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPEMENT



NOT TO SCALE
NON À L'ÉCHELLE



Partners

Barry J. Hobin
OAA, FRAIC, Hon. Fellow AIA
Founding Partner

Wendy Brawley
OAA, MRAIC, Associate AIA

Douglas Brooks
Arch. Tech.

Marc Thivierge
OAA, MRAIC

Reinhard Vogel
Arch. Tech.

Rheal Labelle
M. Arch.

Dan Henhoeffler
Arch. Tech.

Melanie Lamontagne
OAA, MRAIC

Patrick Bisson
OAA, OAAQ, MRAIC

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

t 613-238-7200

f 613-235-2005

hobinarc.com

Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2024 - 08 -23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

August 23, 2024

Committee of Adjustment
101 Centrepoin Drive
Nepean, ON K2G 5K7

Dear Committee Members:

RE: 290 Holmwood Avenue (Lot 89 & 90 of Registered Plan No.108654)

Please find the attached revised application for Minor Variances and consent at 290 Holmwood Avenue in the Glebe Neighbourhood. This urban property is located in the R3P[1474] zone and currently consists of two legal lots with one, single-detached dwelling that straddles both.

This is an underutilized urban lot with enough area and width that can accommodate 4 semi-detached dwelling units, as-of-right, in place of the existing single detached house. It was originally proposed to demolish the existing dwelling, to sever the lots into a total of four parcels, and construct two 3-storey, semi-detached dwellings; however, we encountered a road-block at the original hearing (October 2023):

On Part 3 (see site plan) there is a grouping of mature trees along the East lot line, some of which were within the proposed building footprint. One of these trees straddles the property line and therefore is jointly owned. The neighbour to the east, with shared ownership of this tree, has not agreed to its removal. Dendron Forestry services, who prepared the TIR for this file, has advised us to keep the whole grouping of trees to help maintain the stability of the shared tree. For this reason, we have changed the scope of our application.

We now propose demolishing the existing dwelling, severing the lots into a total of three parcels, and constructing one 3-storey, semi-detached dwelling on the lot 89 (Parts 1 & 2 on the draft R plan). Lot 90 (Part 3) will be left open for potential future development.

The design of the proposed semi-detached dwelling responds to challenging site conditions, notably a significant grade change of more than a full storey from the front of the property to the rear, and overhead hydro lines along the front of the property.

To date we have engaged with city planning staff, forestry staff, the ward councillor's office, the Glebe Community Association, and our immediate neighbours.



The proposed variances are:

- a) To permit a reduced minimum rear yard setback that is 25% of the lot depth (6.9m in this case) whereas the bylaw requires a rear yard setback of 30% of the lot depth (8.24m in this case). [Zoning By-law #2008-250: Section 144, Table 144A(iii)]
- b) To permit front steps/landing to extend to within 0.25m from the front lot line, whereas the bylaw requires that front steps be no closer than 0.6m, when at or below the first-floor level. [Zoning By-law #2008-250: Section 65, Table 65(5)(b)(i)]
- c) To permit a front-facing garage within the Mature Neighbourhoods Overlay, where such a garage is not the dominant pattern of the Streetscape Character Analysis. The bylaw requires that within the Mature Neighbourhoods Overlay, no such garage or carport is permitted except subject to the Streetscape Character Analysis and Table 140A [Zoning By-law #2008-250: Section 140, Table 140A].

Each of the proposed variances responds to the challenging site conditions and context.

For variance a) the discussion begins with the placement of the front yard setback. Due to the overhead hydro lines along the front, we set the front wall of the proposed dwellings at the maximum 3.0m front yard setback (rather than the 1.5m minimum). This allows us to meet the hydro clearances and allows enough front yard depth for the length of stair run needed to access the front entrance. The 3m front setback also more closely reflects the streetscape context. As the proposed front yard setback is 1.5m greater than the bylaw requires, the proposed reduction of the rear yard setback, by 1.34m, roughly corresponds with this. The purpose of the variance is to respond to context rather than to increase the buildable area of the proposed homes. The grade continues to rise towards the rear (south) lot line in the backyard with the help of an existing retaining wall. The grade elevation of the neighbouring rear properties is significantly higher than that of the subject property. This, as well as the presence of existing trees along the rear property line, helps to minimize the impact of this variance on the rear neighbors.

Variance b) is proposed to address the challenge of stair access to the principal entry on the steeply sloping site. The main living level is one storey above the street to allow for at-grade access to the higher rear yard. In addition to shifting the dwellings towards the rear (as per variance a) discussion above), we lowered the front entrance and den from the main living level by 3', but still require that the stair extend to 0.25m to the property line to allow enough room for all necessary steps and landings.

Variance c), to permit front facing garages, is also a response to the topography of the site. Where on a flat site it might be considered to provide a shared driveway to rear yard parking, the steep slope makes this impossible.



When looking at the character of the street, although not the majority, many dwelling units nearby have front facing attached garages. It is also worth noting that the existing house on this property has an attached, front-facing garage. To diminish their presence on the streetscape, we have recessed the garage doors under the front terraces (and further back from the front setback line). The garage door wall is also setback 0.6m from the edge of the front entrance landing (see site plan).

The proposed development meets the criteria in section 51 (24) of the Planning Act and further, we believe that the proposed application meets the four tests for minor variances:

- The variances are minor in nature.
- The variances are a desirable and appropriate use of the property.
- The general intent and purpose of the Zoning by-law is maintained, as the proposed variances are compatible with the existing pattern of the neighbourhood.
- The general intent and purpose of the Official Plan is maintained, as the proposed dwelling contributes to the development of a diverse urban neighbourhood.

As mentioned above, a challenge of the site's condition is the presence of many mature and aging trees. We have carefully considered the impact this development has on the site's existing trees. As it's currently an oversized lot with only one detached dwelling, there is a lot of vegetation on the site filling the vacant space. Our objective is to develop an underutilized urban site to a level of density that is reflected in the broader neighbourhood and the R3 zone. While this does require the removal of several mature trees, we have gone to great effort to retaining as many trees on site as possible. The reduced scope of the proposal, to one semi-detached dwelling, responds to feedback we've received and results in the retention of the group of trees along the east lot line. A replanting plan will bring several new trees to the site and in the community. We have engaged a professional arborist (Dendron Forestry Services), with city forestry staff and with our neighbours, and will continue to work with all parties to address the challenge of optimizing tree coverage, through as much tree retention and replacement as possible.

I trust the documentation submitted sufficiently demonstrates the rationale to require these minor variances.

A handwritten signature in blue ink that reads "Jennifer Adams". The signature is fluid and cursive.

Jennifer Adams
Hobin Architecture Inc.

22 July 2023 7:44 AM



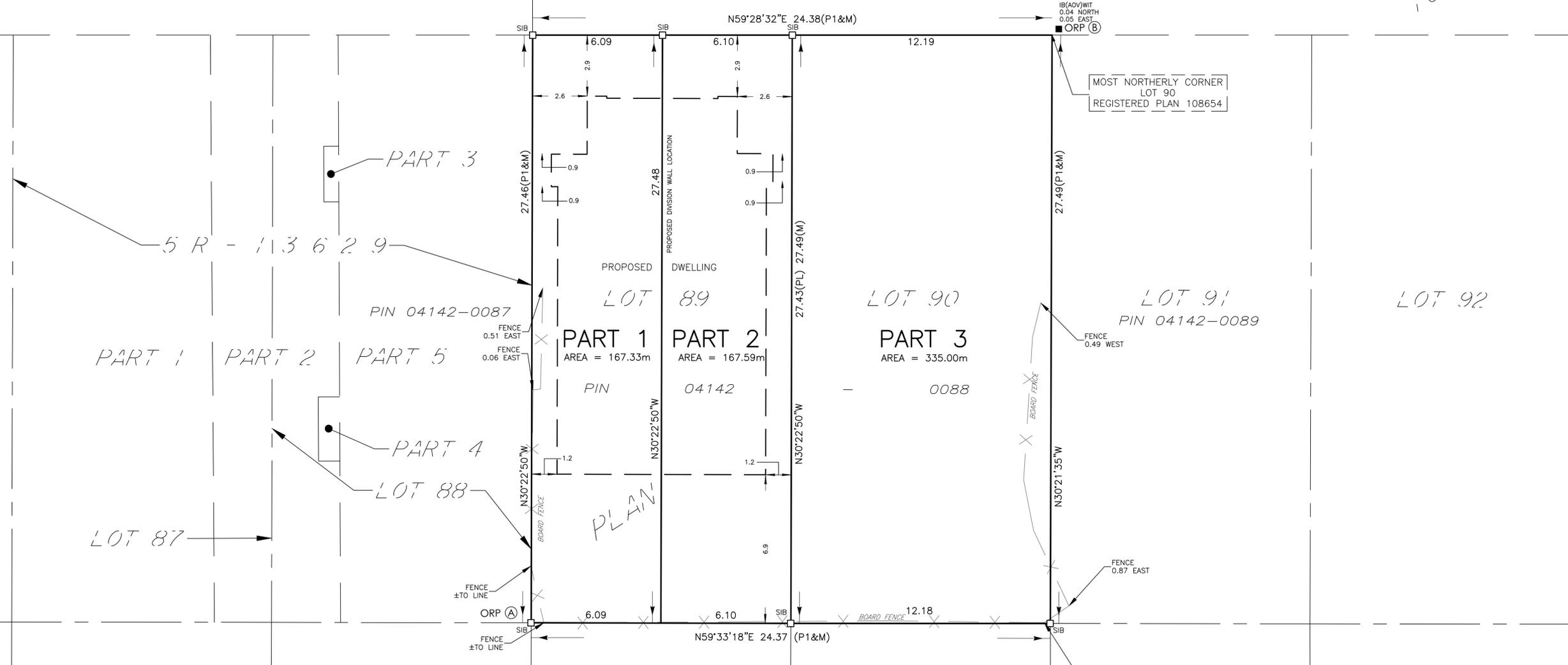
HOLMWOOD AVENUE
(FORMERLY CENTRE STREET)
PIN 04142-0069

HOLMWOOD AVENUE
(FORMERLY CENTRE STREET)
(WIDENED BY REGISTERED PLAN 108654)
PIN 04141-0002

Committee of Adjustment
Received | Reçu le
2024-08-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

| SCHEDULE | | | |
|----------|-----------|--------|-----------------------|
| PART | LOT | PLAN | PIN |
| 1 | ALL OF 89 | 108654 | ALL OF PIN 04142-0088 |
| 2 | ALL OF 90 | | |
| 3 | ALL OF 90 | | |

108654



PLAN OF SURVEY OF
LOTS 89 AND 90
REGISTERED PLAN 108654
(GEOGRAPHIC TOWNSHIP OF NEPEAN)
CITY OF OTTAWA

Scale 1:100
Stantec Geomatics Ltd.

THE INTENDED PLOT SIZE OF THIS PLAN IS 914.4mm IN WIDTH BY 609.6mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:100.

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

GRID SCALE CONVERSION
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9998.

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM THE CAN-NET VRS NETWORK OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:500460.42 E:324888.04
19680191 N:5033564.26 E:388064.94

LEGEND

| DENOTES | FOUND MONUMENTS |
|---------|----------------------------------|
| ■ | SET MONUMENTS |
| □ | IRON BAR |
| IB | ROUND IRON BAR |
| IB# | STANDARD IRON BAR |
| SIB | SHORT STANDARD IRON BAR |
| SSIB | CUT CROSS |
| CC | CONCRETE PIN |
| CP | WITNESS |
| WIT | PROPERTY IDENTIFICATION NUMBER |
| PIN | MEASURED |
| M/MEAS | PROPORTIONED |
| PROP | ORIGIN UNKNOWN |
| OU | STANTEC GEOMATICS LTD. |
| SG | REGISTERED PLAN 108654 |
| PL | PLAN BY SG DATED AUGUST 5, 2022. |
| P1 | |

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE XX DAY OF XXXX, 2023.

DATE _____ R. G. BENNETT
ONTARIO LAND SURVEYOR
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER #####.

OBSERVED REFERENCE POINTS DERIVED FROM THE CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76°30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL). COORDINATES TO URBAN ACCURACY PER SEC 14(2) OF O. REG. 216/10

| POINT ID | NORTHING | EASTING |
|----------|------------|-----------|
| Ⓐ | 5028781.31 | 367855.72 |
| Ⓑ | 5028817.38 | 367862.83 |

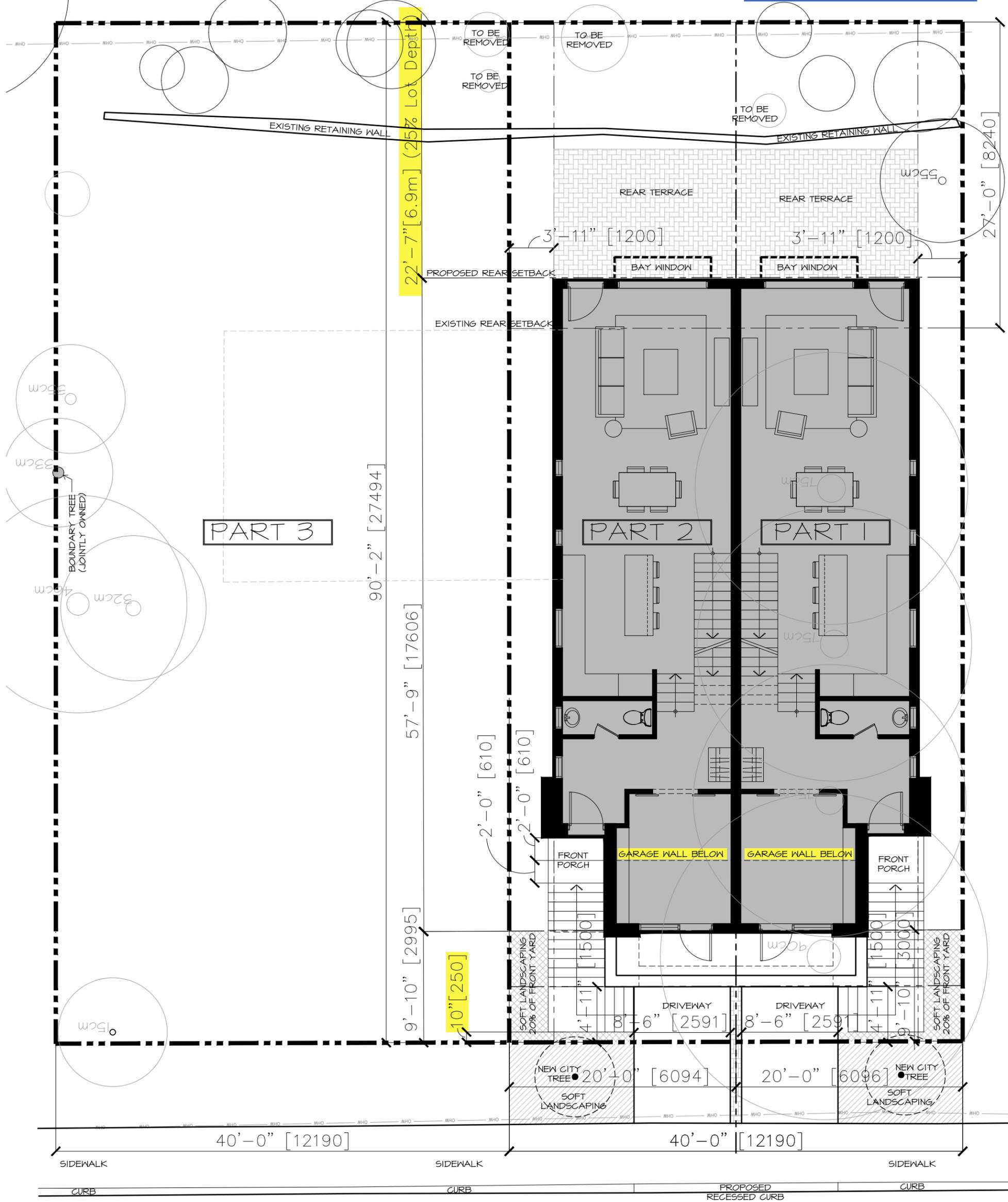
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Stantec Geomatics Ltd.
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613.722.4420
stantec.com

Stantec

DRAWN: ZF CHECKED: CT PM: CT FIELD: PROJECT No.: 16164611-114

2024-08-14



HOLMWOOD AVE.

16 October 2023 12:38 PM
V:\Survey\101614611\101614611-111_01_102.dwg

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
V-28751



THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR
in accordance with
Regulation 102, Section 29(1)

Committee of Adjustment
Received | Reçu le
2024-08-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
LOTS 89 AND 90
REGISTERED PLAN NO. 108654
CITY OF OTTAWA

Scale 1:150
Stantec Geomatics Ltd.

© Copyright 2022 Stantec Geomatics Ltd. The reproduction, alteration or use of this REPORT in whole or in part without the express permission of Stantec Geomatics Ltd. is STRICTLY PROHIBITED.

METRIC CONVERSION
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARING NOTE
BEARINGS ARE GRID, DERIVED FROM CAN-NET VRS NETWORK GPS OBSERVATIONS ON NCC HORIZONTAL CONTROL MONUMENTS 19773035 AND 19680191, CENTRAL MERIDIAN, 76° 30' WEST LONGITUDE MTM ZONE 9, NAD83 (ORIGINAL).

19773035 N:5004060.42 E:324888.04
19680191 N:5033564.26 E:388064.94

FOR BEARING COMPARISONS, A ROTATION OF 0° 19' 50" COUNTER-CLOCKWISE HAS BEEN APPLIED TO BEARINGS ON PLAN P1 & P2.

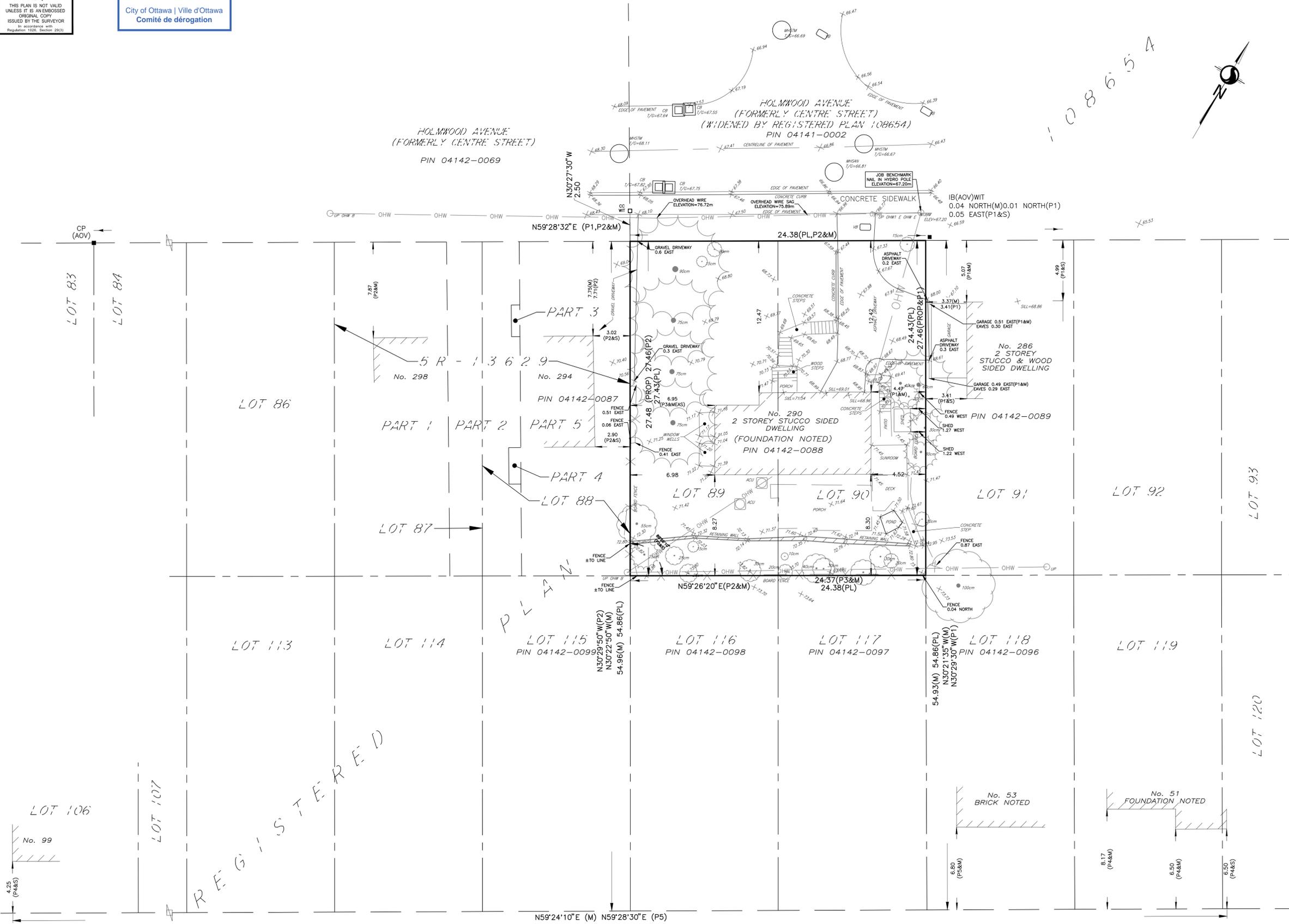
ELEVATION NOTE
ELEVATIONS SHOWN HEREON ARE GEODETIC (CGVD-1928-1978) AND ARE DERIVED FROM THE CAN-NET VRS NETWORK MONUMENT: OTTAWA ELEVATION=95.230.

NOTE
THIS PLAN OF SURVEY IS TO BE READ IN CONJUNCTION WITH THE REPORT SUMMARY NOTED AS PART 2 HEREON.
THIS REPORT CAN ONLY BE UPDATED BY THIS OFFICE. NO ADDITIONAL PRINTS OF THIS ORIGINAL REPORT WILL BE ISSUED SUBSEQUENT TO THE DATE OF CERTIFICATION.
ALL TIES ARE MINIMUM UNLESS OTHERWISE NOTED.
ALL TIES TO CURVED BOUNDARY ARE RADIAL TO ARC.
RISK OF UNDERGROUND SERVICES, MONUMENTATION PLANTED ACCORDINGLY.

PART 2
This Report was prepared for Rideau Glen Developments Inc. and the undersigned accepts no responsibility for the use by other parties.
1. REGISTERED RIGHTS-OF-WAY/EASEMENTS
No rights-of-way or easements were found to be registered against the subject property.
2. PROPERTY IMPROVEMENTS
A two storeys building and other structures are on site, see plan.
3. COMPLIANCE WITH MUNICIPAL ZONING BYLAWS
Compliance is not certified by this report.
4. ADDITIONAL REMARKS
Note the location of fences along the westerly, southerly, and easterly limits of the property.

LEGEND

| | | |
|---|---------|--|
| ■ | DENOTES | FOUND MONUMENTS |
| □ | IB | SET MONUMENTS |
| □ | IBR | IRON BAR |
| □ | IBR | ROUND IRON BAR |
| □ | SIB | STANDARD IRON BAR |
| □ | SSIB | SHORT STANDARD IRON BAR |
| □ | CC | CUT CROSS |
| □ | CP | CONCRETE PIN |
| □ | WT | WITNESS |
| □ | PIN | PROPERTY IDENTIFICATION NUMBER |
| □ | M/MEAS | MEASURED |
| □ | S/SET | SET |
| □ | PROP | PROPORTIONED |
| □ | OU | ORIGIN UNKNOWN |
| □ | STANTEC | STANTEC GEOMATICS LTD. |
| □ | PL | REGISTERED PLAN 108654 |
| □ | P1 | PLAN BY AMM DATED SEPTEMBER 3rd, 2013 |
| □ | P2 | PLAN BY AOV DATED DECEMBER 12th, 1989 |
| □ | P3 | PLAN BY MICROSIE ASSOCIATES DATED SEPTEMBER 14th, 1965 |
| □ | P4 | PLAN BY J.G. PAYETTE LTD. DATED JULY 9th, 1990 |
| □ | P5 | PLAN BY AKRJ LTD. DATED MAY 2nd, 1990 |
| □ | CB | CATCH BASIN |
| □ | ACU | AIR CONDITIONING UNIT |
| □ | V8 | VALVE BOX |
| ○ | ○ | TREE CONIFEROUS (D.B.H. SHOWN) |
| ○ | ○ | TREE DECIDUOUS (D.B.H. SHOWN) |
| — | OHW | OVERHEAD WIRE |



SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 11th DAY OF OCTOBER, 2023.

DATE _____ R. G. BENNETT
ONTARIO LAND SURVEYOR

SRO MAP COORD.=5028798, 367861

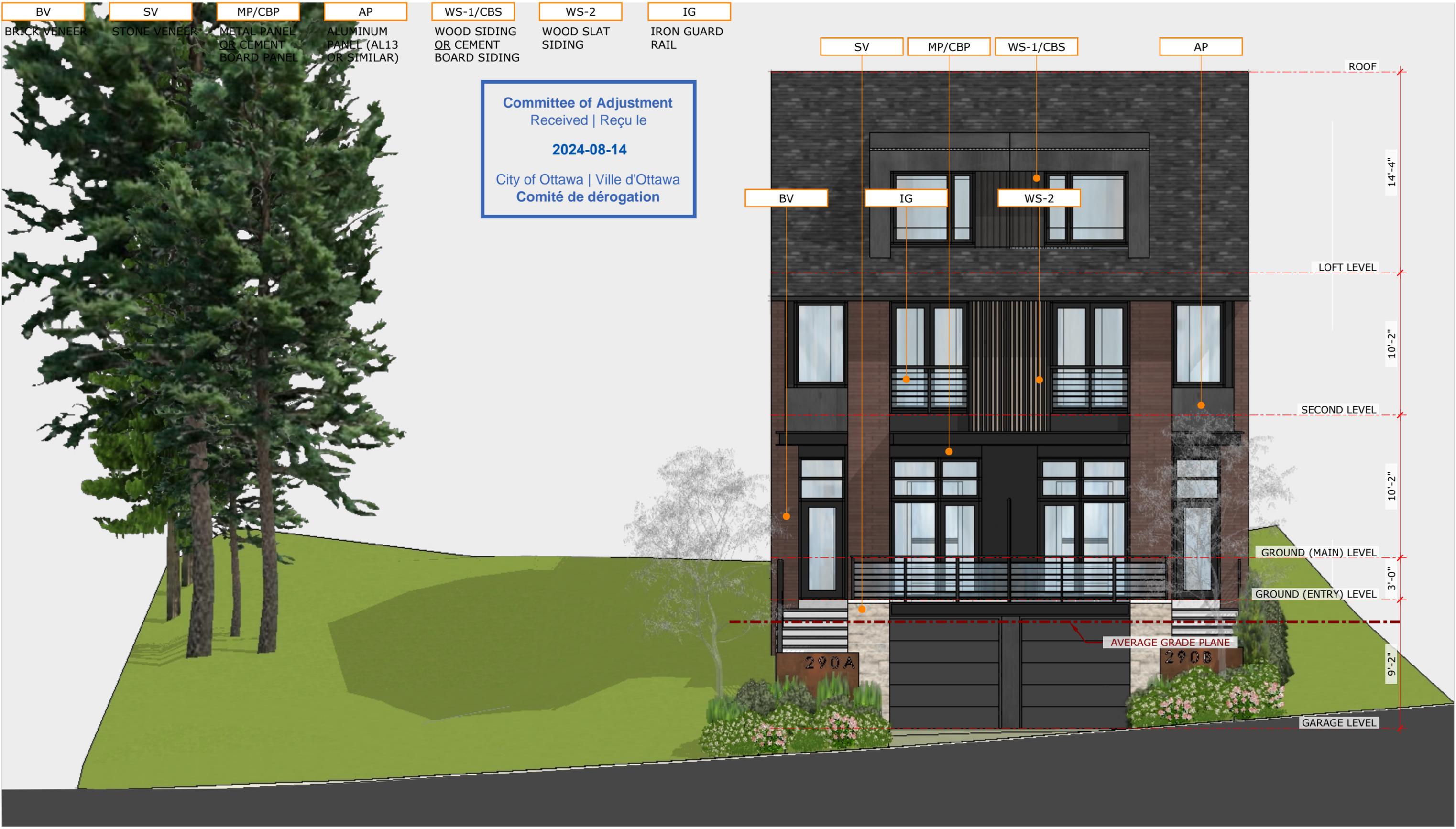
Stantec
CANADA LANDS SURVEYORS
ONTARIO LAND SURVEYORS
1331 CLYDE AVENUE, SUITE 300
OTTAWA, ONTARIO, K2C 3G4
TEL: 613-722-4420
stantec.com

DRAWN: RG CHECKED: CK PWC: CT FIELD: AW PROJECT NO.: 161614611-111

This plan was signed with a scanned signature as a result of the Emergency Order related to the COVID-19 pandemic.

- BV**
BRICK VENEER
- SV**
STONE VENEER
- MP/CBP**
METAL PANEL OR CEMENT BOARD PANEL
- AP**
ALUMINUM PANEL (AL13 OR SIMILAR)
- WS-1/CBS**
WOOD SIDING OR CEMENT BOARD SIDING
- WS-2**
WOOD SLAT SIDING
- IG**
IRON GUARD RAIL

Committee of Adjustment
Received | Reçu le
2024-08-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation



290 HOLMWOOD AVENUE

Ottawa, ON K1S 2R3

NORTH ELEVATION

SCALE 1:75
AUGUST 2024

- BV**
BRICK VENEER
- SV**
STONE VENEER
- MP/CBP**
METAL PANEL OR CEMENT BOARD PANEL
- AP**
ALUMINUM PANEL (AL13 OR SIMILAR)
- WS-1/CBS**
WOOD SIDING OR CEMENT BOARD SIDING
- WS-2**
WOOD SLAT SIDING
- IG**
IRON GUARD RAIL



290 HOLMWOOD AVENUE

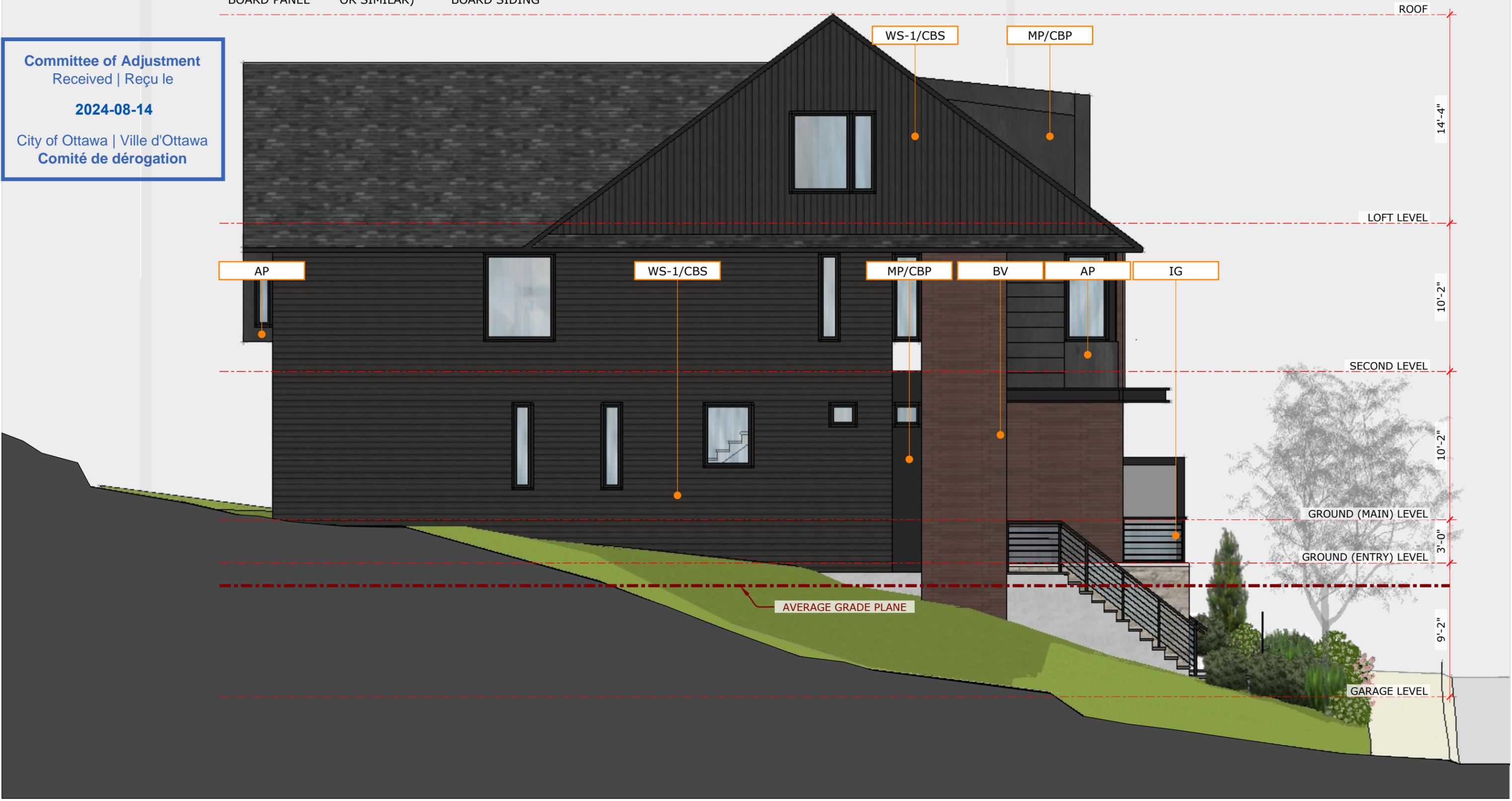
Ottawa, ON K1S 2R3

WEST ELEVATION

SCALE 1:75
AUGUST 2024

- BV**
BRICK VENEER
- SV**
STONE VENEER
- MP/CBP**
METAL PANEL OR CEMENT BOARD PANEL
- AP**
ALUMINUM PANEL (AL13 OR SIMILAR)
- WS-1/CBS**
WOOD SIDING OR CEMENT BOARD SIDING
- WS-2**
WOOD SLAT SIDING
- IG**
IRON GUARD RAIL

Committee of Adjustment
Received | Reçu le
2024-08-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation

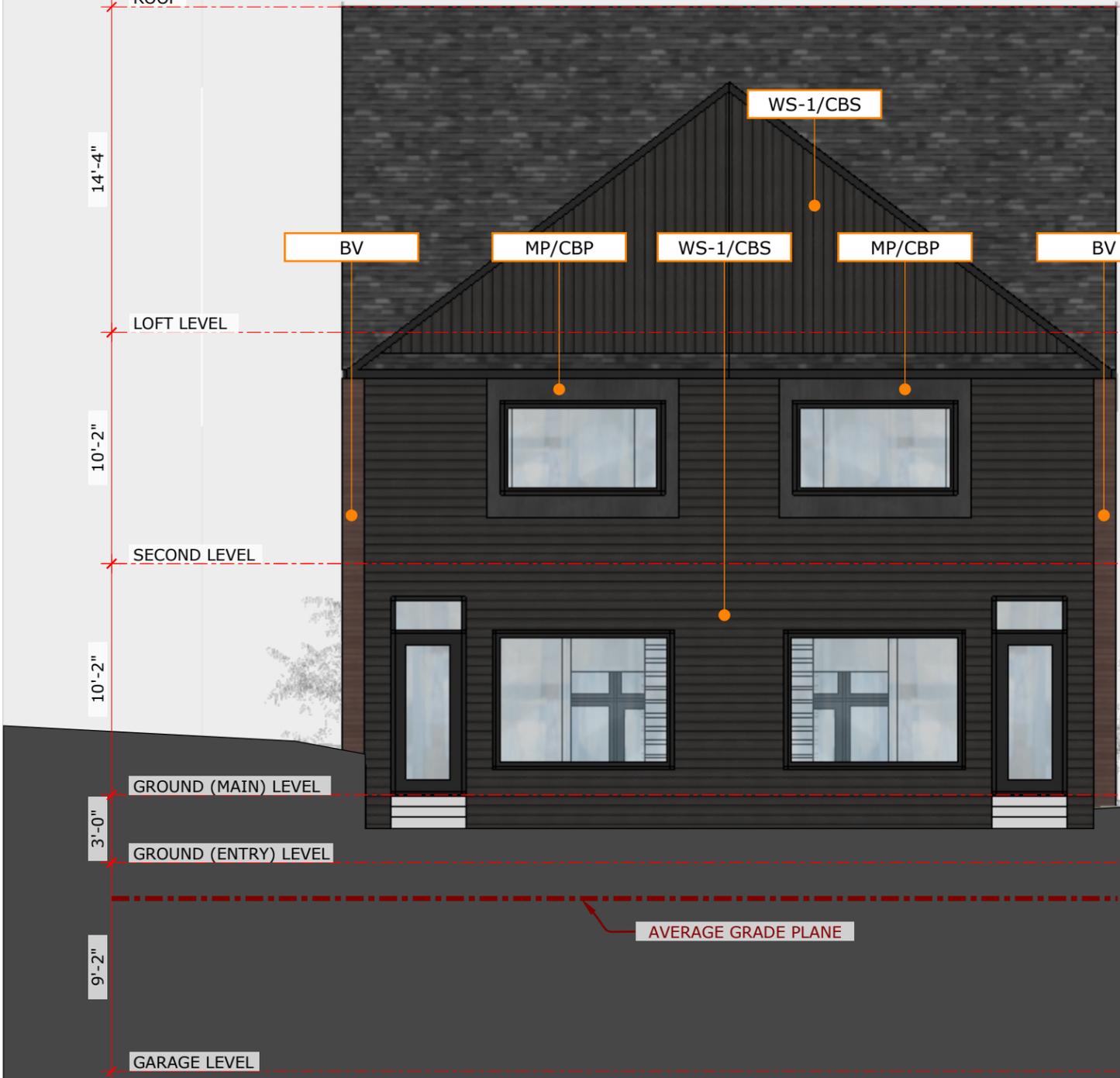


290 HOLMWOOD AVENUE
Ottawa, ON K1S 2R3

EAST ELEVATION
SCALE 1:75
AUGUST 2024

- BV**
BRICK VENEER
- SV**
STONE VENEER
- MP/CBP**
METAL PANEL OR CEMENT BOARD PANEL
- AP**
ALUMINUM PANEL (AL13 OR SIMILAR)
- WS-1/CBS**
WOOD SIDING OR CEMENT BOARD SIDING
- WS-2**
WOOD SLAT SIDING
- IG**
IRON GUARD RAIL

Committee of Adjustment
Received | Reçu le
2024-08-14
City of Ottawa | Ville d'Ottawa
Comité de dérogation



290 HOLMWOOD AVENUE

Ottawa, ON K1S 2R3

SOUTH ELEVATION

SCALE 1:75
AUGUST 2024



Tree Information Report v4.0

Submitted as part of Committee of Adjustment Application to the City of Ottawa

Address: 290 Holmwood
Date of Report: July 31, 2024
Date of Site Visit: November 3, 2022, November 29, 2023 and April 16, 2024
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist®; astrid.nielsen@dendronforestry.ca
Client: Allan Bateman, prestwick24@gmail.com

This Report must be read in its entirety, including the Assumptions and Limiting Conditions.

Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected trees on site as per the City of Ottawa's Tree Protection By-law No. 2020-340. This report is part of a Committee of Adjustment application to the City of Ottawa and considers the impact that the proposed development will have on the trees. The assessment of the suitability of tree retention is based on the information provided at the time of report preparation which includes:

- Topographic survey prepared by Stantec dated August 5, 2022
- Concept Plan prepared by Hobin Architects, dated July, 2024

Update for version 4.0: This version includes the development of the western lot only. The eastern lot will be developed at a later date.

This assessment does not consider additional factors that could influence tree retainability such as:

- site grading
- installation of services for the new units
- capping of existing water and sewer services
- installation of gas lines for the new units
- site access

The potential for retaining those tree(s) identified for retention in this report may change as more information on the site-specific construction details is provided during the building permitting phase.

For those trees that are recommended for retention, mitigation measures are provided to reduce the impact during construction. It should be noted that the construction phase includes all site works that could impact trees, from the capping of services at the beginning to the final landscaping steps at the end. While a rationale for removing trees may be provided based on document review, **this report does not grant permission to remove trees: a permit from the city must be received before removal of distinctive trees can occur.**



Methodology

The following materials/tools were reviewed as part of this report:

- Site Plan
- GeoOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa’s Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Relevant measurements such as distance to the existing structures like fences, driveways, etc

Tree Information

The following is an inventory of all trees on the site and adjacent City property. It also includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater) on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and assumes the tree has no restrictions on root growth.

| Tree ¹ | Species | Diameter at breast height (cm) | Ownership ^{2,3} | Condition | Action | Arborist Recommendations |
|-------------------|--|--------------------------------|--------------------------|---|--------|--|
| 1 | Colorado spruce (<i>Picea pungens</i>) | 57 | Private | Good | Remove | Remove based on conflict with proposed home; Tree Permit from city required for removal |
| 2 | Colorado spruce (<i>Picea pungens</i>) | 56 | Private | Good | Remove | Remove based on conflict with proposed home; Tree Permit from city required for removal |
| 3 | Colorado spruce (<i>Picea pungens</i>) | 45 | Private | Good | Remove | Remove based on conflict with proposed home; Tree Permit from city required for removal |
| 4 | Colorado spruce (<i>Picea pungens</i>) | 49 | Private | Good | Remove | Remove based on conflict with proposed home; Tree Permit from city required for removal |
| 5 | Norway maple (<i>Acer platanoides</i>) | 35 | Private | Good; slight lean downhill | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 6 | Colorado spruce (<i>Picea pungens</i>) | 28 | Private | Fair; thin crown | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 7 | Norway maple (<i>Acer platanoides</i>) | 32 | Private | Good; 2 codominant stems | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 8 | Norway maple (<i>Acer platanoides</i>) | 28 | Private | Good; some pruning by hydro for clearance | Retain | Retain and protect; recommend retaining grading in this area, if possible |



| | | | | | | |
|----|--|---------------|---------------------------------|--|--------|---|
| 9 | Manitoba maple (<i>Acer negundo</i>) | 28 | Private | Fair; cavity with decay at 2 m above grade, 2 m scar on upper side of tree | Remove | Remove based on poor health; no permit required for removal |
| 10 | Norway maple (<i>Acer platanoides</i>) | 18 | Private | Fair/poor; topped by hydro | Remove | Remove based on poor health; no permit required for removal |
| 11 | Manitoba maple (<i>Acer negundo</i>) | 29.2 | Private | Good | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 12 | Norway maple (<i>Acer platanoides</i>) | 27 | Private | Good | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 13 | Norway maple (<i>Acer platanoides</i>) | 26 | Private | Good/fair; leaning over adjacent property to rear | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 14 | Norway maple (<i>Acer platanoides</i>) | 24 | Private | Good | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 15 | Norway maple (<i>Acer platanoides</i>) | 14 | Private | Good | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 16 | Silver maple (<i>Acer saccharinum</i>) | 80 (estimate) | Adjacent property at 53 Findlay | Good | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 17 | Norway spruce (<i>Picea abies</i>) | 35 | Private | Good | Retain | Retain and protect |
| 18 | Norway spruce (<i>Picea abies</i>) | 33 | Jointly owned with 296 Holmwood | Good | Retain | Retain and protect |
| 19 | Norway spruce (<i>Picea abies</i>) | 46 | Private | Good | Remove | Retain and protect |
| 20 | Norway spruce (<i>Picea abies</i>) | 32 | Private | Good, slight lean towards adjacent property | Remove | Retain and protect |
| 21 | Norway spruce (<i>Picea abies</i>) | 16 | Private | Good | Retain | Retain and protect |
| 22 | Norway spruce (<i>Picea abies</i>) | 33 | Private | Good | Retain | Retain and protect |

¹ Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the site plan (in pdf format) provided by the client. This layer includes only information about the trees and the original site plan is not altered in this process.

²Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.



³Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible.

Proposed Development and Conservation

The property is heavily treed, and there is a significant grade change from the back to the front of the property. Many of the trees are located on the steep slope, especially the spruce trees along the east side. Since the first phase of development includes only the western lot, the spruce trees, 17-22 along the east side, will be retained at this time. They should be protected as indicated in the map during the demolition of the existing home.

The large line of trees along the rear of the property consists mostly of Norway maple (invasive species) and Manitoba maple (naturalized species). These are located on top of a retaining wall at a higher grade than the existing home. Provided the retaining wall can be retained and the grading does not change in this section, most of these trees could be retained. However, given their location uphill from four new homes as well as restricted rooting space, keeping them properly maintained, including regular pruning and inspection by a certified arborist, will be important in keeping the risk of failure low. Two trees (9 and 10) have been identified for removal and replacement due to poor health. Both are under 30 cm, and therefore not protected under the by-law and no permit is required for removal.

Tree no. 5 is located below the retaining wall, and there may be conflicts with the new grades. Every opportunity for safe retention of this tree will be explored with the engineering team in the next phases of the project.

Prior to any site works, protective fencing should be installed around the trees in the rear as indicated in the attached Tree Information Map and maintained until all construction on site has been completed as per the **City of Ottawa Tree Protection Specifications (March 2021)**. Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2”X4” wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.

If the fenced tree protection area must be reduced to facilitate construction, *one* of the following mitigation measures should be applied:



- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply ¾ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric

Proposed Tree Planting

A Tree Planting Plan has been prepared by Dendron Forestry Services that shows 6 new trees on the site including 3 trees in the front right of way, 2 in the rear yard, and one on the adjacent property at 286 Holmwood. More specific details on the location and species of trees can be established once construction has been completed.

The undersigned personally inspected the property and issues associated with this report on November 3, 2022 and November 29, 2023. On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist®, ON-1976
ISA Tree Risk Assessment Qualified
Principal, Dendron Forestry Services
Astrid.nielsen@dendronforestry.ca
(613) 805-9663 (WOOD)



Figure 1: Photo taken from rear of property, Colorado spruce along the west property line, trees 1-4



Figure 2: Side view of trees along the rear property line



Figure 3: Trees along the rear property line



Figure 4: Spruce trees along the eastern property line, trees 17-22. Note the limited rooting space and steep slope.



ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.



Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated November 16, 2022, for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

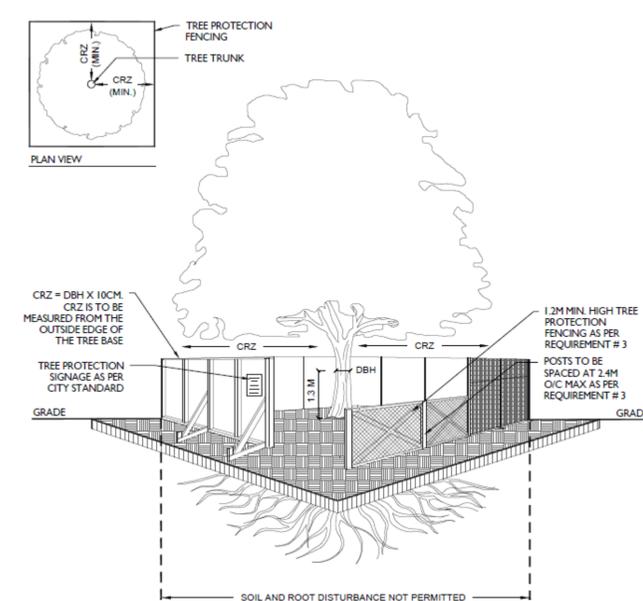


TIR Map – 290 Holmwood Avenue
 Tree layer prepared by
 Dendron Forestry Services
 Version 4.0, July 31, 2024
 For more information, please contact: info@dendronforestry.ca

Note: the tree layer has been added to the original site plan supplied by the client in pdf format. This layer refers to the trees only, and the original plan has not been altered in the process. Refer to the original plan for details as quality is lost when importing the plan into the mapping software used to create the tree layer.

- TREE PROTECTION REQUIREMENTS:**
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 - UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING.
 - TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"x4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 - THE LOCATION OF THE TREE PROTECTION FENCING MUST BE DETERMINED BY AN ARBORIST AND DETAILED ON ANY ASSOCIATED PLANS FOR THE SITE (E.G. TREE CONSERVATION REPORT, TREE INFORMATION REPORT, ETC). THE PLAN AND CONSTRUCTED FENCING MUST BE APPROVED BY CITY FORESTRY STAFF PRIOR TO THE COMMENCEMENT OF WORK.
 - IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
- THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.

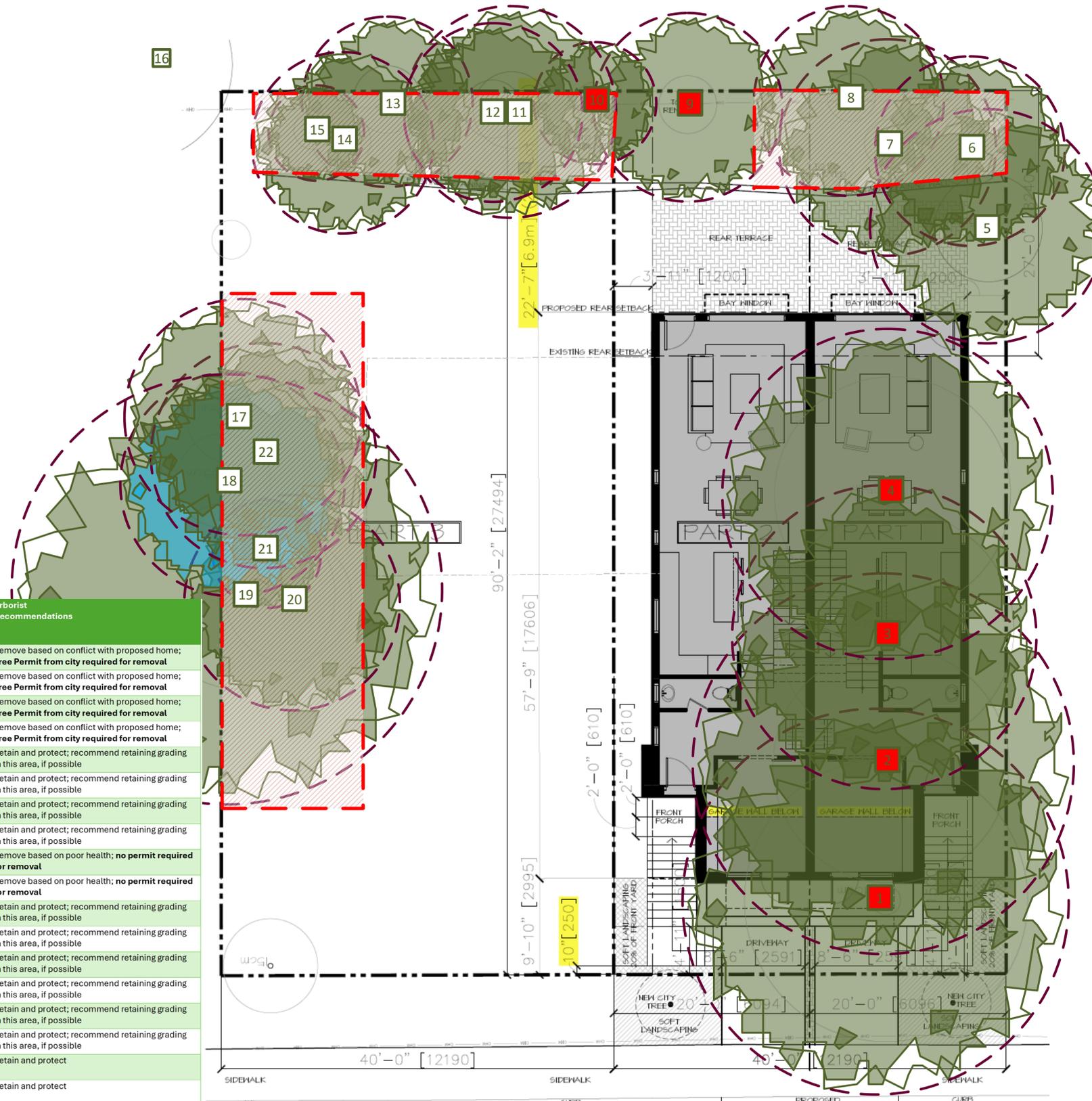
Failure to install and maintain fencing as described in this report may result in fines from the city.



Legend

- Critical Root Zone
- Tree to be removed
- Tree Protection Area
- Private Tree
- Tree either fully or partly on adjacent property

| Tree # | Species | Diameter at breast height (cm) | Action | Arborist Recommendations |
|--------|--|--------------------------------|--------|--|
| 1 | Colorado spruce (<i>Picea pungens</i>) | 57 | Remove | Remove based on conflict with proposed home; Tree Permit from city required for removal |
| 2 | Colorado spruce (<i>Picea pungens</i>) | 56 | Remove | Remove based on conflict with proposed home; Tree Permit from city required for removal |
| 3 | Colorado spruce (<i>Picea pungens</i>) | 45 | Remove | Remove based on conflict with proposed home; Tree Permit from city required for removal |
| 4 | Colorado spruce (<i>Picea pungens</i>) | 49 | Remove | Remove based on conflict with proposed home; Tree Permit from city required for removal |
| 5 | Norway maple (<i>Acer platanoides</i>) | 35 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 6 | Colorado spruce (<i>Picea pungens</i>) | 28 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 7 | Norway maple (<i>Acer platanoides</i>) | 32 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 8 | Norway maple (<i>Acer platanoides</i>) | 28 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 9 | Manitoba maple (<i>Acer negundo</i>) | 28 | Remove | Remove based on poor health; no permit required for removal |
| 10 | Norway maple (<i>Acer platanoides</i>) | 18 | Remove | Remove based on poor health; no permit required for removal |
| 11 | Manitoba maple (<i>Acer negundo</i>) | 29.2 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 12 | Norway maple (<i>Acer platanoides</i>) | 27 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 13 | Norway maple (<i>Acer platanoides</i>) | 26 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 14 | Norway maple (<i>Acer platanoides</i>) | 24 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 15 | Norway maple (<i>Acer platanoides</i>) | 14 | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 16 | Silver maple (<i>Acer saccharinum</i>) | 80 (estimate) | Retain | Retain and protect; recommend retaining grading in this area, if possible |
| 17 | Norway spruce (<i>Picea abies</i>) | 35 | Retain | Retain and protect |
| 18 | Norway spruce (<i>Picea abies</i>) | 33 | Retain | Retain and protect |
| 19 | Norway spruce (<i>Picea abies</i>) | 46 | Remove | Retain and protect |
| 20 | Norway spruce (<i>Picea abies</i>) | 32 | Remove | Retain and protect |
| 21 | Norway spruce (<i>Picea abies</i>) | 16 | Retain | Retain and protect |
| 22 | Norway spruce (<i>Picea abies</i>) | 33 | Retain | Retain and protect |



NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 1

Wednesday, October 2, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-01-24/B-00157 & D08-01-24/B-00158
D08-02-24/A-00223

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicant: 1000843856 Ontario

Property Address: 265 Churchill Avenue North

Ward: 15 - Kitchissippi

Legal Description: Lot 21, Registered Plan 54

Zoning: R3EE

Zoning By-law: 2008-250

APPLICANT’S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to subdivide their property into two separate parcels of land to create two new lots for the construction of two long semi-detached dwellings , one will be two storeys and the other will be three storeys, as shown on plans filed with the Committee. One long semi-detached dwelling is currently under construction. **CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee’s consent to sever. The property is shown as Parts 1, 2, 3, 4, & 5 on a draft 4R-plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

| File No. | Frontage | Depth | Area | Part No. | Municipal Address |
|-----------------|-----------------|--------------|------------------|-----------------|---|
| B-00157 | 11.65 metres | 30.18 metres | 351.6 sq. metres | 1 & 2 | 331 Bloomfield Avenue (two storey long semi-detached dwelling) |
| B-00158 | 9.24 metres | 30.18 metres | 279 sq. metres | 3, 4 & 5 | 329 Bloomfield Avenue (three storey long-semi-detached dwelling) |

It is proposed to establish the following easements/rights-of way:

- Over Part 2 in favor of Parts 3, 4, & 5 for pedestrian and vehicular access.
- Over Part 3 in favor of Parts 1 & 2 for pedestrian and vehicular access.

Approval of these applications will have the effect of creating separate parcels of land. One of the parcels and the proposed dwelling will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance application (File No. D08-02-24/A-00223) has been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

The Applicant requires the Committee’s authorization for minor variances from the Zoning By-law as follows:

A-00232: 329 Bloomfield Avenue, Parts 3, 4, & 5 on Draft 4R-Plan, proposed long semi-detached dwelling:

- a) To permit a reduced lot width of 9.24 metres, whereas the By-law requires a minimum lot width of 10 metres.

- b) To permit a reduced lot area of 279 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- c) To permit a reduced easterly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- d) To permit an increased building height of 11.6 metres, whereas the By-law requires a maximum building height of 11 metres.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested

individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: September 13, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes d'autorisation et de dérogations mineures

Groupe 1

Mercredi 2 octobre 2024

13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossiers : D08-01-24/B-00157 et D08-01-24/B-00158
D08-02-24/A-00223

Demandes : Autorisation en vertu de l'article 53 de la
Loi sur l'aménagement du territoire
Dérogations mineures en vertu de l'article 45 de la *Loi sur
l'aménagement du territoire*

Requérante : 1000843856 Ontario

Adresse municipale : 265, avenue Churchill Nord

Quartier : 15 – Kitchissippi

Description officielle : Lot 21, plan enregistré 54

Zonage : R3EE

Règlement de zonage : n° 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DES DEMANDES :

La requérante souhaite lotir le bien-fonds en deux parcelles distinctes en vue de créer deux nouveaux lots pour la construction de deux maisons jumelées en longueur, une de deux étages et l'autre de trois étages, conformément aux plans déposés auprès du Comité. Une maison jumelée en longueur est en cours de construction.

AUTORISATION REQUISE :

La requérante nécessite l'autorisation du Comité pour morceler le bien-fonds. La propriété est représentée par les parties 1, 2, 3, 4 et 5 sur le plan 4R préliminaire qui accompagne les demandes. Les parcelles distinctes sont décrites ci-après :

Tableau 1 Parcelles proposées

| Dossier | Façade | Profondeur | Superficie | Parties | Adresse municipale |
|---------|--------------|--------------|----------------------|-----------|--|
| B-00157 | 11,65 mètres | 30,18 mètres | 351,6 m ² | 1 et 2 | 331, avenue Bloomfield (maison jumelée en longueur de deux étages) |
| B-00158 | 9,24 mètres | 30,18 mètres | 279 m ² | 3, 4 et 5 | 329, avenue Bloomfield (maison jumelée en longueur de trois étages) |

Il est proposé d'établir les servitudes/emprises suivantes :

- Sur la partie 2 au bénéfice des parties 3, 4 et 5 pour l'accès des piétons et des véhicules.
- Sur la partie 3 au bénéfice des parties 1 et 2 pour l'accès des piétons et des véhicules.

L'approbation des demandes aura pour effet de créer des parcelles distinctes. Une des parcelles et la maison proposée ne seront pas conformes aux exigences du Règlement de zonage. Par conséquent, une demande de dérogations mineures (D08-02-24/A-00223) a été déposée et sera entendue en même temps que les présentes demandes.

DÉROGATIONS DEMANDÉES :

La requérante demande au Comité d'accorder les dérogations mineures au Règlement de zonage suivantes :

A-00223 : 329, avenue Bloomfield, parties 3, 4 et 5 sur le plan 4R préliminaire, maison jumelée en longueur proposée :

- a) Permettre la réduction de la largeur du lot à 9,24 mètres, alors que le Règlement exige une largeur de lot d'au moins 10 mètres.
- b) Permettre la réduction de la superficie du lot à 279 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 300 mètres carrés.
- c) Permettre la réduction de la marge de recul de la cour latérale intérieure à 0,6 mètre, alors que le Règlement exige une marge de recul latérale intérieure minimale de 1,2 mètre.
- d) Permettre l'augmentation de la hauteur de bâtiment à 11,6 mètres, alors que le Règlement exige une hauteur maximale de 11 mètres.

POUR EN SAVOIR PLUS SUR LES DEMANDES

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisirez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 septembre 2024



This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436



Circulated Area /
Région circulée 60m 

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

 **SUBJECT LAND / TERRAIN EN QUESTION**
265 av Churchill Ave. & 325 av Bloomfield Ave.



NOT TO SCALE
NON À L'ÉCHELLE

August 21, 2024

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa, ON
K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-08-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Michel Bellemare, Secretary - Treasurer

**Reference: 265 Churchill Avenue North and 325 Bloomfield Avenue
Applications for Lot Addition, Consent and Minor Variance
Our File No.: 118130**

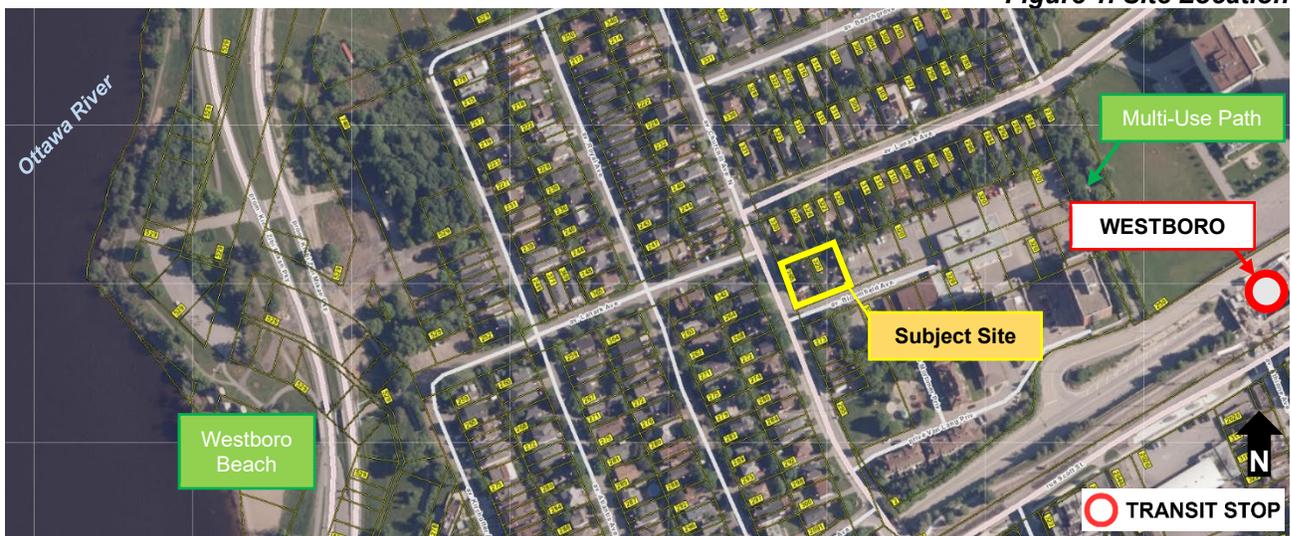
Novatech has been retained by the owner of the properties municipally known as 265 Churchill Avenue North and 325 Bloomfield Avenue (the "Subject Site") to prepare and file consent and minor variance applications to add lands to 265 Churchill Avenue North, then sever 265 Churchill Avenue North and 325 Bloomfield Avenue into four parcels to support the development of four, long-semi detached dwellings on the Subject Site.

This letter describes the existing conditions of the Subject Site, the proposed lot addition, severances and minor variances, and provides a rationale in support of the applications.

Existing Conditions

The Subject Site is located in Ward 15 – Kitchissippi within the City of Ottawa. Specifically, the Subject Site is located in the Westboro neighbourhood, to the north of Scott Street, to the south of Lanark Avenue, to the east of Royal Avenue, and to the west of the Beechgrove Avenue Multi-Use Path (See Figure 1). The Subject Site is comprised of two lots. 265 Churchill Avenue North is a corner lot with an area of 599.9 square metres, a frontage of 30.18 metres along Churchill Avenue North and a frontage of 19.91 metres along Bloomfield Avenue. 325 Bloomfield Avenue is an interior lot with an area of 607.3 square metres and a frontage of 20.13 metres along Bloomfield Avenue. The existing detached dwellings on each property have been demolished.

Figure 1. Site Location



265 Churchill Avenue North is legally known as Lot 21 Part of lot 54 in the City of Ottawa. 325 Bloomfield Avenue is legally known as Lot 22 Part of lot 54; Subject to the interest in N692115 in the City of Ottawa. The Subject Site is designated Neighbourhood within the Evolving Neighbourhood Overlay in the City of Ottawa Official Plan. The Subject Site is zoned Residential Third Density, Subzone EE (R3EE) under the City of Ottawa Zoning By-law 2008-250.

A Streetscape Character Analysis for the Subject Site was submitted on January 18, 2024 with concurrence received from the City of Ottawa on February 1, 2024. The dominant character for the Subject Site as it relates to driveways was confirmed as character group "B". A single or shared driveway is permitted on the Subject Site under provisions of Table 140B in the Zoning By-law.

Building permits were issued on April 22, 2024 for the construction of two long-semi detached dwellings on Lot 1 and Lot 4 (see Figure 2).

Proposed Development

It is proposed to sever a portion of 325 Bloomfield Avenue and add the severed area to the abutting property at 265 Churchill Avenue North. Following completion of the lot addition, it is proposed to sever the two existing parcels located at 265 Churchill Avenue North and 325 Bloomfield Avenue into four lots to facilitate the development of four, long semi-detached dwellings (see Figure 2).

Figure 2. Site Plan

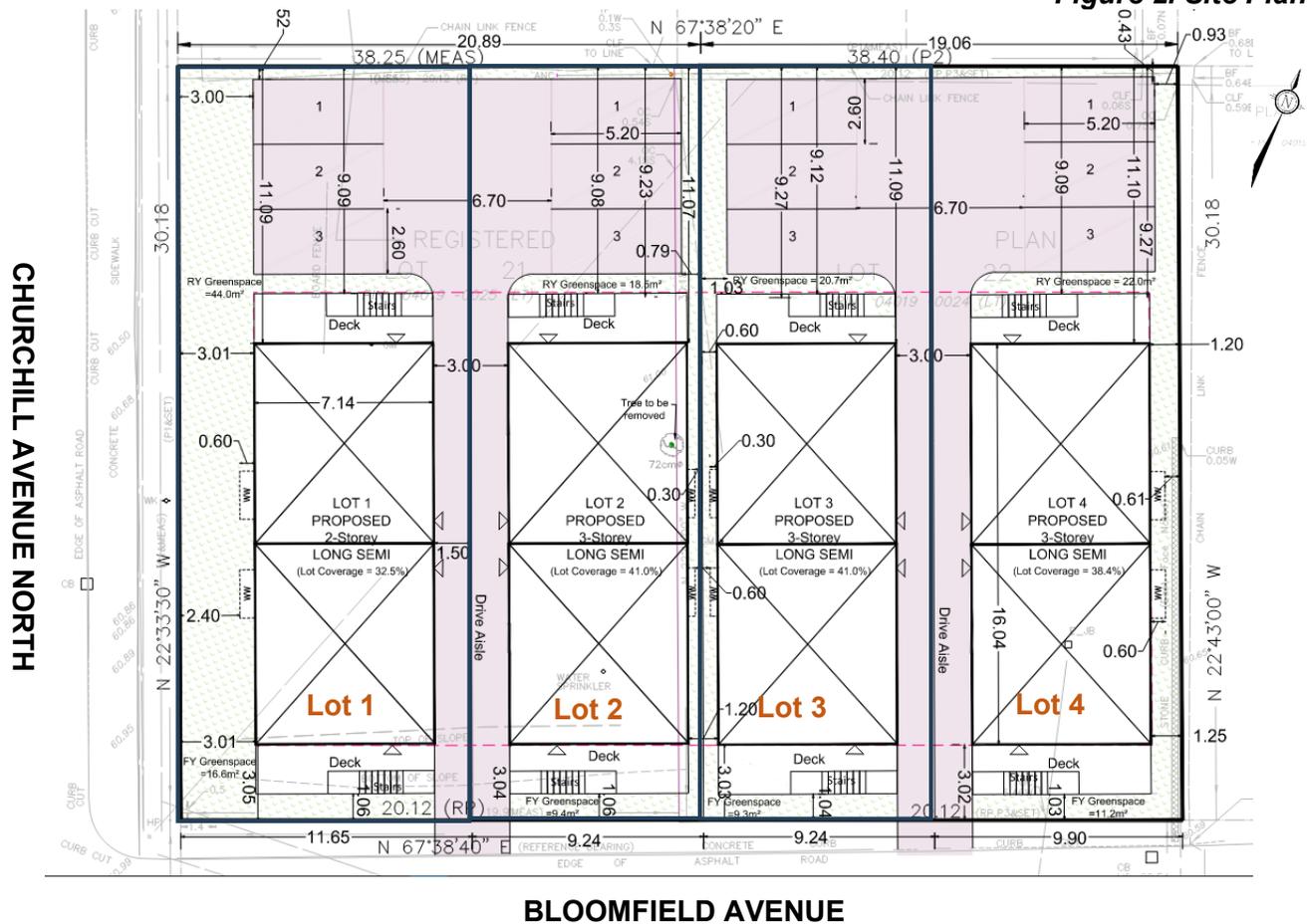


Figure 3. Typical Front Elevation (2 storey)



Figure 4. Typical Side Elevation (2-Storey)

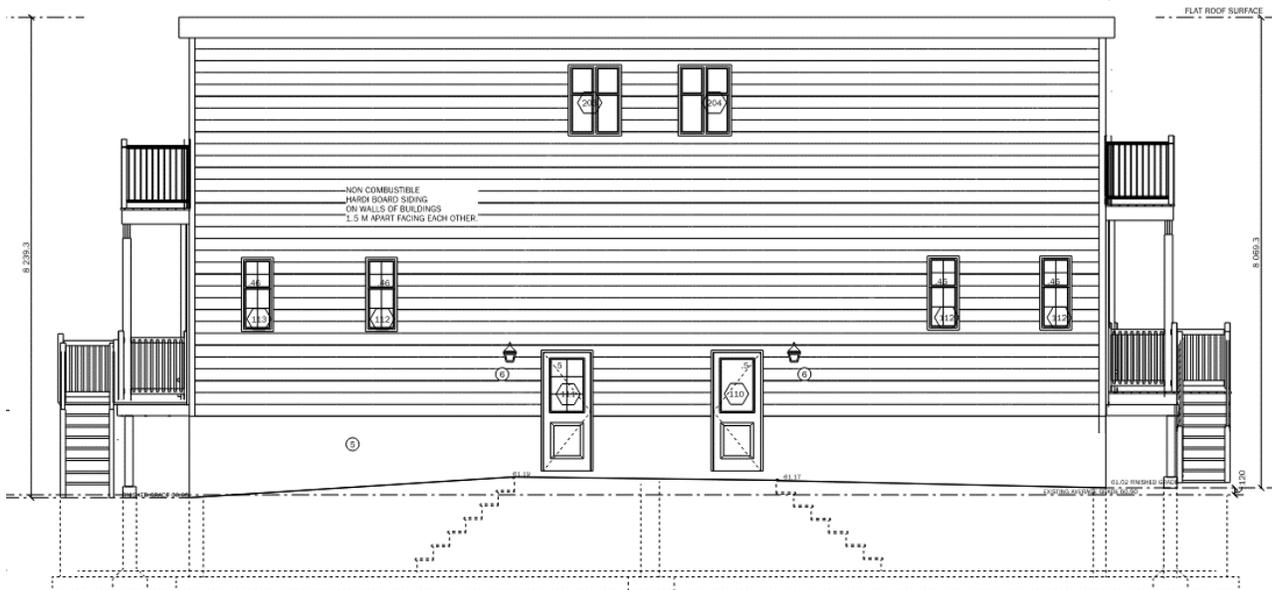
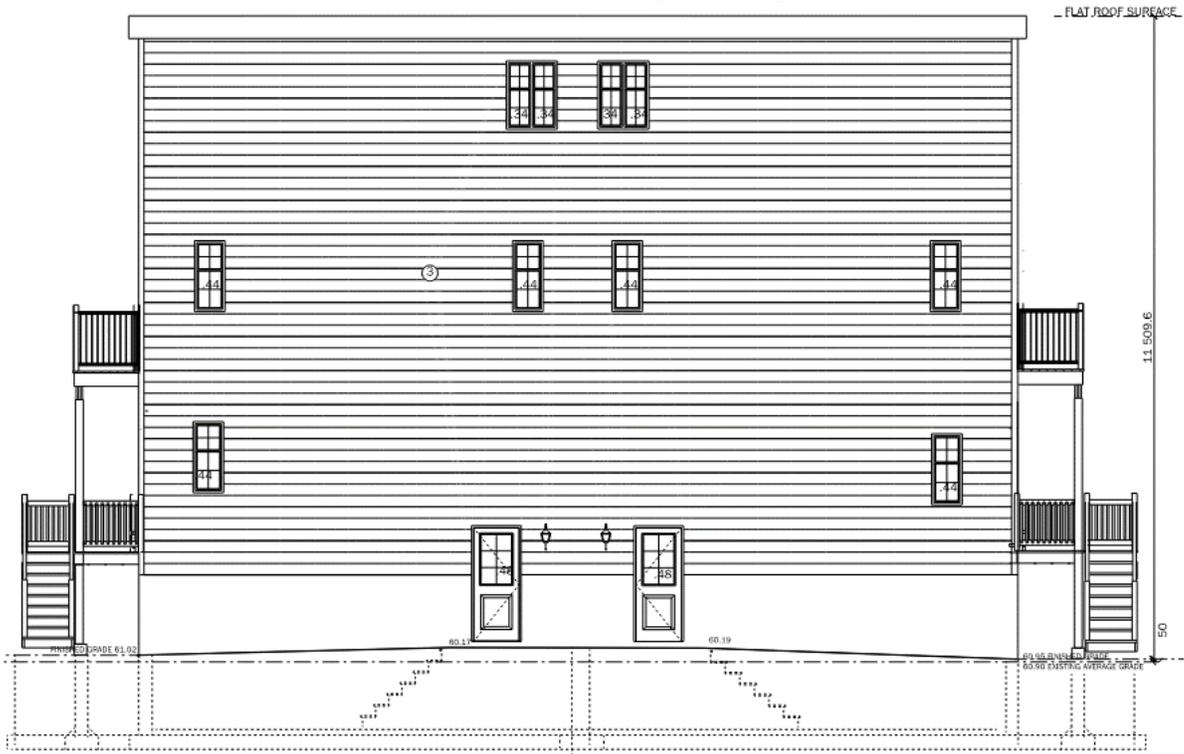


Figure 5. Typical Front Elevation (3-storey)



Figure 6. Typical Side Elevation (3-Storey)



One 2-storey long semi-detached dwelling and three 3-storey long semi-detached dwellings are proposed on the Subject Site (see Figures 3 to 6). The proposed dwellings will each have frontage on Bloomfield Avenue. All areas of the corner side yard on lot 1 and front yards, excluding porches, walkways and shared driveways, will be developed with soft landscaping. Although the Zoning By-law does not require the provision of parking spaces, three parking spaces are provided for each proposed building. Shared driveways between lots 1 and 2, and between lots 3 and 4 will provide access to parking spaces located in the rear yard from Bloomfield Avenue.

Reciprocal Severance Applications

Severance Application 1:

This application will sever Part 5 on the draft reference plan from 325 Bloomfield Avenue and add this part to 265 Churchill Avenue North (see Figure 7). This application will add 0.98 metres of frontage along Bloomfield Avenue and 30.7 square metres of land to the property at 265 Churchill Avenue North (see Figure 6). The proposed lot addition will be perfected prior to completing severance applications 2, 3, 4 and 5.

Severance Application 2:

This application will create the lot labelled as Part 1 and Part 2 on the Draft Reference Plan (Figure 7). Part 1 and Part 2 will have a total area of 351.6 square metres, a depth of 30.18 metres, and a frontage of 11.65 metres on Bloomfield Avenue. This lot will be occupied by one long semi-detached dwelling. To provide access to rear yard parking, an easement in favour of Part 3, Part 4 and Part 5 is required over Part 2.

Severance Application 3:

This application will create the lot labelled as Part 3, Part 4, and Part 5 on the Draft Reference Plan (Figure 7). Parts 3, 4 and 5 will have a total area of 279 square metres, a depth of 30.18 metres, and a frontage of 9.24 metres on Bloomfield Avenue. This lot will be occupied by one long semi-detached dwelling. To provide access to rear yard parking, an easement in favour of Part 1 and Part 2 is required over Part 3.

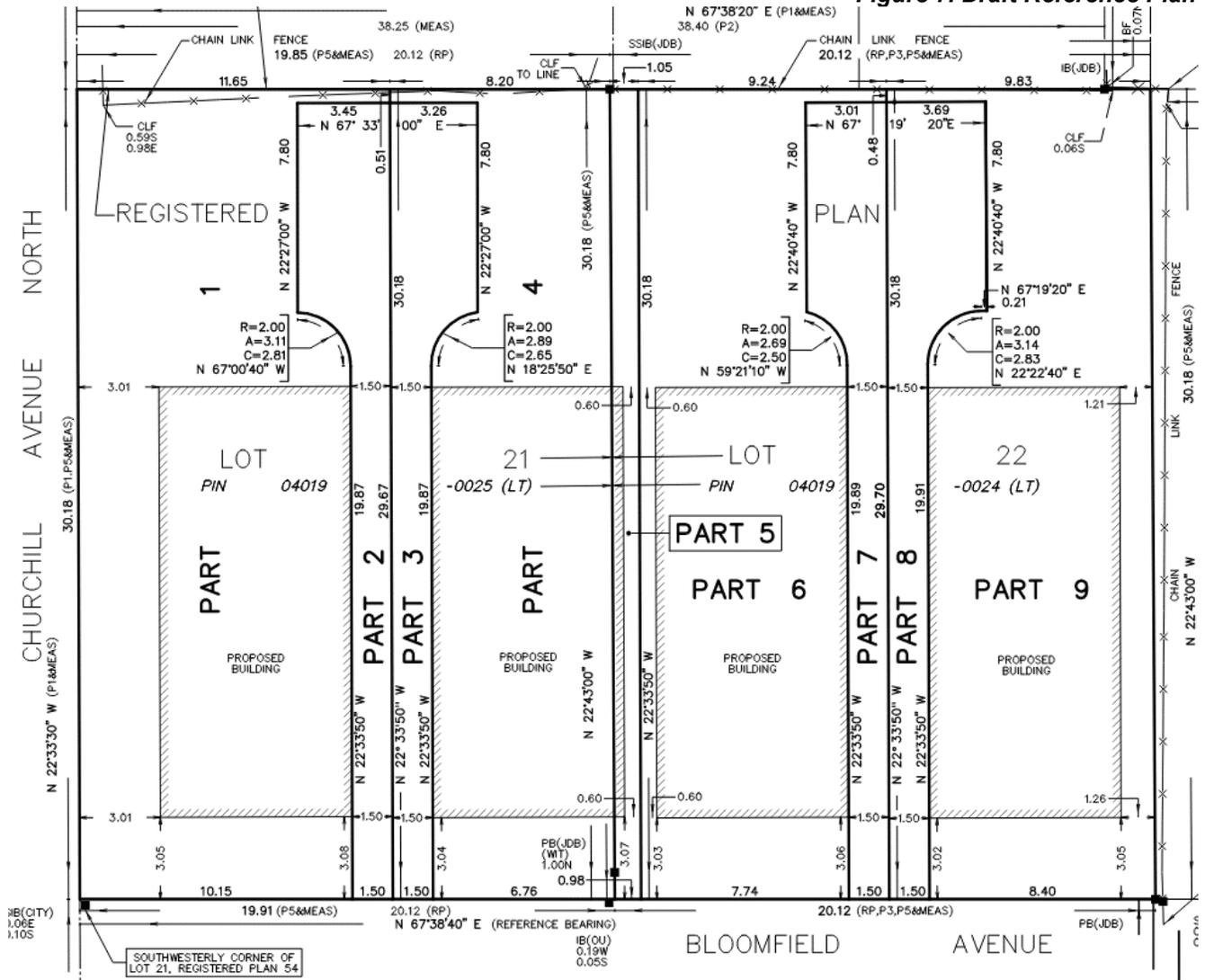
Severance Application 4:

This application will create the lot labelled as Part 6 and Part 7 on the Draft Reference Plan (Figure 7). Part 6 and Part 7 will have a total area of 278.9 square metres, a depth of 30.18 metres, and a frontage of 9.24 metres on Bloomfield Avenue. This lot will be occupied by one long semi-detached dwelling. To provide access to rear yard parking, an easement in favour of Part 8 and Part 9 is required over Part 7.

Severance Application 5:

This application will create the lot labelled as Part 8 and Part 9 on the Draft Reference Plan (Figure 7). Part 8 and Part 9 will have a total area of 297.7 square metres, a depth of 30.18 metres, and a frontage of 9.90 metres on Bloomfield Avenue. This lot will be occupied by one long semi-detached dwelling. To provide access to rear yard parking, an easement in favour of Part 6 and Part 7 is required over Part 8.

Figure 7. Draft Reference Plan



Rationale (Consent Applications)

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020.

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

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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 the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

The proposed development of four, long semi-detached dwellings on the Subject Site supports an appropriate range and mix of residential uses to meet the long-term needs of residents in the neighbourhood. The proposal also promotes cost-effective development patterns by intensifying lands within the urban boundary, minimizing land consumption and municipal servicing costs.

Planning Act

Subsection 53(1) of the Planning Act states:

“An owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).”

The proposal does not necessitate the construction of new public infrastructure, including roads and services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states:

“A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.”

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

51. (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

265 Churchill Avenue North and 325 Bloomfield Avenue are within the urban area of the City of Ottawa. The proposed severances have regard for the following matters of provincial interest:

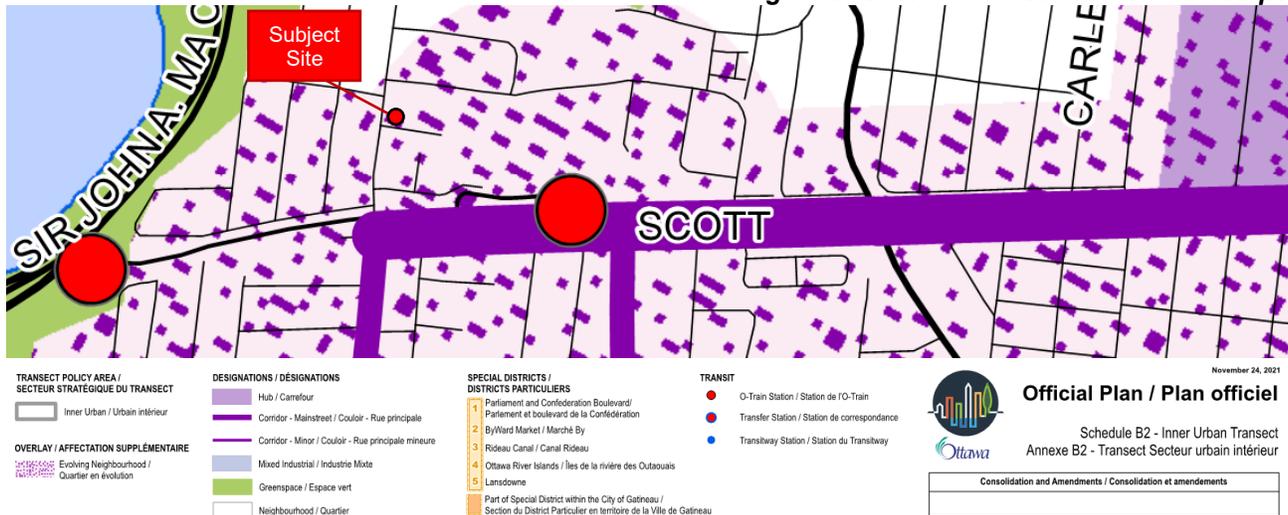
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the orderly development of safe and healthy communities;
- the adequate provision of a full range of housing, including affordable housing; and
- the appropriate location of growth and development.

(b) whether the proposed subdivision is premature or in the public interest;

The Subject Properties are located within a fully developed neighbourhood where hard and soft services are available. The proposed severances are not premature and are in the public's interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Figure 8. Official Plan Schedule B2 Excerpt



City of Ottawa Official Plan

The Subject Site is designated “Neighbourhood” within the “Evolving Neighbourhood Overlay” in the Inner Urban Transect on Schedule B2 of the City of Ottawa Official Plan. Section 3.2 of the Official Plan encourages infill and intensification within the urban area. Policy 3 of Section 3.2 of the Official Plan states that: “The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them”.

The consent to sever applications will support intensification in a Neighbourhood designation that is in proximity to Scott Street, designated as a Mainstreet Corridor, with a permitted form of housing that compliments the lot pattern, scale, and desirable characteristics of development along Churchill Avenue North and Bloomfield Avenue and contribute to the growth of 15-minute neighbourhoods (see Figure 8).

(d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed severances will facilitate development of four new long semi-detached dwellings on the Subject Site. Long semi-detached dwellings are compatible with existing land use patterns and the lot fabric of the neighbourhood.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Each side of the proposed long semi-detached dwellings will comprise a principal dwelling unit and two additional dwelling units, increasing the range of housing options available in the area.

(e) 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;

Not applicable.

(f) the dimensions and shapes of the proposed lots;

The proposed severances will result in lot widths and lot areas for the newly created parcels that are compatible with existing land use patterns and the lot fabric of the neighbourhood.

(g) 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;

Not applicable.

(h) conservation of natural resources and flood control;

The Subject Site is not within or adjacent to a flood plain or any areas of natural interest.

(i) the adequacy of utilities and municipal services;

The proposed lots will connect to existing utilities and municipal services.

(j) the adequacy of school sites;

Hilson Avenue Public School and Churchill Alternative School are in proximity to the Subject Site.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

It is anticipated that cash-in-lieu of parkland dedication will be a condition of approval.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Infill and intensification within the urban area efficiently utilizes energy (infrastructure, services, transit, etc.) and land.

(m) 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); 2016, c. 25, Sched. 4, s. 8 (2).

Not applicable.

The proposed consent applications on the Subject Site represent good land use planning.

Minor Variance Applications

The proposed long semi-detached dwelling on Lot 1 fully conforms with provisions of the R3EE zone.

Minor Variance Application 1 (Lot 2 – Parts 3, 4 and 5):

- a) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- b) To permit a reduced lot area of 279.0 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- c) To permit a reduced interior side yard setback of 0.6 metres along the east property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- d) To permit an increased building height of 11.6 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

Minor Variance Application 2 (Lot 3 – Parts 6 and 7):

- e) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- f) To permit a reduced lot area of 278.9 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- g) To permit a reduced interior side yard setback of 0.6 metres along the west property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- h) To permit an increased building height of 11.7 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

Minor Variance Application 3 (Lot 4 – Parts 8 and 9):

- i) To permit a reduced lot width of 9.9 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- j) To permit a reduced lot area of 297.7 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- k) To permit an increased building height of 11.8 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

Rationale (Minor Variance Applications)

The minor variances listed above meet the four tests for minor variance under Section 45(1) of the Planning Act.

The first test for minor variance is that the general intent and purpose of the Official Plan is maintained.

City of Ottawa Official Plan

Section 3.2 of the Official Plan encourages infill and intensification within the urban area. Policy 3 of Section 3.2 of the Official Plan states that: *“The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them.”*

The proposed development on the Subject Site is an example of infill and intensification within the Inner Urban Transect and Neighbourhood designation. The proposed development supports the creation of 15-minute neighbourhoods and will contribute to residential intensification in a Neighbourhood designation that is adjacent to lands designated as Corridors in the Official Plan.

The Subject Site is designated “Neighbourhood” within the “Evolving Neighbourhood Overlay” in the Inner Urban Transect on Schedule B2 of the Official Plan. Policy 1 of Section 5.2.4 of the Official Plan states that: “Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework”. The proposed development on the Subject Site is within walking distance of Scott Street, designated “Mainstreet Corridor” in the Official Plan. The proposed development will contribute to residential growth within the Inner Urban Transect and Neighbourhood designations to meet the targets of the Growth Management Framework.

Figure 9. 400 metre radius from Subject Site



Policy 1a) of Section 5.6.1.1 of the Official Plan states that: “The Evolving Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station.” The Subject Site is suitable for intensification being located within 400-metres radius of the planned Westboro O-Train station (see Figure 9).

Policy 3a) of Section 5.6.1 of the Official Plan states that: *“The City will be supportive of applications for low-rise intensification that seek to move beyond the development standards of the underlying zone”*. The Subject Site is in a suitable location to move beyond the development standards of the underlying R3EE zone and will contribute to achieving intensification objectives by providing reduced lot widths, reduced lot areas and reduced interior side yard setbacks and increased building heights required to facilitate the proposed development.

The minor variances maintain the general intent and purpose of the Official Plan

The second test for minor variance is that the general intent and purpose of the Zoning By-law is maintained.

The Subject Site is zoned Residential Third Density, Subzone EE (R3EE) under the City of Ottawa Zoning By-law 2008-250. The purpose of the R3 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.”

The requested minor variances are to facilitate the development of four, long semi-detached dwellings, which are a permitted use in the R3 zone. The proposed development meets the performance standards for front yard setback, front yard soft landscaping, corner side yard setback, interior side yard setbacks on Lot 1 and Lot 4, rear yard setback and rear yard soft landscaping.

Provisions of the Residential Third Density, Subzone EE zone require a minimum lot width of 10 metres and a minimum lot area of 300 square metres for a long semi-detached dwelling. Lot 2 will be 9.2 metres in lot width and 279.0 square metres in lot area. Lot 3 will be 9.2 metres in lot width and 278.9 square metres in lot area. Lot 4 will be 9.9 metres in lot width and 297.7 square metres in lot area. The proposed severances will create three lots with lot widths and lot areas that are only marginally less than required by the zoning by-law.

A Streetscape Character Analysis determined that the Subject Site is within character group “B” and individual or shared driveways form the dominant character for the Subject Site. Provisions of Table 140B of the Zoning By-law permit a single or shared driveway providing access to each dwelling unit in character group “B”.

The requested minor variances are to facilitate a reduced lot width, a reduced lot area and an increased maximum building height for Lots 2, 3 and 4, and a reduced interior side yard setback on one side for Lot 2 and Lot 3. A fully conforming interior side yard setback is provided on the opposite side of each proposed lot to facilitate access to parking spaces in the rear yard. Low-rise residential uses including long-semi detached dwellings are permitted in the R3EE zone. The requested variances meet the intent of purpose 1 of the R3 zone. The proposed long semi-detached dwellings are compatible with existing low-rise residential development along Lanark Avenue, Beechgrove Avenue and Selby Avenue and will contribute to maintaining the residential character of the neighbourhood.

The minor variances meet the general intent and purpose of the Zoning By-law 2008-250.

The third test for minor variance is that the minor variance is considered desirable for the use of land.

Figure 10. Lot widths on Churchill Avenue North and the Surrounding Area



Variations a), e) and i) request a reduced lot width of 9.2 metres for Lot 2 and Lot 3, and a reduced lot width of 9.9 metres for Lot 4; whereas the By-law requires a lot width of 10.0 metres for long semi-detached dwellings (Section 160, Table 160, Row EE, Column IV). The requested variances for reduced lot width on the newly created lots are compatible with the lot fabric of the neighbourhood. Specifically, several lots in the surrounding area have a lot width less than 10.0 metres as required in the By-law (See Figure 10). The proposed lot widths for the newly created Lots 2, 3 and 4 are appropriate in this location.

Figure 11. Lot areas on Churchill Avenue North and the Surrounding Area



Variations b), f) and j) request a reduced lot area of 279.0 square metres for Lot 2, a reduced lot area of 278.9 square metres for Lot 3, and a reduced lot area of 297.7 square metres for Lot 4; whereas the By-law requires a minimum lot area of 300 square metres. This infill development supports intensification while having regard for existing uses, built form, and lot fabric of the neighbourhood. The reduced lot area allows the proposed development to fit in with the surrounding lot fabric. A smaller lot area promotes intensification and is compatible with the overall character and lot fabric of the neighbourhood.

There are several lots in the surrounding neighbourhood with lot areas less than required by provisions of the zoning by-law (See Figure 11). Smaller lot areas on the Subject Site are consistent with the lot fabric of the surrounding neighbourhood and will facilitate infill and intensification. The requested minor variances are compatible with the existing patterns of residential development along Lanark Avenue Beechgrove Avenue and Selby Avenue.

Figure 12. Interior Side Yards on Churchill Avenue North and the Surrounding Area

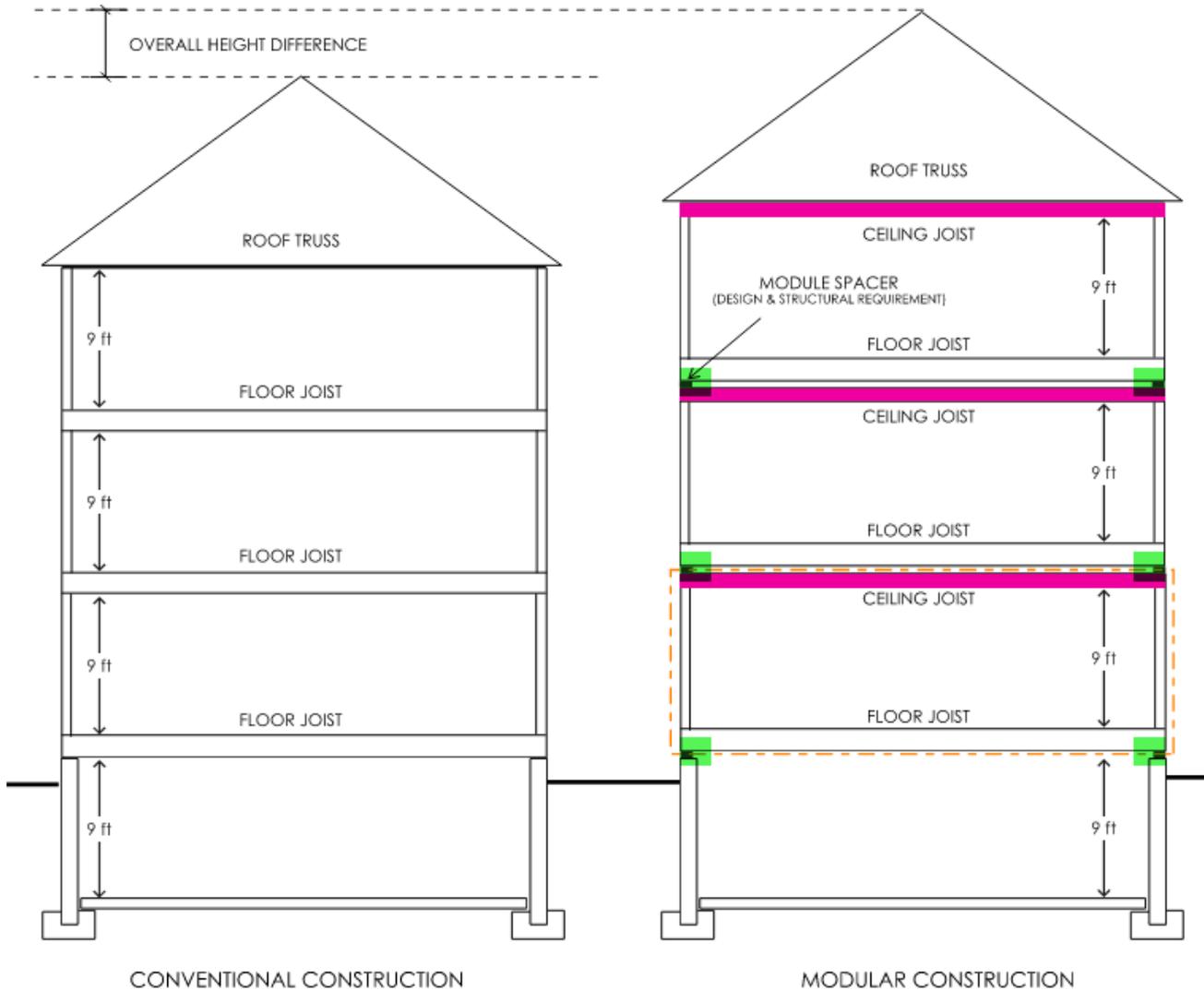


Variations c) and g) request a reduced interior side yard setback of 0.6 metres on one side for Lot 2 and Lot 3; whereas the By-law requires a minimum interior side yard setback of 1.2 metres. A fully conforming corner side yard setback and interior side yard setbacks are provided on Lot 1 and Lot 4. This infill development supports intensification while having regard for existing uses, built form, and lot fabric of the neighbourhood. The reduced interior side yard setbacks on one side of each lot allow the proposed development to fit in with the surrounding lot fabric. A reduced interior side yard setback promotes intensification and is compatible with the overall character and lot fabric of the neighbourhood. There are several lots in the surrounding neighbourhood with interior side yard setbacks that are less than required by the Zoning By-law (See Figure 12). Eleven lots on Lanark Avenue have interior side yard setbacks of less than 1.2 metres. A reduced interior side yard setback is consistent with the built form characteristics of the surrounding neighbourhood and facilitates infill and intensification. The requested minor variations are compatible with the existing patterns of residential development along Lanark Avenue, Beechgrove Avenue and Selby Avenue.

Variations d), h) and k) request an increased maximum building height of 11.6 metres for Lot 2, an increased maximum building height of 11.7 metres for Lot 3, and an increased maximum building height of 11.8 metres for Lot 4; whereas the By-law permits a maximum building height of 11 metres. The existing municipal sanitary sewer in Bloomfield Avenue has a shallow depth, approximately 1.5 m below grade. To avoid the requirement for pumping, the underside of footing elevation of the proposed buildings must be at an elevation of 59.35 m or greater. As a result, the first floor elevations will be at

62.32 m or greater, which is approximately 1.5 m above the proposed grades at the foundation. Based on the existing depth of the sanitary sewer, a minor increase to the total building height is required. A letter from D.B. Gray Engineering confirming the depth of existing services is included as *Appendix A*.

Figure 13. Comparison of required building height (Conventional vs Modular)



The buildings are proposed to be developed using a modular design to increase construction quality and efficiency. As highlighted in pink on Figure 13 above, a modular construction requires the use of additional structural elements for the purposes of on-site assembly. Using a standard 9-foot ceiling height, modular construction results in a minor increase to the maximum height requirements for a three-storey building when compared to conventional construction.

This infill development supports intensification while having regard for existing uses, built form, and lot fabric of the neighbourhood. Based on the challenges presented by the existing depth of the sanitary sewer and increased building height requirements to facilitate modular construction on the Subject Site, an increase to the maximum permitted building height of less than one metre is compatible with the overall form, scale and streetscape characteristics of the neighbourhood.

Figure 14. Transit near the Subject Site



The Subject Site is a 1-minute walk (100 metres) from transit at the intersection of Lanark / Churchill, which services the 16 and 153 bus routes. The Subject Site is also a 7-minute walk (550 metres) from the Westboro Transitway Station, which currently services over 10 bus routes (See Figure 14). The Westboro Transitway Station will be converted into a Light Rail Transit (LRT) station during Phase 2 of LRT construction. The Subject Site is located within an appropriate area for increased building heights where maintaining a low-rise scale that supports the use of active transportation and public transit. The Subject Site is near many neighbourhood amenities, such as shops and restaurants. It is also near schools, parks, and Westboro Beach (See Figure 14). The minor variances requested facilitate an appropriate form and scale of development near established neighbourhood amenities and transit services.

The requested minor variances are to facilitate a reduced lot width, a reduced lot area and an increase to the maximum permitted building height for Lots 2, 3 and 4, and a reduced interior side yard setback for one side of Lot 2 and Lot 3. The requested minor variances are consistent with the existing lot fabric and streetscape characteristics of the neighbourhood. The minor variances are considered desirable for the use of land.

The fourth test for minor variance is that the variance is considered minor in nature.

Variances a), e) and i) are requested to permit a reduced lot width for Lots 2, 3 and 4. Lot 2 and Lot 3 will be 9.2 metres in lot width, representing a reduction of 0.8m from the zoning requirement. Lot 4 will be 9.9 metres in lot width, representing a reduction of 0.1m from the zoning requirement. The requested variance for reduced lot width will have no impact on the streetscape. The requested variances to permit a reduced lot width for Lots 2, 3 and 4 will not affect the functionality of the site.

Variances b), f) and j) are requested to permit a reduced lot area for Lot 2 by 21 square metres, Lot 3 by 21.1 square metres and Lot 4 by 2.3 square metres. The requested variance to permit a reduced lot area for Lots 2, 3 and 4 will not affect the functionality of the site and will have no impact on the streetscape.

Variances c) and g) are requested to permit a reduced interior side yard setback by 0.6 metres for one side of Lots 2 and 3. The proposed development meets the performance standards for front yard setback, front yard soft landscaping, corner side yard setback on Lot 1, interior side yard setbacks on Lot 1 and Lot 4, rear yard setback and rear yard soft landscaping. The requested variances for a reduced interior side yard setback on one side of Lots 2 and 3 will have no impact on the streetscape along Bloomfield Avenue and will not affect the functionality of the site.

Variances d), h) and k) are requested to permit an increased maximum building height for Lot 2 by 0.6 metres, Lot 3 by 0.7 metres and Lot 4 by 0.8 metres. A 0.8 metre increase to the maximum permitted building height is a minor increase from the zoning provision. The requested variance to permit an increased building height for Lots 2, 3 and 4 will not affect the functionality of the site and will have no impact on the streetscape.

The requested variances are considered minor in nature.

A Streetscape Character Analysis determined that the Subject Site is within character group “B” and individual or shared driveways form the dominant character for the Subject Site. Provisions of Table 140B of the Zoning By-law permit a single or shared driveway providing access to each dwelling unit in character group “B”.

A shared driveway providing access to each proposed lot is consistent with the dominant character of the surrounding context and will have no impact on the streetscape, or on the functionality of the site.

The requested variances maintain the general intent and purpose of the City of Ottawa Official Plan and Zoning By-law 2008-250. The requested variances are considered desirable for the use of the land and are minor in nature.

The proposed development represents good land use planning.

A Tree Information Report was prepared in support of the applications for consent and minor variances by Dendron Forestry Services, dated July 27, 2022. The Tree Information Report provides recommendations on proposed tree removals for tree 1 in the rear yard based on the location of the parking area, tree 2 based on poor health and tree 3 based on location of the proposed building footprints. The accompanying Tree Replacement Plan recommends compensation plantings of four small columnar trees in the front yard and four small trees at maturity in the corner side yard. It is noted that the presence of hydro lines in the corner side yard are limiting factors for larger tree species. No impacts to existing trees on abutting properties are anticipated as a result of the proposed development.

In support of the applications for consent and minor variance, please find enclosed:

- One (1) copy of this Cover Letter;
- A Lot Addition Application Form for Part 5 (one original copy)
- A Lot Addition Sketch for Part 5 (one copy of 11x17 and one 8 ½x11)
- A Severance Application Form for Part 1 and Part 2 (one original copy)
- A Severance Application Form for Parts 3, 4 and 5 (one original copy)
- A Severance Application Form for Part 6 and Part 7 (one original copy)
- A Severance Application Form for Part 8 and Part 9 (one original copy)
- A Severance Sketch for Part 1 and Part 2 (one copy of 11x17 and one 8 ½x11)
- A Severance Sketch for Parts 3, 4 and 5 (one copy of 11x17 and one 8 ½x11)
- A Severance Sketch for Part 6 and Part 7 (one copy of 11x17 and one 8 ½x11)
- A Severance Sketch for Part 8 and Part 9 (one copy of 11x17 and one 8 ½x11)
- A Minor Variance Application Form for Parts 3, 4 and 5 (one original copy)
- A Minor Variance Application Form for Part 6 and Part 7 (one original copy)
- A Minor Variance Application Form for Part 8 and Part 9 (one original copy)
- A Minor Variance Sketch (one copy of 11x17 and one 8 ½x11)
- Plan of Survey (one copy of 11x17 and one 8 ½x11)
- Parcel Abstract for 265 Churchill Avenue North (one copy)
- Parcel Abstract for 325 Bloomfield Avenue (one copy)
- Draft Reference Plan (one copy of 11x17 and one 8 ½x11)
- Site Plan (one copy of 11x17 and one 8 ½x11)
- Elevation Plans (one copy of 11x17 and one 8 ½x11)
- Tree Information Report (one copy)
- Conceptual Elevation (Conventional vs. Modular Construction)

Should you have any questions regarding these applications, please do not hesitate to contact the undersigned.

Yours truly,

NOVATECH



Jeffrey Kelly, MCIP, RPP
Project Planner

Appendix A:
Servicing Memo

D.B. Gray Engineering Inc.

Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains

700 Long Point Circle
Ottawa, ON K1T 4E9

613-425-8044
d.gray@dbgrayengineering.com

July 29, 2024

Antilia Homes
326 Churchill Ave N,
Ottawa, ON
K1Z 5B9

Attention: Ravi Shanghavi

By email: ravi@antiliahomes.com

Dear Ravi:

Re: 325-331 Bloomfield Avenue, Ottawa

The existing municipal sanitary sewer in Bloomfield Avenue is as little as 1.5 m deep. As a result, to avoid a pumping situation, the underside of footing elevation of the proposed buildings have to be at 59.35 m or higher. This means that the first floor elevations have to be at 62.32 m or higher, which is about 1.1 m to 1.5 m above the proposed grades at the foundation.

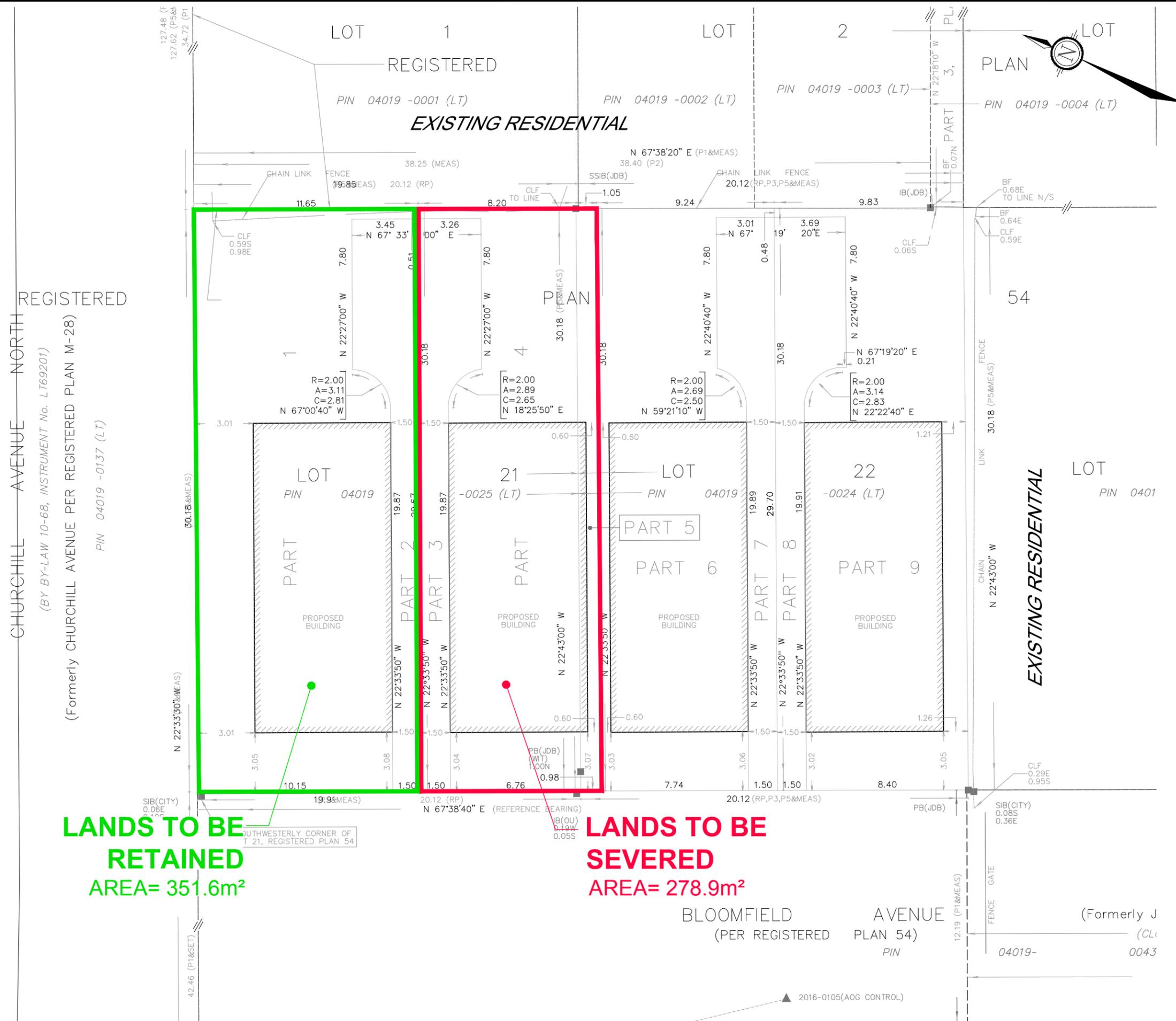
If you have any questions or require further clarification, please do not hesitate to contact me.

Sincerely yours,



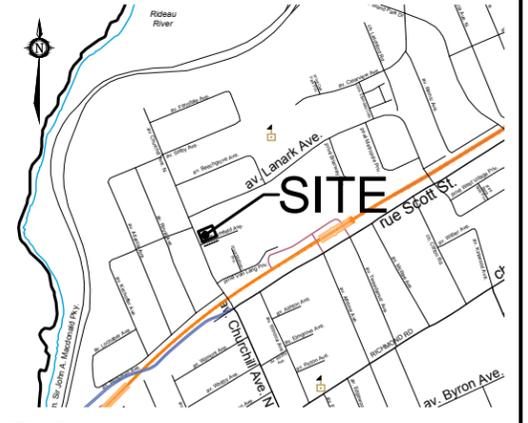
Douglas B. Gray, P.Eng.

M:\2018\118130\CAD\Planning\Figures\118130-SEV.dwg, SEV 3, Aug 12, 2024 - 9:50am, mleat



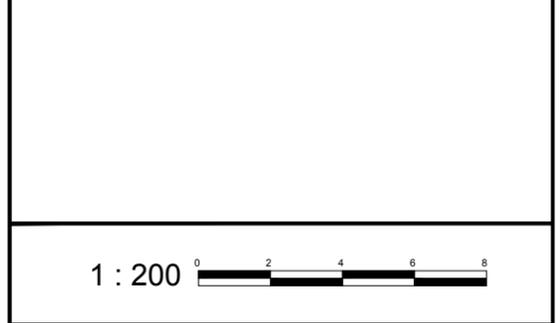
LANDS TO BE RETAINED
 AREA= 351.6m²

LANDS TO BE SEVERED
 AREA= 278.9m²



SEVERANCE APPLICATION #3
 265 CHURCHILL AVENUE

LOTS 21 AND 22
 REGISTERED PLAN 54;
 CITY OF OTTAWA



| No. | REVISION | DATE | BY |
|-----|----------------------------------|-------------|----|
| 1. | ISSUED FOR SEVERANCE APPLICATION | AUGUST 9/24 | JK |

NOVATECH
 Engineers, Planners & Landscape Architects
 Suite 200, 240 Michael Cowpland Drive
 Ottawa, Ontario, Canada K2M 1P6
 Telephone: (613) 254-9643
 Facsimile: (613) 254-5867
 Website: www.novatech-eng.com

ISSUED
AUGUST 2024
 PROJECT No. **118130**
 DRAWING No. **118130-SEV3**

**Minor Variance Application 1
(Lot 2 - Parts 3, 4 and 5):**

- a) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- b) To permit a reduced lot area of 278.9 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- c) To permit a reduced interior side yard setback of 0.6 metres along the east property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- d) To permit an increased building height of 11.6 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

**Minor Variance Application 2
(Lot 3 - Parts 6 and 7):**

- e) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- f) To permit a reduced lot area of 278.9 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- g) To permit a reduced interior side yard setback of 0.6 metres along the west property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- h) To permit an increased building height of 11.7 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

**Minor Variance Application 3
(Lot 4 - Parts 8 and 9):**

- i) To permit a reduced lot width of 9.9 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- j) To permit a reduced lot area of 297.7 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- k) To permit an increased building height of 11.8 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

**Committee of Adjustment
Received | Reçu le
2024-08-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation**



MINOR VARIANCE APPLICATION

**265 CHURCHILL AVENUE &
325 BLOOMFIELD AVENUE**

LOT 21 & 22
REGISTERED PLAN 54;
CITY OF OTTAWA



| No. | REVISION | DATE | BY |
|-----|----------------------------------|-----------|----|
| 1. | ISSUED FOR SEVERANCE APPLICATION | AUG 01/24 | JK |

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
AUGUST, 2024
PROJECT No.
118130
DRAWING No.
118130-MV

\\novatech2018\nova2\2018\118130\CAD\Planning\Figures\118130-MV.dwg, MV, Aug 01, 2024 - 9:22am, mleat



LOT 20
REGISTERED PLAN 267

Committee of Adjustment
Received | Reçu le
2024-08-22
City of Ottawa / Ville d'Ottawa
Comité de dérogation

PART 2 - SURVEY REPORT

DESCRIPTION
 LOT 21 ON REGISTERED PLAN 54, BEING ALL OF PIN 04019-0025 (LT), IN THE CITY OF OTTAWA
 LOT 22 ON REGISTERED PLAN 54, BEING ALL OF PIN 04019-0024 (LT), IN THE CITY OF OTTAWA
 - REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY NONE
 - **BOUNDARY FEATURES ON LOT 21**
 NOTE LOCATION OF THE CEDAR HEDGE, THE TREES, THE OVERHEAD TELEPHONE CABLES AND THE CONCRETE PATIO TILE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.
 NOTE LOCATION OF THE OVERHEAD UTILITY CABLES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.
 NOTE LOCATION OF THE CHAIN LINK FENCE, THE TELEPHONE POLE AND ANCHOR ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

BOUNDARY FEATURES ON LOT 22
 NOTE LOCATION OF THE CEDAR HEDGE, THE TREES, THE OVERHEAD TELEPHONE CABLES AND THE CONCRETE PATIO TILE ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.
 NOTE LOCATION OF THE CHAIN LINK FENCE, THE TELEPHONE POLE AND ANCHOR ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING

**LOTS 21 AND 22
REGISTERED PLAN 54
CITY OF OTTAWA**

J.D. BARNES LIMITED
© COPYRIGHT 2021
SCALE 1 : 150

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE MTM GRID, AND REFERRED TO THE NORTHERLY LIMIT OF BLOOMFIELD AVENUE, HAVING A BEARING OF N 67°38'40" E, AS SHOWN ON PLAN 4R-29852.
 DISTANCES ARE GROUND.
 ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.
 COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.
 NOTES ON TREES
 - TREE DIMENSIONS ARE SHOWN +/- HEREON
 - DIAMETER OF TREES TAKEN AT 1.2m ABOVE GRADE
 - RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

LEGEND

| | | |
|------|---------|---|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | ROUND IRON BAR |
| IB | DENOTES | IRON BAR |
| PB | DENOTES | PLASTIC BAR |
| MEAS | DENOTES | MEASURED |
| OU | DENOTES | ORIGIN UNKNOWN |
| WT | DENOTES | WITNESS |
| P | DENOTES | PLAN 5R-14441 |
| P1 | DENOTES | PLAN 4R-29852 |
| P2 | DENOTES | PLAN 4R-1230 |
| P3 | DENOTES | SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S. |
| P4 | DENOTES | DATED DECEMBER 2, 1963 |
| RP | DENOTES | REGISTERED PLAN 54 |
| RP1 | DENOTES | REGISTERED PLAN 262 |
| JDB | DENOTES | J.D. BARNES LTD. |
| MER | DENOTES | M.E. RENAUD, O.L.S. |
| B57 | DENOTES | FAIRHALL, MOFFATT & WOODLAND LIMITED |
| 1236 | DENOTES | PAUL A. RIDDELL LTD. |
| CITY | DENOTES | CITY OF OTTAWA |
| RMOC | DENOTES | REGIONAL MUNICIPALITY OF OTTAWA-CARLETON |
| — | DENOTES | PROPERTY LINE |

N=NORTH / S=SOUTH / E=EAST / W=WEST

TOPOGRAPHIC LEGEND

| | | |
|----------|---------|----------------------------|
| GAR SILL | DENOTES | GARAGE SILL |
| TOW | DENOTES | TOP OF WALL |
| FDN | DENOTES | FOUNDATION |
| CONC | DENOTES | CONCRETE |
| C/L | DENOTES | CENTERLINE |
| DEC TR | DENOTES | DECIDUOUS TREE |
| DIA | DENOTES | DIAMETER |
| RAD | DENOTES | RADIUS |
| ANC | DENOTES | ANCHOR |
| CLF | DENOTES | CHAIN LINK FENCE |
| BF | DENOTES | BOARD FENCE |
| • TP | DENOTES | TELEPHONE POLE |
| • GM | DENOTES | GAS METER |
| • WV | DENOTES | WATER VALVE |
| • WK | DENOTES | WATER KEY |
| □ CB | DENOTES | CATCH BASIN |
| □ E_IB | DENOTES | HYDRO JUNCTION BOX |
| ○ MH_STM | DENOTES | STORM MANHOLE |
| ○ MH_SAN | DENOTES | SANITARY MANHOLE |
| — E | DENOTES | OVERHEAD HYDRO CABLE |
| — T | DENOTES | OVERHEAD TELEPHONE CABLE |
| — STM | DENOTES | UNDERGROUND STORM SEWER |
| — SAN | DENOTES | UNDERGROUND SANITARY SEWER |

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

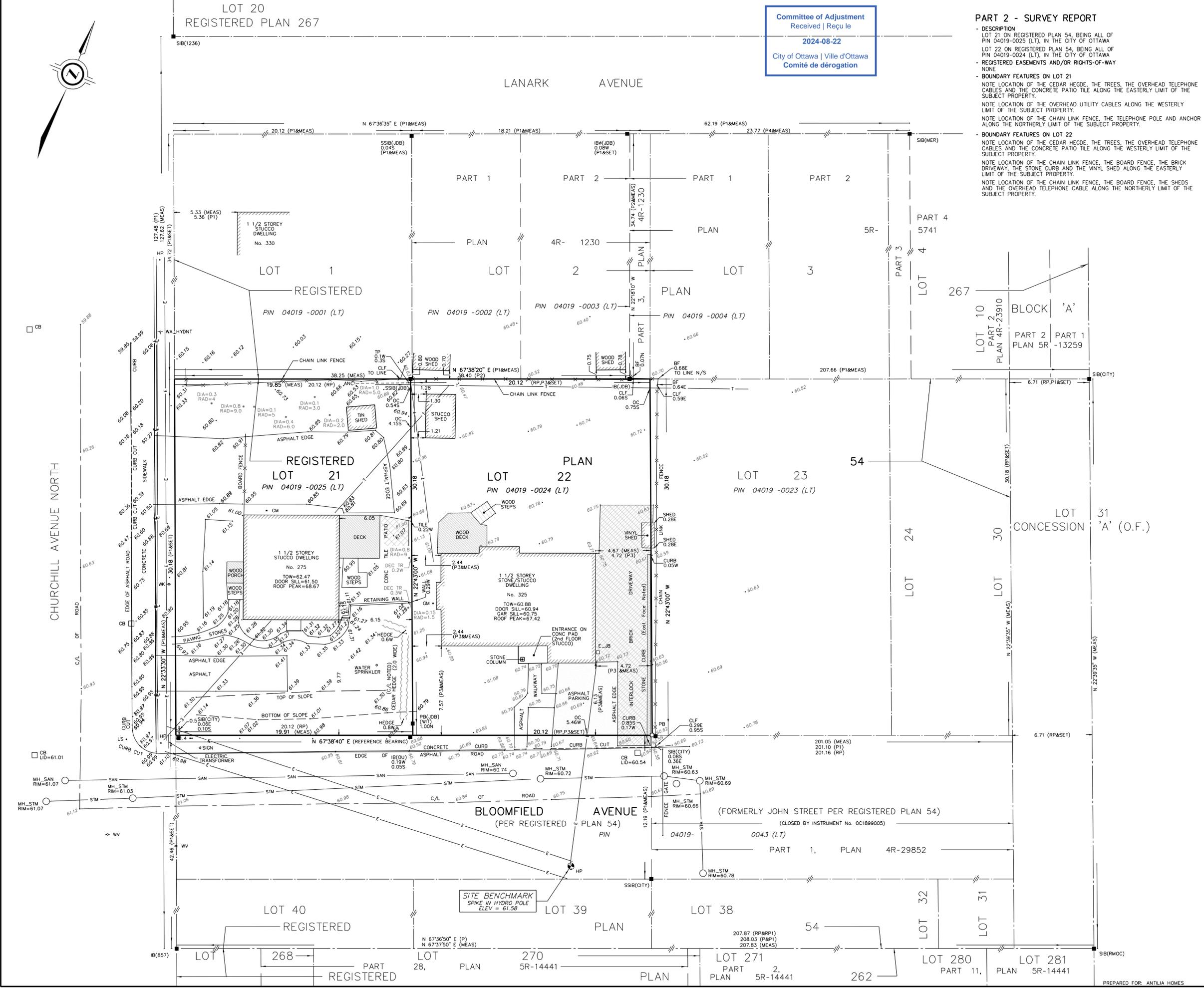
ELEVATION NOTE:
 1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
 2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK 3528 HAVING A PUBLISHED ELEVATION OF 70.220 METRES (CGVD-1928 DATUM).

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 9, 2021.

JANUARY 18, 2022
DATE
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

J.D. BARNES LIMITED SURVEYING MAPPING GIS
 LAND INFORMATION SPECIALISTS
 62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP CHECKED BY: GZ REFERENCE NO.: 21-10-156-00 REV 1
 PLOTTED: 1/18/2022 DATED: 01/18/22



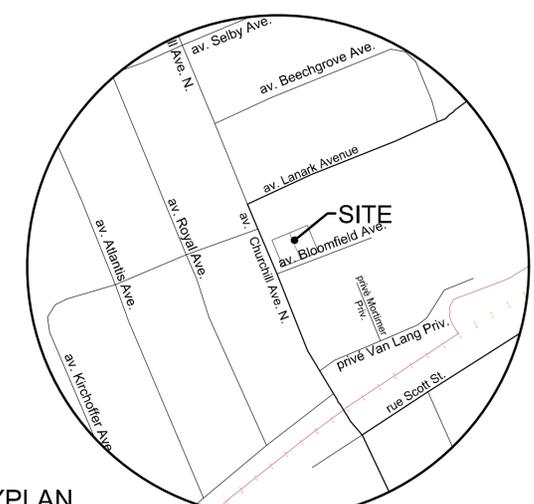
LEGEND

-  Property Line
-  Window Well
-  Soft Landscaping
-  Asphalt
-  CB

SITE STATISTICS:

| | Required | Provided Lot 1 | Provided Lot 2 | Provided Lot 3 | Provided Lot 4 |
|--|----------|---------------------|---------------------|---------------------|---------------------|
| Minimum Lot Width (m) | 10 | 11.65 | 9.24 | 9.24 | 9.89 |
| Minimum Lot Area | 300 | 351.7m ² | 278.9m ² | 278.9m ² | 297.7m ² |
| Minimum Front Yard (m) | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 |
| Minimum Corner Side Yard (m) | 3.0 | 3.0 | n/a | n/a | n/a |
| Minimum Interior Side Yard (m) | 1.2 | 1.5 | 0.6 | 0.6 | 1.2 |
| Minimum Rear Yard (m) [30% of lot depth] | 9.05 | 11.0 | 11.0 | 11.0 | 11.0 |
| Maximum Building Height (m) | 11 | 8.2 | 11.6 | 11.7 | 11.8 |
| Relief Requested | | | | | |

Committee of Adjustment
Received | Reçu le
2024-08-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation



KEYPLAN
NOT TO SCALE

SITE PLAN

265 CHURCHILL AVENUE & 325 BLOOMFIELD AVENUE

LOTS 21 AND 22
REGISTERED PLAN 54
CITY OF OTTAWA



SCALE 1:100

| No. | REVISION | DATE | BY |
|-----|----------------------|------------|----|
| 2 | REVISED PORCH DESIGN | JULY 30/24 | JK |
| 1 | ISSUED FOR REVIEW | JAN 27/23 | JK |

NOVATECH

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

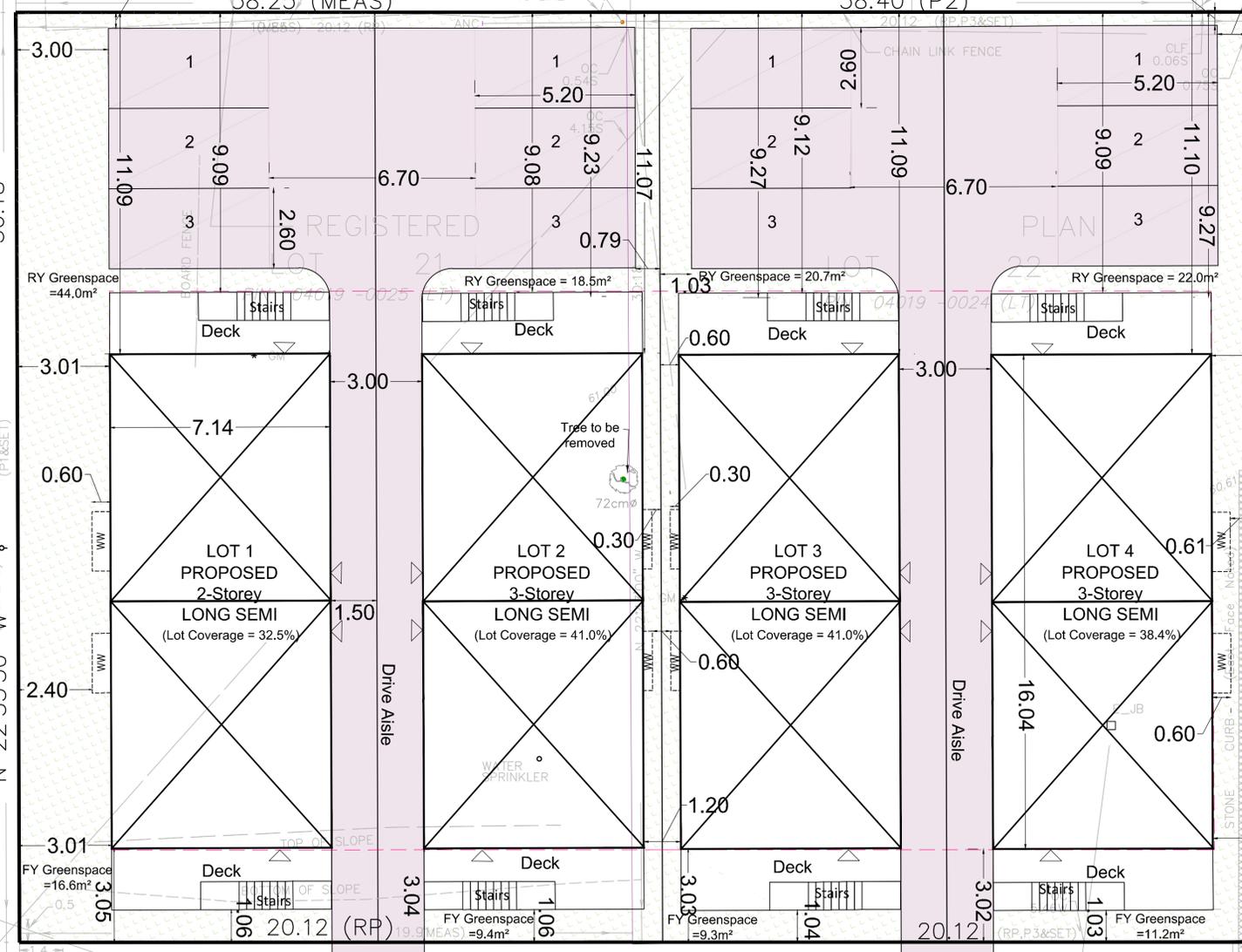
Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

| | |
|-------------|------------|
| ISSUED | JULY, 2024 |
| PROJECT No. | 118130 |
| DRAWING No. | 118130-SP |

SOURCE REFERENCE:
Legal / Topographic Information: *Surveyors Real Property Report with Topographic Information (Ref: 21-10-152-00)*
J. D. Barnes Ltd. / Nov 09, 2021 / MTM Zone 9, NAD 83 CSRS

CHURCHILL AVENUE NORTH

BLOOMFIELD AVENUE
(PER REGISTERED PLAN 54)



M:\2018\118130\CAD\Planning\Site Plans\118130-SP.dwg, SP-A1, Jul 30, 2024 - 11:54am, webdes

DXX-XX-XX-XXXX

#XXXXX

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 1 - 331 BLOOMFIELD

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

Committee of Adjustment
Received | Reçu le

2024-08-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

FIBRE CEMENT, EXTERRA, 1X(WIDTH)
WOOD, COMPOSITE OR CELLULAR PVC
TRIM OR SIMILAR EXTERIOR GRADE PANEL
DETERMINED ON SITE BY CONTRACTOR.

**BEECHWOOD BUILDING
DESIGN SERVICES**



**ADDRESS OF THIS
CONSTRUCTION PROJECT:**
325 BLOOMFIELD AVE. D

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.

DESIGNER: *Dean Buchholz* Signature: [Signature] 38070
ID: [ID]

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.

REGISTRATION NUMBER: 27040
Firm Name: BEECHWOOD BUILDING DESIGN SERVICES
DATE: [DATE]

A-09

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING #1

BEECHWOOD BUILDING
DESIGN SERVICES



ADDRESS OF THIS
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:



EXISTING AVERAGE GRADE = 61.00
USF = 59.35

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1.(3) & (4) of the Ontario Building Code.

DEAN BUCHHEITZ
name: Signature: 38070 BCIN #:

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1.(3) & (4) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES
Firm Name: 27060 BCIN #:
DATE:

- | | | | |
|---|----------------------------|---|--|
| ① | STONE CLADDING | ⑧ | PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH |
| ② | DECK APRON | ⑨ | FIBRE CEMENT, EXTERIOR, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL |
| ③ | HARDIBOARD SIDING -01 | ⑩ | GUARDRAIL |
| ④ | RECLAIMED (OR NEW) BRICK | ⑪ | VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION) |
| ⑤ | PAVING | ⑫ | PREFINISHED METAL FASCIA |
| ⑥ | EXTERIOR LIGHT | ⑬ | PREFINISHED METAL FLASHING |
| ⑦ | #235 MIN. ASPHALT SHINGLES | | |

A-10

REAR ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 1 - 331 BLOOMFIELD

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL DETERMINED ON SITE BY CONTRACTOR.

BEECHWOOD BUILDING DESIGN SERVICES



ADDRESS OF THIS CONSTRUCTION PROJECT:

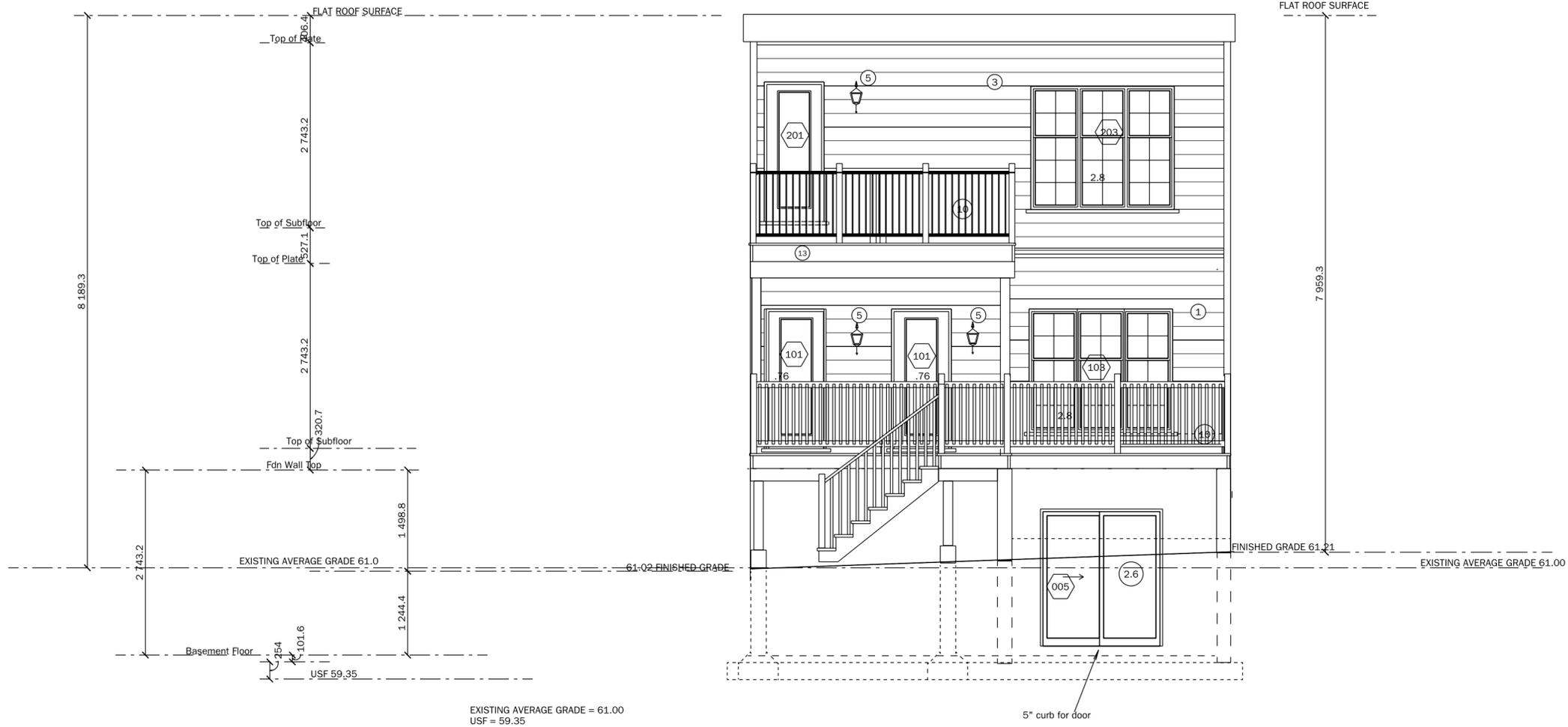
325 BLOOMFIELD AVE. D

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code.
 DEAN BUCHHEITZ *Dean Buchheitz* 38870
 name: Signature: BCIN #:

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code.
 BEECHWOOD BUILDING DESIGN SERVICES 27000
 Firm Name: BCIN #:
 DATE:

A-11

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 1

**BEECHWOOD BUILDING
DESIGN SERVICES**



**ADDRESS OF THIS
CONSTRUCTION PROJECT:**

CONSULTANTS:

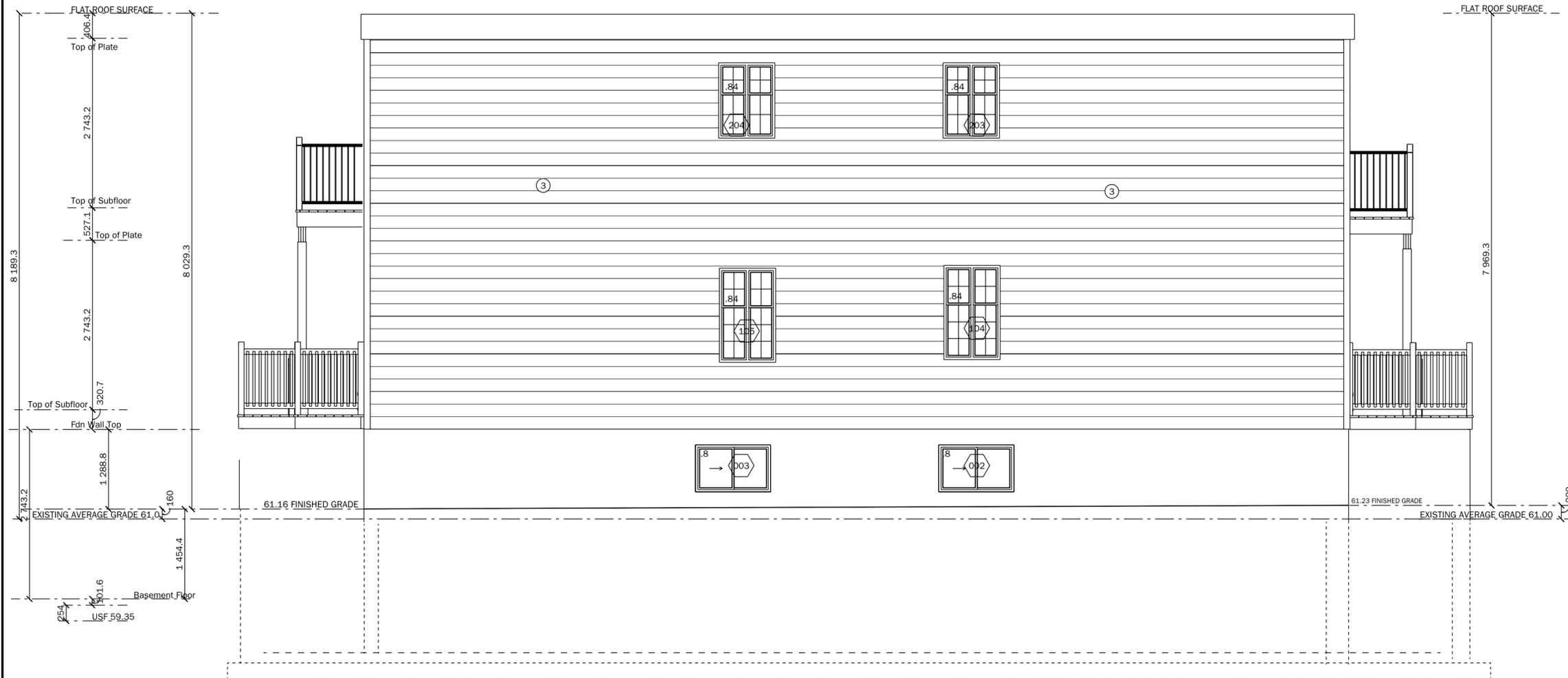
CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

AUG. 31, 2023

DRAWN BY:

A-12



EXISTING AVERAGE GRADE = 61.0
USF = 59.35

- ① CEDAR SHAKES OR VERTICALLY ORIENTED T&G PAINTED WOOD
- ② DECK APRON
- ③ WOOD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ PARGING
- ⑥ EXTERIOR LIGHT
- ⑦ #235 MIN. ASPHALT SHINGLES
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING
- ⑭ CEDAR SHAKES

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1 (2) & (4) of the Ontario Building Code.

DEAN BUCHHEITZ *Dean Buchheitz* 38870
Name: Signature: BCIN #:

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1 (2) & (4) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 37040
Firm Name: BCIN #:
DATE:

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 2 - 329 BLOOMFIELD

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING

- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

**BEECHWOOD BUILDING
DESIGN SERVICES**



**ADDRESS OF THIS
CONSTRUCTION PROJECT:**

325 BLOOMFIELD AVE. D

CONSULTANTS:

CONSULTANTS STAMP BELOW:

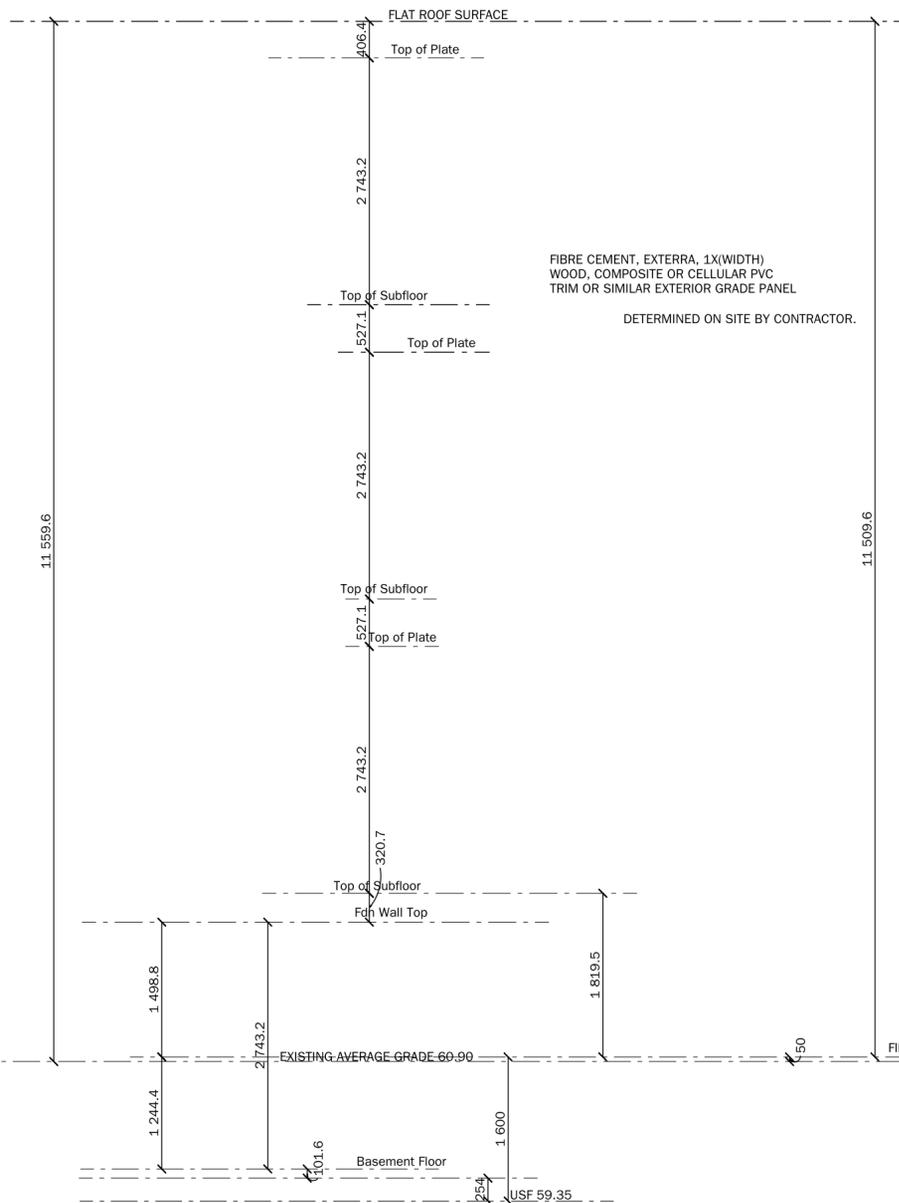
DATE OF REVIEWS/ISSUANCES:

JULY 21, 2024

AVERAGE FINISHED GRADE 60.90

DRAWN BY:

A-09



FIBRE CEMENT, EXTERRA, 1X(WIDTH)
WOOD, COMPOSITE OR CELLULAR PVC
TRIM OR SIMILAR EXTERIOR GRADE PANEL
DETERMINED ON SITE BY CONTRACTOR.

EXISTING AVERAGE GRADE = 60.9
USF = 59.35

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
QUALIFICATION INFORMATION
 Required unless design is exempt under 2.2.4.1. (2) & (4) of the Ontario Building Code.
 DESIGNER: *[Signature]* 38070
 REGISTRATION INFORMATION
 Required unless design is exempt under 2.2.4.1. (2) & (4) of the Ontario Building Code.
 DESIGNER: *[Signature]* 38070
 BEECHWOOD BUILDING DESIGN SERVICES 27040
 DATE: _____

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 2

BEECHWOOD BUILDING
DESIGN SERVICES



ADDRESS OF THIS
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-10



EXISTING AVERAGE GRADE = 60.9
USF = 59.35

- | | | | |
|---|----------------------------|---|---|
| ① | STONE CLADDING | ⑧ | PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH |
| ② | DECK APRON | ⑨ | FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL |
| ③ | HARDIBOARD SIDING -01 | ⑩ | GUARDRAIL |
| ④ | RECLAIMED (OR NEW) BRICK | ⑪ | VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION) |
| ⑤ | PARGING | ⑫ | PREFINISHED METAL FASCIA |
| ⑥ | EXTERIOR LIGHT | ⑬ | PREFINISHED METAL FLASHING |
| ⑦ | #235 MIN. ASPHALT SHINGLES | | |

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:
 QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.
 BEAN BUCHHEITZ
 name: BEAN BUCHHEITZ Signature: [Signature] BCIN #: 38070
 REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code
 BEECHWOOD BUILDING DESIGN SERVICES
 Firm Name: BEECHWOOD BUILDING DESIGN SERVICES BCIN #: 27090
 DATE:

REAR ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 2

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

**BEECHWOOD BUILDING
DESIGN SERVICES**



**ADDRESS OF THIS
CONSTRUCTION PROJECT:**
325 BLOOMFIELD AVE. D

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-11



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code.

DEAN BUCHHEITZ *Dean Buchheitz* 38870
name: Signature: BCIN #:

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1.(2) & (3) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 27040
Firm Name: BCIN #:
DATE:

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 2

BEECHWOOD BUILDING
DESIGN SERVICES



ADDRESS OF THIS
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-12



EXISTING AVERAGE GRADE = 60.90
USF = 59.35

- ② DECK APRON
- ③ HARDBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ PARGING
- ⑥ EXTERIOR LIGHT
- ⑦ #235 MIN. ASPHALT SHINGLES

- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

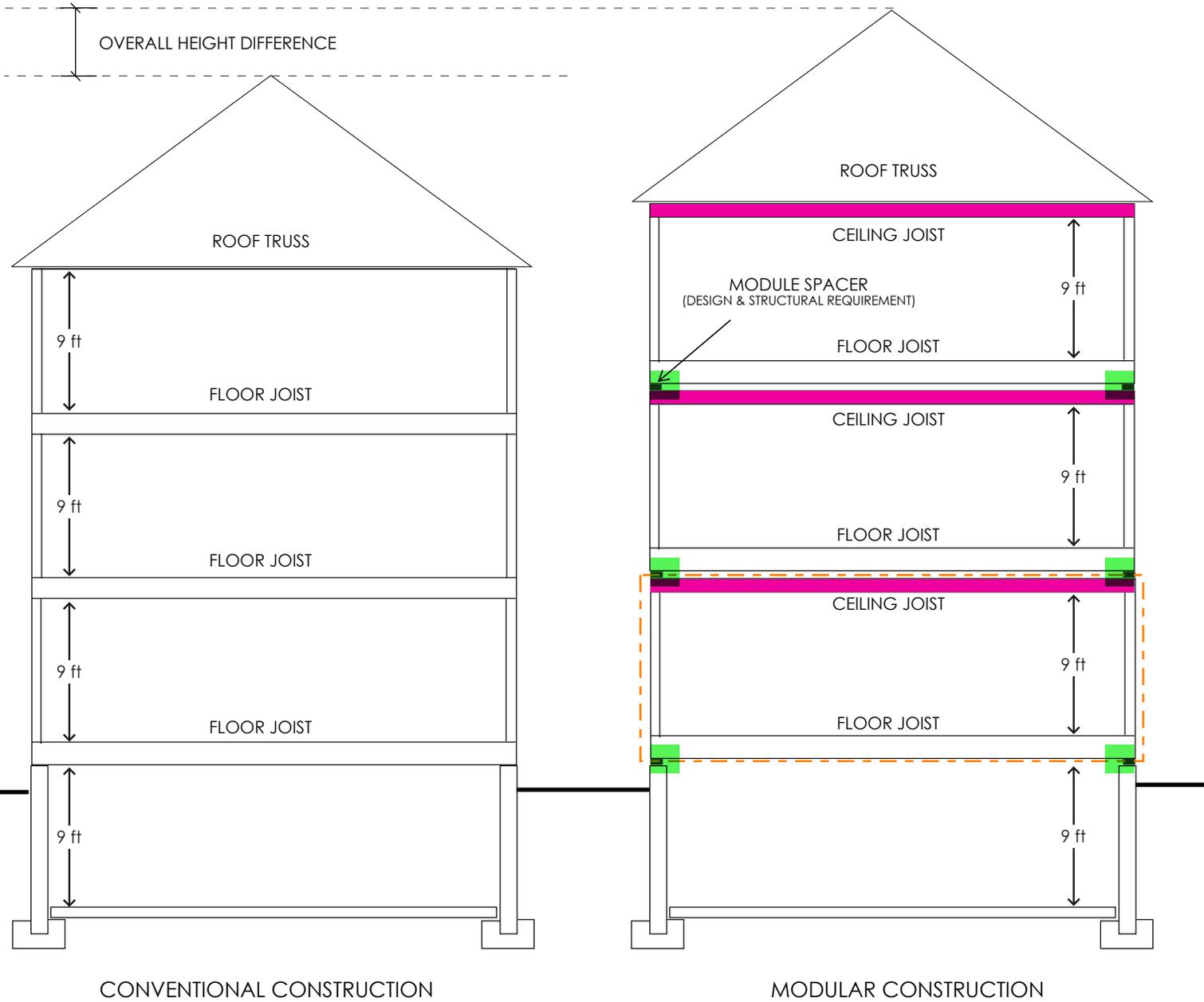
STONE CLADDING ①

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:
 QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.
 Name: *[Signature]* Signature: *[Signature]* BCIN #: 38070
 name: REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.
 BEECHWOOD BUILDING DESIGN SERVICES 27060
 Firm Name: BCIN:
 DATE:

Committee of Adjustment
Received | Reçu le

2024-08-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation



CONVENTIONAL CONSTRUCTION

MODULAR CONSTRUCTION

MODULAR SECTION DIAGRAM

23064 - ANILIA HOMES FEASIBILITY
ISSUED FOR REFERENCE

A-001

DRAFT PLAN FOR SEVERANCE

| SCHEDULE | | | | |
|----------|-----------|------|------------------------|--------------|
| PART | LOT | PLAN | PIN | AREA (sq.m.) |
| 1 | | | | 291.0 |
| 2 | ALL OF 21 | | ALL OF 04019-0025 (LT) | 60.6 |
| 3 | | | | 59.0 |
| 4 | | | | 189.3 |
| 5 | | | | 30.6 |
| 6 | | | | 221.9 |
| 7 | ALL OF 22 | | ALL OF 04019-0024 (LT) | 57.0 |
| 8 | | | | 62.5 |
| 9 | | | | 235.2 |

Committee of Adjustment
Received | Reçu le
2024-08-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF LOTS 21 AND 22 REGISTERED PLAN 54 CITY OF OTTAWA

SCALE 1 : 150
2.5 0 2.5 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 800mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOOMFIELD AVENUE, HAVING A BEARING OF N 67° 38' 40" E AS SHOWN ON REGISTERED PLAN 4R-29852.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993730.

| INTEGRATION DATA | | | |
|--|------------|--------------|--|
| OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (CSRS) (2010.0). | | | |
| COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10. | | | |
| POINT ID | EASTING | NORTHING | |
| ORP (A) | 363 220.47 | 5 028 800.04 | |
| ORP (B) | 363 028.29 | 5 028 720.95 | |
| SCP-2016-0105 | 363 541.01 | 5 029 090.01 | |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 207.83 N 67°37'50" E

| LEGEND | |
|----------------|--|
| ■ | DENOTES SURVEY MONUMENT FOUND |
| □ | DENOTES SURVEY MONUMENT SET |
| SIB | DENOTES STANDARD IRON BAR |
| SSIB | DENOTES SHORT STANDARD IRON BAR |
| IB# | DENOTES ROUND IRON BAR |
| IB | DENOTES IRON BAR |
| PB | DENOTES PLASTIC BAR |
| MEAS | DENOTES MEASURED |
| OU | DENOTES ORIGIN UNKNOWN |
| WT | DENOTES WITNESS |
| P | DENOTES PLAN 5R-14441 |
| P1 | DENOTES PLAN 4R-29852 |
| P2 | DENOTES PLAN 4R-1230 |
| P3 | DENOTES SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S. DATED DECEMBER 2, 1963 |
| P4 | DENOTES PLAN 5R-5741 |
| P5 | DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED JANUARY 18, 2022 |
| RP | DENOTES REGISTERED PLAN 54 |
| RP1 | DENOTES REGISTERED PLAN 262 |
| JDB | DENOTES J.D. BARNES LTD. |
| MER | DENOTES M.E. RENAUD, O.L.S. |
| 857 | DENOTES FAIRHALL, MOFFATT & WOODLAND LIMITED |
| 1236 | DENOTES PAUL A. RIDDELL LTD. |
| CITY | DENOTES CITY OF OTTAWA |
| RMOC | DENOTES REGIONAL MUNICIPALITY OF OTTAWA-CARLETON |
| AGC | DENOTES ANNIS O'SULLIVAN VOLLEBECK LTD |
| M ² | DENOTES SQUARE METRES |
| SCP | DENOTES SPECIFIED CONTROL POINT |
| O.F. | DENOTES OTTAWA FRONT |
| CLF | DENOTES CHAIN LINK FENCE |
| BF | DENOTES BOARD FENCE |
| C/L | DENOTES CENTRELINE |
| DENOTES | DENOTES PROPERTY LINE |

N=NORTH / S=SOUTH / E=EAST / W=WEST
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON X X, 2023.

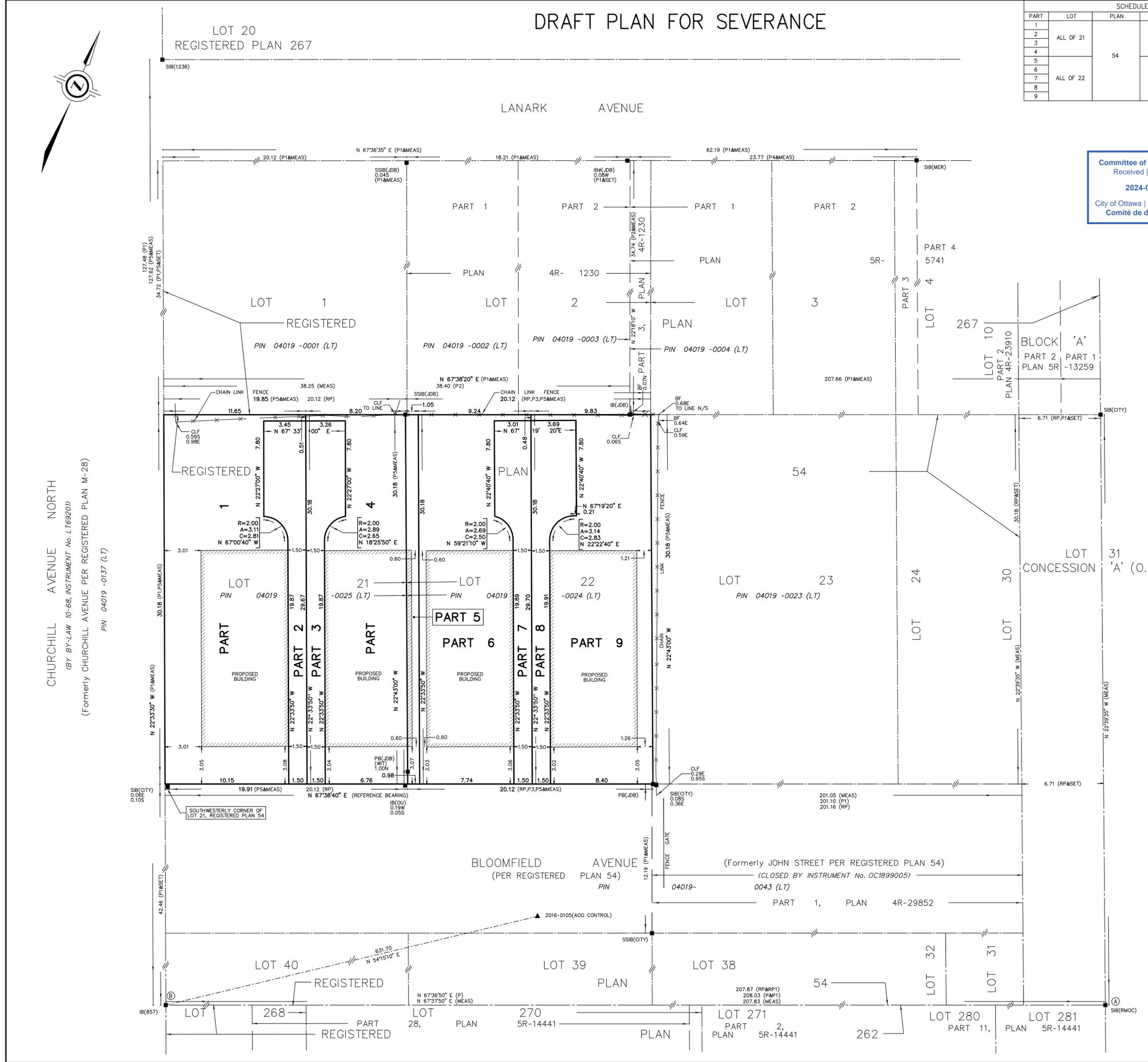
X X, 2023 DATE
DRAFT
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX



J.D. BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STACIE DRIVE, SUITE 103, OTTAWA, ON K3K 2A9
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

DRAWN BY: RP/KZ CHECKED BY: CZ REFERENCE NO: 21-10-156-00
FILE: G:\21-10-156\00\Drawing\PLAN\21-10-156-00-RPLAN.dgn DATED: 10/04/2023
PLOTTED: 1/31/2024



CHURCHILL AVENUE NORTH
(BY BY-LAW 10-68, INSTRUMENT No. L769201)
(Formerly CHURCHILL AVENUE PER REGISTERED PLAN M-28)
PIN 04019 -0137 (LT)

LOT 20
REGISTERED PLAN 267



Dendron Forestry Services

www.dendronforestry.ca
613.805.WOOD (9663)
info@dendronforestry.ca

Committee of Adjustment
Received | Reçu le

2024-08-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Tree Information Report

Submitted as part of Committee of Adjustment Application to the City of Ottawa

Address: 265 Churchill
Date of Report: July 27, 2022
Date of Site Visit: June 22 and July 26, 2022
Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist®
131 Smirle Ave, Ottawa, K1Y 0S4
Astrid.nielsen@dendronforestry.ca
Client: Ravi Shanghavi, Antilla Homes, ravi@antillahomes.com

This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.

Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected trees on site as per the City of Ottawa's Tree Protection By-law No. 2020-340. This report is part of a Committee of Adjustment application to the City of Ottawa and considers the impact that the proposed development will have on the trees. The assessment of the suitability of tree retention is based on the information provided at the time of report preparation which includes:

- Survey prepared by JD Barnes dated January 18, 2022
- Concept plan prepared by Novatech dated May, 2022

Methodology

The following materials were reviewed as part of this report:

- Concept Plan
- GeOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa's Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Relevant measurements such as distance to the existing structures like fences, driveways, etc



Tree Information:

During the site visit on June 22, a total of 5 protected trees were identified on the site, 2 of which had Distinctive Tree Permits issued by the City of Ottawa posted on the trunks. The site visit on July 26 revealed that these trees had since been removed, and the trees in this report only include those identified during this second site visit.

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and assumes the tree has no restrictions on root growth.

| Tree ¹ | Species | Diameter at breast height (cm) | Ownership ^{2,3} | Condition | Action | Arborist Recommendations |
|-------------------|---|--------------------------------|--------------------------|--|--------|---|
| 1 | Norway maple (<i>Acer negundo</i>) | 33 cm | Private – 265 Churchill | Good | Remove | Remove; in conflict with proposed rear parking area |
| 2 | Manitoba maple (<i>Acer negundo</i>) | 42, 33 | Private – 265 Churchill | Fair/poor; base of trunk in poor condition with included bark, dieback in crown and decay in old branch attachment | Remove | Remove based on poor health |
| 3 | American elm (<i>Ulmus americana</i>) | 72 cm | Private – 265 Churchill | Fair/good; slight crown dieback and thinning crown; 4 codominant stems, limited rooting space | Remove | Remove based on conflict with proposed new units |

¹ Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the concept plan (in pdf format) provided by the client. This layer includes only information about the trees and the original concept plan is not altered in this process.

²Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

³Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible.

Proposed Development and Tree Impacts

The significant increase in density on this site makes tree retention challenging. The large American elm (tree 3) is in the middle of the property, and preservation of most of the existing rooting area would be



required to effectively retain this tree. This tree is mature, and susceptible to being infected by Dutch elm disease. Dutch elm disease can kill American elms within a few years of infection, and trees that have been stressed through construction are particularly vulnerable to the disease.

The undersigned personally inspected the property and issues associated with this report on June 22 and July 26, 2022. On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist®, ON-1976
ISA Tree Risk Assessment Qualified
Principal, Dendron Forestry Services
Astrid.nielsen@dendronforestry.ca
(613) 805-9663 (WOOD)



Figure 1: Tree in front is Tree 1, Norway maple to be removed



Figure 2: Tree 2, Manitoba maple in fair/poor condition to be removed



Figure 3: Tree 3, American elm to be removed



ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.



Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated _____ for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

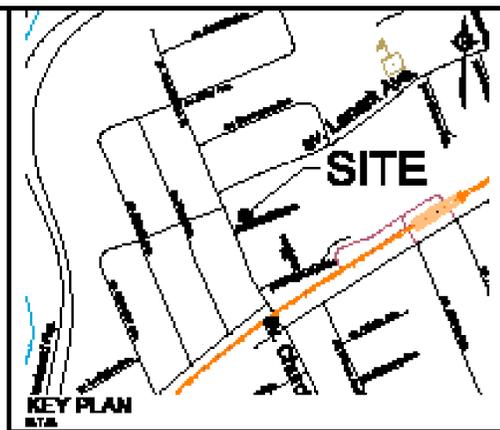
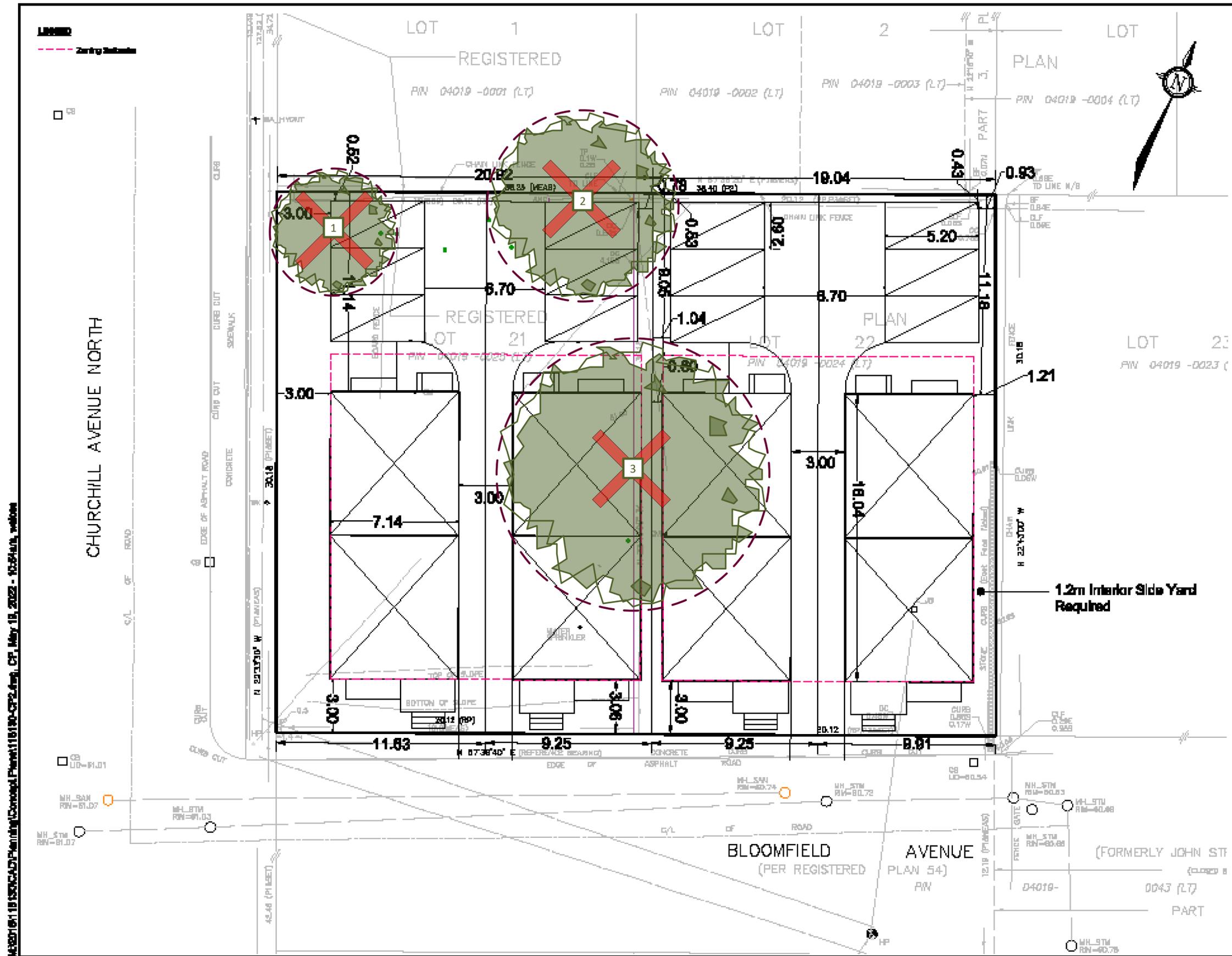
No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

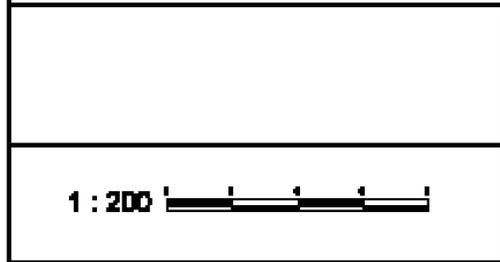
Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.



CONCEPT PLAN LONG SEMIS

265 CHURCHILL AVENUE
&
325 BLOOMFIELD AVENUE

LOTS 21 AND 22
REGISTERED PLAN S4
CITY OF OTTAWA



| | | |
|----------|------|-----------|
| NOVATECH | DATE | MAY, 2022 |
| PROJECT | NO. | 115130 |
| CLIENT | NO. | 115130-CF |

C:\Users\115130\OneDrive\Documents\115130-CF2.dwg, CP, May 18, 2022 - 10:56:40, v1.0

-  Critical Root Zone
-  Private Tree
-  Tree to be removed

Note that the tree layer has been added to the original grading plan supplied by the client in pdf format. This layer refers to the trees only, and the original grading plan has not been altered in the process. Refer to the original plan for details on grading as quality is lost when importing the plan into the mapping software used to create the tree layer.



Tree Information Report – 265 Churchill
Tree layer prepared by Dendron Forestry Services
Version 1.0, July 27, 2022
For more information, please contact info@dendronforestry.ca

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Minor Variances Applications

Panel 1

Wednesday, October 2, 2024
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-01-24/B-00159, D08-01-24/B-00160
& D08-01-24/B-00161
D08-02-24/A-00224 & D8-02-24/A-00225

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicant: 1000907325 Ontario

Property Address: 325 Bloomfield Avenue

Ward: 15 - Kitchissippi

Legal Description: Lot 22, Registered Plan 54

Zoning: R3EE

Zoning By-law: 2008-250

APPLICANT’S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to convey a portion of their property to the abutting property owner to the West known municipally as 265 Churchill Avenue North. They also want to subdivide their property into two separate parcels of land to create two new lots for the construction of two three-storey, long semi-detached dwellings , as shown on plans filed with the Committee. One long semi-detached dwelling is currently under construction. **CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee’s consent to sever the land, and for a lot line adjustment. The property is shown as Parts 6 to 9 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

| File No. | Frontage | Depth | Area | Part No. | Municipal Address |
|-----------------|-----------------|--------------|---------------------|-----------------|---|
| B-00159 | 9.24 metres | 30.18 metres | 278.9 square metres | 6 & 7 | 327 Bloomfield Avenue |
| B-00160 | 9.90 metres | 30.18 metres | 297.7 square metres | 8 & 9 | 325 Bloomfield Avenue |
| B-00161 | 0.98 metres | 30.18 metres | 30.7 square metres | 5 | Property to be conveyed to 265 Churchill Avenue |

It is proposed to establish easements/rights-of-way as follows:

- Over Part 7 in favor of Parts 8 & 9 for pedestrian and vehicular access.
- Over Part 8 in favor of Parts 6 & 7 for pedestrian and vehicular access.

Approval of these applications will have the effect of creating separate parcels of land and dwellings that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00224 & D08-02-24/A-00225) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

The Applicant requires the Committee’s authorization for minor variances from the Zoning By-law as follows:

A-00224: 327 Bloomfield Avenue, Part 6 & 7 on 4R-Plan, proposed long semi-Detached Dwelling:

- a) To permit a reduced lot width of 9.24 metres, whereas the By-law requires a minimum lot width of 10 metres.

D08-01-24/B-00159, D08-01-24/B-00160
D08-01-24/B-00161, D08-02-24/A-00224
D8-02-24/A-00225

- b) To permit a reduced lot area of 278.9 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- c) To permit a reduced westerly interior side yard setback of 0.6 metres, where as the By-law requires a minimum interior side yard setback of 1.2 metres.
- d) To permit an increased building height of 11.7 metres, whereas the By-law permits a maximum building height of 11 metres.

A-00225: 325 Bloomfield Avenue, Parts 8 & 9 on 4R-Plan proposed long semi-detached:

- e) To permit a reduced lot width of 9.9 metres, whereas the By-law requires a minimum lot width of 10 metres.
- f) To permit a reduced lot area of 297.7 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- g) To permit an increased building height of 11.8 metres, whereas the By-law permits a maximum building height of 11 metres.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details

on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: September 13, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes d'autorisation et de dérogations mineures

Groupe 1

Mercredi 2 octobre 2024

13 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossiers : D08-01-24/B-00159, D08-01-24/B-00160
et D08-01-24/B-00161
D08-02-24/A-00224 et D8-02-24/A-00225

Demandes : Autorisation en vertu de l'article 53 de la
Loi sur l'aménagement du territoire
Dérogations mineures en vertu de l'article 45 de la *Loi sur
l'aménagement du territoire*

Requérante : 1000907325 Ontario

Adresse municipale : 325, avenue Bloomfield

Quartier : 15 - Kitchissippi

Description officielle : Lot 22, plan enregistré 54

Zonage : R3EE

Règlement de zonage : n° 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DES DEMANDES :

La requérante souhaite céder une partie du bien-fonds à la propriétaire du bien-fonds voisin à l'ouest, situé au 265, avenue Churchill Nord. Elle souhaite également lotir la propriété en deux parcelles distinctes afin de créer deux nouveaux lots pour la construction de deux maisons

jumelées en longueur de trois étages, conformément aux plans déposés auprès du Comité. Une maison jumelée en longueur est en cours de construction.

AUTORISATION REQUISE :

La requérante nécessite l'autorisation du Comité en vue du morcellement du bien-fonds et d'un redressement de ligne de lot. La propriété est représentée par les parties 6 à 9 sur le plan 4R préliminaire qui accompagne les demandes. Les parcelles distinctes sont décrites ci-après :

Tableau 1 Parcelles proposées

| Dossier | Façade | Profondeur | Superficie | Parties | Adresse municipale |
|----------------|---------------|-------------------|----------------------|----------------|---|
| B-00159 | 9,24 mètres | 30,18 mètres | 278,9 m ² | 6 et 7 | 327, avenue Bloomfield |
| B-00160 | 9,90 mètres | 30,18 mètres | 297,7 m ² | 8 et 9 | 325, avenue Bloomfield |
| B-00161 | 0,98 mètre | 30,18 mètres | 30,7 m ² | 5 | Propriété qui sera cédée au 265, avenue Churchill |

Il est proposé d'établir les servitudes/emprises suivantes :

- Sur la partie 7 au bénéfice des parties 8 et 9 pour l'accès des piétons et des véhicules.
- Sur la partie 8 au bénéfice des parties 6 et 7 pour l'accès des piétons et des véhicules.

L'approbation des demandes aura pour effet de créer des parcelles distinctes et des maisons qui ne seront pas conformes aux exigences du Règlement de zonage. Par conséquent, des demandes de dérogations mineures (D08-02-24/A-00224 et D08-02-24/A-00225) ont été déposées et seront entendues en même temps que les présentes demandes.

DÉROGATIONS DEMANDÉES :

La requérante demande au Comité d'accorder les dérogations mineures au Règlement de zonage suivantes :

A-00224 : 327, avenue Bloomfield, parties 6 et 7 sur le plan 4R, maison jumelée en longueur proposée :

- a) Permettre la réduction de la largeur du lot 9,24 mètres, alors que le Règlement exige une largeur de lot d'au moins 10 mètres.

- b) Permettre la réduction de la superficie du lot à 278,9 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 300 mètres carrés.
- c) Permettre la réduction de la marge de recul de la cour latérale intérieure ouest à 0,6 mètre, alors que le Règlement exige une marge de recul latérale intérieure minimale de 1,2 mètre.
- d) Permettre l'augmentation de la hauteur de bâtiment à 11,7 mètres, alors que le Règlement exige une hauteur maximale de 11 mètres.

A-00225 : 325, avenue Bloomfield, parties 8 et 9 sur le plan 4R préliminaire, maison jumelée en longueur proposée :

- e) Permettre la réduction de la largeur du lot 9,9 mètres, alors que le Règlement exige une largeur de lot d'au moins 10 mètres.
- f) Permettre la réduction de la superficie du lot à 297,7 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 300 mètres carrés.
- g) Permettre l'augmentation de la hauteur de bâtiment à 11,8 mètres, alors que le Règlement exige une hauteur maximale de 11 mètres.

POUR EN SAVOIR PLUS SUR LES DEMANDES

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 septembre 2024



This document is also available in English.

D08-01-24/B-00159, D08-01-24/B-00160
D08-01-24/B-00161, D08-02-24/A-00224
D8-02-24/A-00225

Committee of Adjustment

City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation

Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Circulated Area /
Région circulée 60m 

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

 **SUBJECT LAND / TERRAIN EN QUESTION**
265 av Churchill Ave. & 325 av Bloomfield Ave.



NOT TO SCALE
NON À L'ÉCHELLE

August 21, 2024

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa, ON
K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-08-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Michel Bellemare, Secretary - Treasurer

**Reference: 265 Churchill Avenue North and 325 Bloomfield Avenue
Applications for Lot Addition, Consent and Minor Variance
Our File No.: 118130**

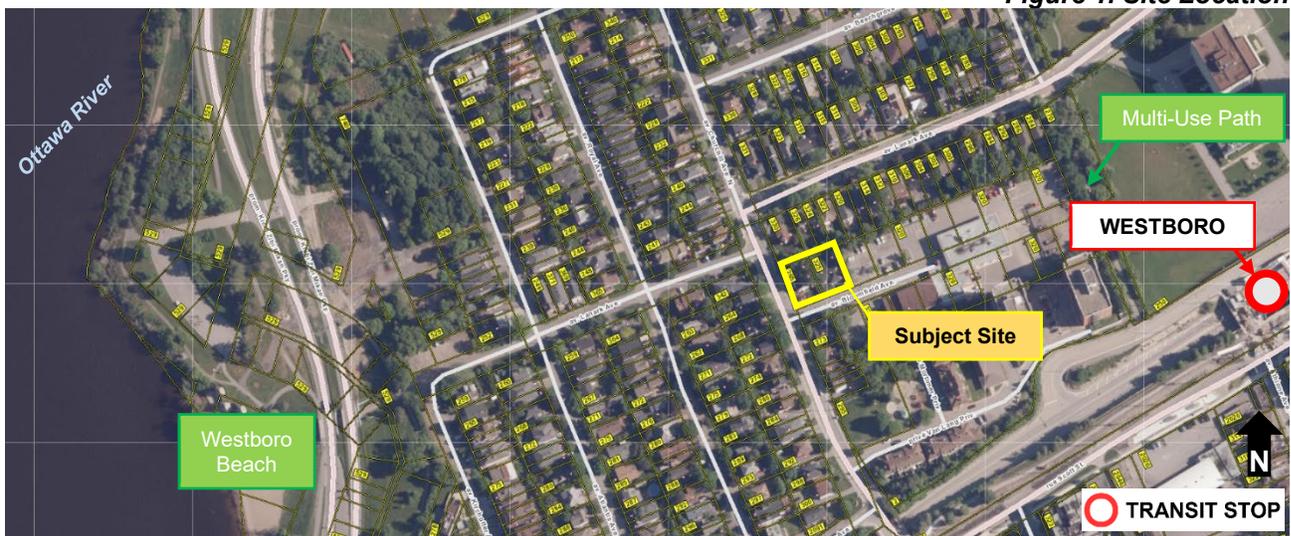
Novatech has been retained by the owner of the properties municipally known as 265 Churchill Avenue North and 325 Bloomfield Avenue (the "Subject Site") to prepare and file consent and minor variance applications to add lands to 265 Churchill Avenue North, then sever 265 Churchill Avenue North and 325 Bloomfield Avenue into four parcels to support the development of four, long-semi detached dwellings on the Subject Site.

This letter describes the existing conditions of the Subject Site, the proposed lot addition, severances and minor variances, and provides a rationale in support of the applications.

Existing Conditions

The Subject Site is located in Ward 15 – Kitchissippi within the City of Ottawa. Specifically, the Subject Site is located in the Westboro neighbourhood, to the north of Scott Street, to the south of Lanark Avenue, to the east of Royal Avenue, and to the west of the Beechgrove Avenue Multi-Use Path (See Figure 1). The Subject Site is comprised of two lots. 265 Churchill Avenue North is a corner lot with an area of 599.9 square metres, a frontage of 30.18 metres along Churchill Avenue North and a frontage of 19.91 metres along Bloomfield Avenue. 325 Bloomfield Avenue is an interior lot with an area of 607.3 square metres and a frontage of 20.13 metres along Bloomfield Avenue. The existing detached dwellings on each property have been demolished.

Figure 1. Site Location



265 Churchill Avenue North is legally known as Lot 21 Part of lot 54 in the City of Ottawa. 325 Bloomfield Avenue is legally known as Lot 22 Part of lot 54; Subject to the interest in N692115 in the City of Ottawa. The Subject Site is designated Neighbourhood within the Evolving Neighbourhood Overlay in the City of Ottawa Official Plan. The Subject Site is zoned Residential Third Density, Subzone EE (R3EE) under the City of Ottawa Zoning By-law 2008-250.

A Streetscape Character Analysis for the Subject Site was submitted on January 18, 2024 with concurrence received from the City of Ottawa on February 1, 2024. The dominant character for the Subject Site as it relates to driveways was confirmed as character group "B". A single or shared driveway is permitted on the Subject Site under provisions of Table 140B in the Zoning By-law.

Building permits were issued on April 22, 2024 for the construction of two long-semi detached dwellings on Lot 1 and Lot 4 (see Figure 2).

Proposed Development

It is proposed to sever a portion of 325 Bloomfield Avenue and add the severed area to the abutting property at 265 Churchill Avenue North. Following completion of the lot addition, it is proposed to sever the two existing parcels located at 265 Churchill Avenue North and 325 Bloomfield Avenue into four lots to facilitate the development of four, long semi-detached dwellings (see Figure 2).

Figure 2. Site Plan

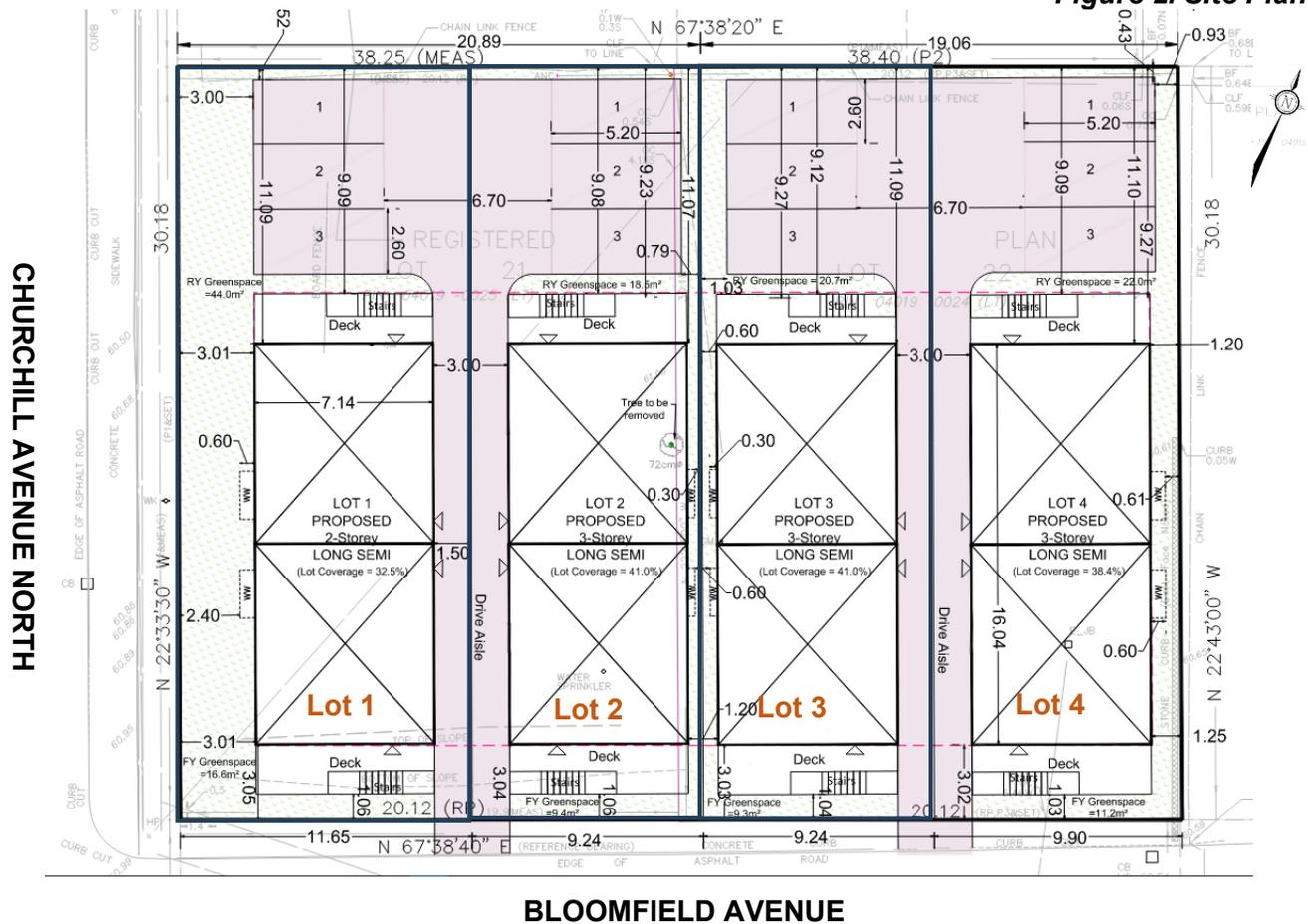


Figure 3. Typical Front Elevation (2 storey)



Figure 4. Typical Side Elevation (2-Storey)

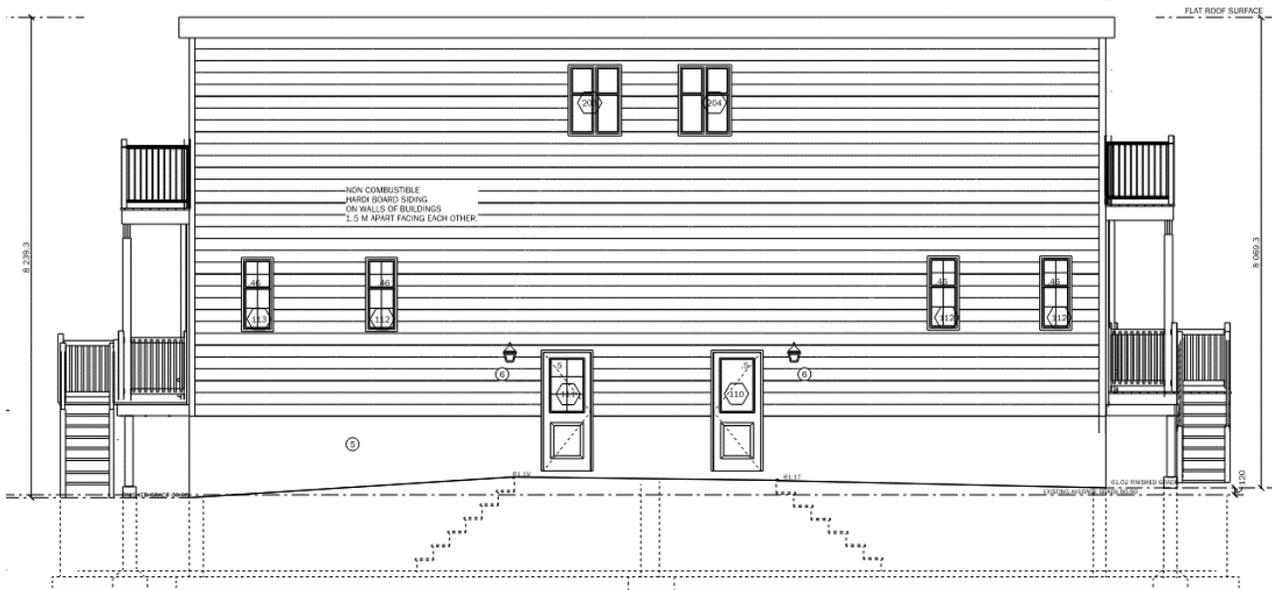


Figure 5. Typical Front Elevation (3-storey)



Figure 6. Typical Side Elevation (3-Storey)



One 2-storey long semi-detached dwelling and three 3-storey long semi-detached dwellings are proposed on the Subject Site (see Figures 3 to 6). The proposed dwellings will each have frontage on Bloomfield Avenue. All areas of the corner side yard on lot 1 and front yards, excluding porches, walkways and shared driveways, will be developed with soft landscaping. Although the Zoning By-law does not require the provision of parking spaces, three parking spaces are provided for each proposed building. Shared driveways between lots 1 and 2, and between lots 3 and 4 will provide access to parking spaces located in the rear yard from Bloomfield Avenue.

Reciprocal Severance Applications

Severance Application 1:

This application will sever Part 5 on the draft reference plan from 325 Bloomfield Avenue and add this part to 265 Churchill Avenue North (see Figure 7). This application will add 0.98 metres of frontage along Bloomfield Avenue and 30.7 square metres of land to the property at 265 Churchill Avenue North (see Figure 6). The proposed lot addition will be perfected prior to completing severance applications 2, 3, 4 and 5.

Severance Application 2:

This application will create the lot labelled as Part 1 and Part 2 on the Draft Reference Plan (Figure 7). Part 1 and Part 2 will have a total area of 351.6 square metres, a depth of 30.18 metres, and a frontage of 11.65 metres on Bloomfield Avenue. This lot will be occupied by one long semi-detached dwelling. To provide access to rear yard parking, an easement in favour of Part 3, Part 4 and Part 5 is required over Part 2.

Severance Application 3:

This application will create the lot labelled as Part 3, Part 4, and Part 5 on the Draft Reference Plan (Figure 7). Parts 3, 4 and 5 will have a total area of 279 square metres, a depth of 30.18 metres, and a frontage of 9.24 metres on Bloomfield Avenue. This lot will be occupied by one long semi-detached dwelling. To provide access to rear yard parking, an easement in favour of Part 1 and Part 2 is required over Part 3.

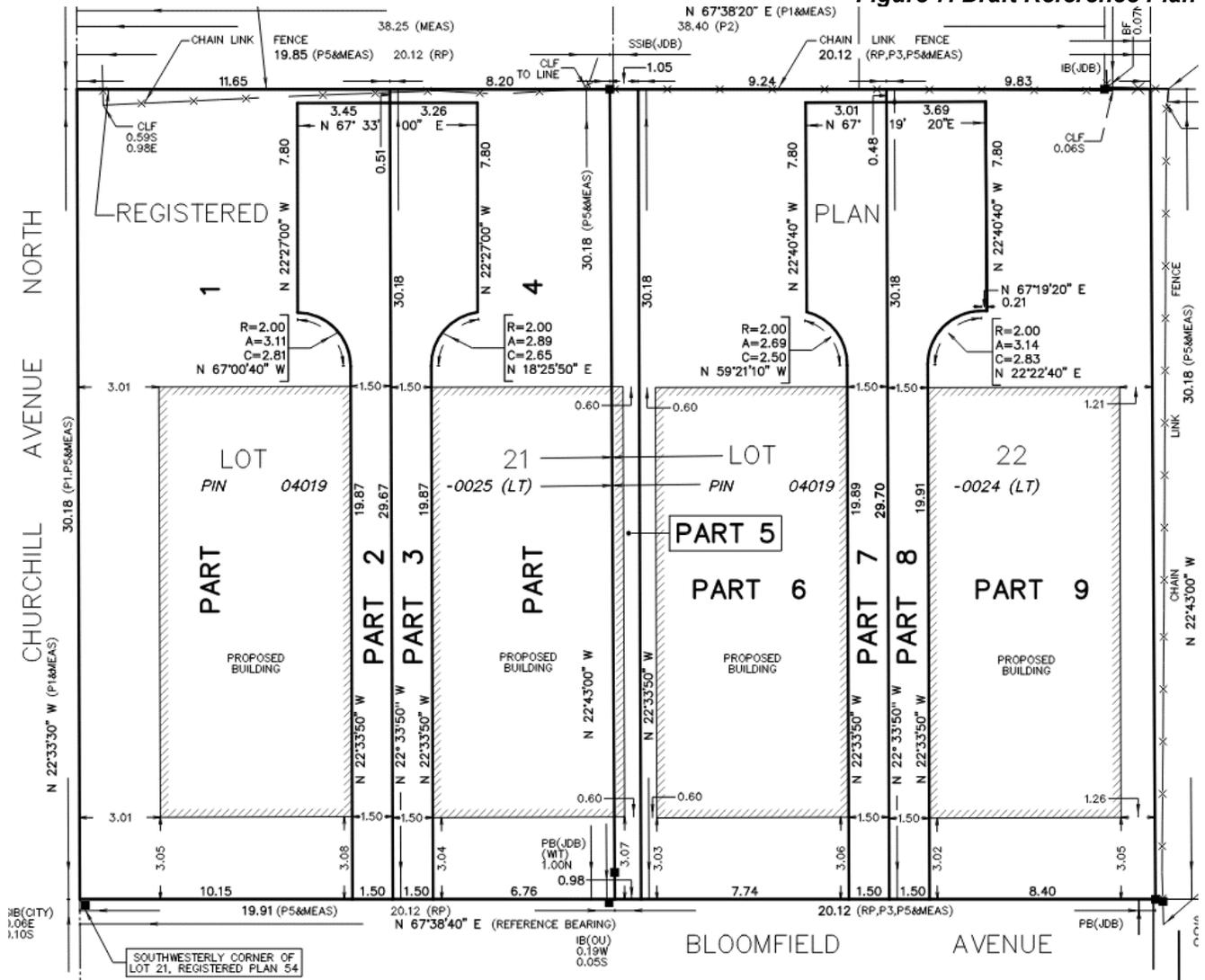
Severance Application 4:

This application will create the lot labelled as Part 6 and Part 7 on the Draft Reference Plan (Figure 7). Part 6 and Part 7 will have a total area of 278.9 square metres, a depth of 30.18 metres, and a frontage of 9.24 metres on Bloomfield Avenue. This lot will be occupied by one long semi-detached dwelling. To provide access to rear yard parking, an easement in favour of Part 8 and Part 9 is required over Part 7.

Severance Application 5:

This application will create the lot labelled as Part 8 and Part 9 on the Draft Reference Plan (Figure 7). Part 8 and Part 9 will have a total area of 297.7 square metres, a depth of 30.18 metres, and a frontage of 9.90 metres on Bloomfield Avenue. This lot will be occupied by one long semi-detached dwelling. To provide access to rear yard parking, an easement in favour of Part 6 and Part 7 is required over Part 8.

Figure 7. Draft Reference Plan



Rationale (Consent Applications)

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) was issued under Section 3 of the Planning Act and came into effect on May 1, 2020.

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

- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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 the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

The proposed development of four, long semi-detached dwellings on the Subject Site supports an appropriate range and mix of residential uses to meet the long-term needs of residents in the neighbourhood. The proposal also promotes cost-effective development patterns by intensifying lands within the urban boundary, minimizing land consumption and municipal servicing costs.

Planning Act

Subsection 53(1) of the Planning Act states:

“An owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).”

The proposal does not necessitate the construction of new public infrastructure, including roads and services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states:

“A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.”

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

51. (24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

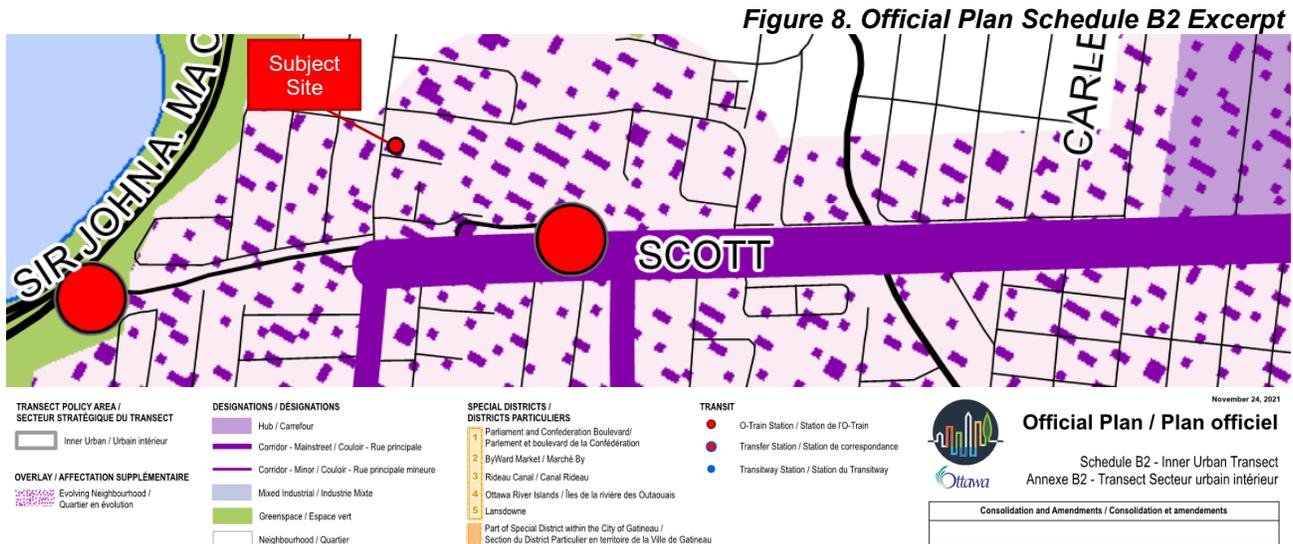
265 Churchill Avenue North and 325 Bloomfield Avenue are within the urban area of the City of Ottawa. The proposed severances have regard for the following matters of provincial interest:

- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
- the orderly development of safe and healthy communities;
- the adequate provision of a full range of housing, including affordable housing; and
- the appropriate location of growth and development.

(b) whether the proposed subdivision is premature or in the public interest;

The Subject Properties are located within a fully developed neighbourhood where hard and soft services are available. The proposed severances are not premature and are in the public's interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;



City of Ottawa Official Plan

The Subject Site is designated “Neighbourhood” within the “Evolving Neighbourhood Overlay” in the Inner Urban Transect on Schedule B2 of the City of Ottawa Official Plan. Section 3.2 of the Official Plan encourages infill and intensification within the urban area. Policy 3 of Section 3.2 of the Official Plan states that: “The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them”.

The consent to sever applications will support intensification in a Neighbourhood designation that is in proximity to Scott Street, designated as a Mainstreet Corridor, with a permitted form of housing that compliments the lot pattern, scale, and desirable characteristics of development along Churchill Avenue North and Bloomfield Avenue and contribute to the growth of 15-minute neighbourhoods (see Figure 8).

(d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed severances will facilitate development of four new long semi-detached dwellings on the Subject Site. Long semi-detached dwellings are compatible with existing land use patterns and the lot fabric of the neighbourhood.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Each side of the proposed long semi-detached dwellings will comprise a principal dwelling unit and two additional dwelling units, increasing the range of housing options available in the area.

(e) 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;

Not applicable.

(f) the dimensions and shapes of the proposed lots;

The proposed severances will result in lot widths and lot areas for the newly created parcels that are compatible with existing land use patterns and the lot fabric of the neighbourhood.

(g) 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;

Not applicable.

(h) conservation of natural resources and flood control;

The Subject Site is not within or adjacent to a flood plain or any areas of natural interest.

(i) the adequacy of utilities and municipal services;

The proposed lots will connect to existing utilities and municipal services.

(j) the adequacy of school sites;

Hilson Avenue Public School and Churchill Alternative School are in proximity to the Subject Site.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

It is anticipated that cash-in-lieu of parkland dedication will be a condition of approval.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Infill and intensification within the urban area efficiently utilizes energy (infrastructure, services, transit, etc.) and land.

(m) 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); 2016, c. 25, Sched. 4, s. 8 (2).

Not applicable.

The proposed consent applications on the Subject Site represent good land use planning.

Minor Variance Applications

The proposed long semi-detached dwelling on Lot 1 fully conforms with provisions of the R3EE zone.

Minor Variance Application 1 (Lot 2 – Parts 3, 4 and 5):

- a) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- b) To permit a reduced lot area of 279.0 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- c) To permit a reduced interior side yard setback of 0.6 metres along the east property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- d) To permit an increased building height of 11.6 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

Minor Variance Application 2 (Lot 3 – Parts 6 and 7):

- e) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- f) To permit a reduced lot area of 278.9 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- g) To permit a reduced interior side yard setback of 0.6 metres along the west property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- h) To permit an increased building height of 11.7 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

Minor Variance Application 3 (Lot 4 – Parts 8 and 9):

- i) To permit a reduced lot width of 9.9 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- j) To permit a reduced lot area of 297.7 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- k) To permit an increased building height of 11.8 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

Rationale (Minor Variance Applications)

The minor variances listed above meet the four tests for minor variance under Section 45(1) of the Planning Act.

The first test for minor variance is that the general intent and purpose of the Official Plan is maintained.

City of Ottawa Official Plan

Section 3.2 of the Official Plan encourages infill and intensification within the urban area. Policy 3 of Section 3.2 of the Official Plan states that: *“The vast majority of Residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors and lands within the Neighbourhood designations that are adjacent to them.”*

The proposed development on the Subject Site is an example of infill and intensification within the Inner Urban Transect and Neighbourhood designation. The proposed development supports the creation of 15-minute neighbourhoods and will contribute to residential intensification in a Neighbourhood designation that is adjacent to lands designated as Corridors in the Official Plan.

The Subject Site is designated “Neighbourhood” within the “Evolving Neighbourhood Overlay” in the Inner Urban Transect on Schedule B2 of the Official Plan. Policy 1 of Section 5.2.4 of the Official Plan states that: “Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework”. The proposed development on the Subject Site is within walking distance of Scott Street, designated “Mainstreet Corridor” in the Official Plan. The proposed development will contribute to residential growth within the Inner Urban Transect and Neighbourhood designations to meet the targets of the Growth Management Framework.

Figure 9. 400 metre radius from Subject Site



Policy 1a) of Section 5.6.1.1 of the Official Plan states that: “The Evolving Overlay will be applied generally to the properties that have a lot line along a Minor Corridor; lands 150 meters from the boundary of a Hub or Mainstreet designation; and to lands within a 400-metre radius of a rapid transit station.” The Subject Site is suitable for intensification being located within 400-metres radius of the planned Westboro O-Train station (see Figure 9).

Policy 3a) of Section 5.6.1 of the Official Plan states that: *“The City will be supportive of applications for low-rise intensification that seek to move beyond the development standards of the underlying zone”*. The Subject Site is in a suitable location to move beyond the development standards of the underlying R3EE zone and will contribute to achieving intensification objectives by providing reduced lot widths, reduced lot areas and reduced interior side yard setbacks and increased building heights required to facilitate the proposed development.

The minor variances maintain the general intent and purpose of the Official Plan

The second test for minor variance is that the general intent and purpose of the Zoning By-law is maintained.

The Subject Site is zoned Residential Third Density, Subzone EE (R3EE) under the City of Ottawa Zoning By-law 2008-250. The purpose of the R3 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.”

The requested minor variances are to facilitate the development of four, long semi-detached dwellings, which are a permitted use in the R3 zone. The proposed development meets the performance standards for front yard setback, front yard soft landscaping, corner side yard setback, interior side yard setbacks on Lot 1 and Lot 4, rear yard setback and rear yard soft landscaping.

Provisions of the Residential Third Density, Subzone EE zone require a minimum lot width of 10 metres and a minimum lot area of 300 square metres for a long semi-detached dwelling. Lot 2 will be 9.2 metres in lot width and 279.0 square metres in lot area. Lot 3 will be 9.2 metres in lot width and 278.9 square metres in lot area. Lot 4 will be 9.9 metres in lot width and 297.7 square metres in lot area. The proposed severances will create three lots with lot widths and lot areas that are only marginally less than required by the zoning by-law.

A Streetscape Character Analysis determined that the Subject Site is within character group “B” and individual or shared driveways form the dominant character for the Subject Site. Provisions of Table 140B of the Zoning By-law permit a single or shared driveway providing access to each dwelling unit in character group “B”.

The requested minor variances are to facilitate a reduced lot width, a reduced lot area and an increased maximum building height for Lots 2, 3 and 4, and a reduced interior side yard setback on one side for Lot 2 and Lot 3. A fully conforming interior side yard setback is provided on the opposite side of each proposed lot to facilitate access to parking spaces in the rear yard. Low-rise residential uses including long-semi detached dwellings are permitted in the R3EE zone. The requested variances meet the intent of purpose 1 of the R3 zone. The proposed long semi-detached dwellings are compatible with existing low-rise residential development along Lanark Avenue, Beechgrove Avenue and Selby Avenue and will contribute to maintaining the residential character of the neighbourhood.

The minor variances meet the general intent and purpose of the Zoning By-law 2008-250.

The third test for minor variance is that the minor variance is considered desirable for the use of land.

Figure 10. Lot widths on Churchill Avenue North and the Surrounding Area



Variations a), e) and i) request a reduced lot width of 9.2 metres for Lot 2 and Lot 3, and a reduced lot width of 9.9 metres for Lot 4; whereas the By-law requires a lot width of 10.0 metres for long semi-detached dwellings (Section 160, Table 160, Row EE, Column IV). The requested variances for reduced lot width on the newly created lots are compatible with the lot fabric of the neighbourhood. Specifically, several lots in the surrounding area have a lot width less than 10.0 metres as required in the By-law (See Figure 10). The proposed lot widths for the newly created Lots 2, 3 and 4 are appropriate in this location.

Figure 11. Lot areas on Churchill Avenue North and the Surrounding Area



Variations b), f) and j) request a reduced lot area of 279.0 square metres for Lot 2, a reduced lot area of 278.9 square metres for Lot 3, and a reduced lot area of 297.7 square metres for Lot 4; whereas the By-law requires a minimum lot area of 300 square metres. This infill development supports intensification while having regard for existing uses, built form, and lot fabric of the neighbourhood. The reduced lot area allows the proposed development to fit in with the surrounding lot fabric. A smaller lot area promotes intensification and is compatible with the overall character and lot fabric of the neighbourhood.

There are several lots in the surrounding neighbourhood with lot areas less than required by provisions of the zoning by-law (See Figure 11). Smaller lot areas on the Subject Site are consistent with the lot fabric of the surrounding neighbourhood and will facilitate infill and intensification. The requested minor variances are compatible with the existing patterns of residential development along Lanark Avenue Beechgrove Avenue and Selby Avenue.

Figure 12. Interior Side Yards on Churchill Avenue North and the Surrounding Area

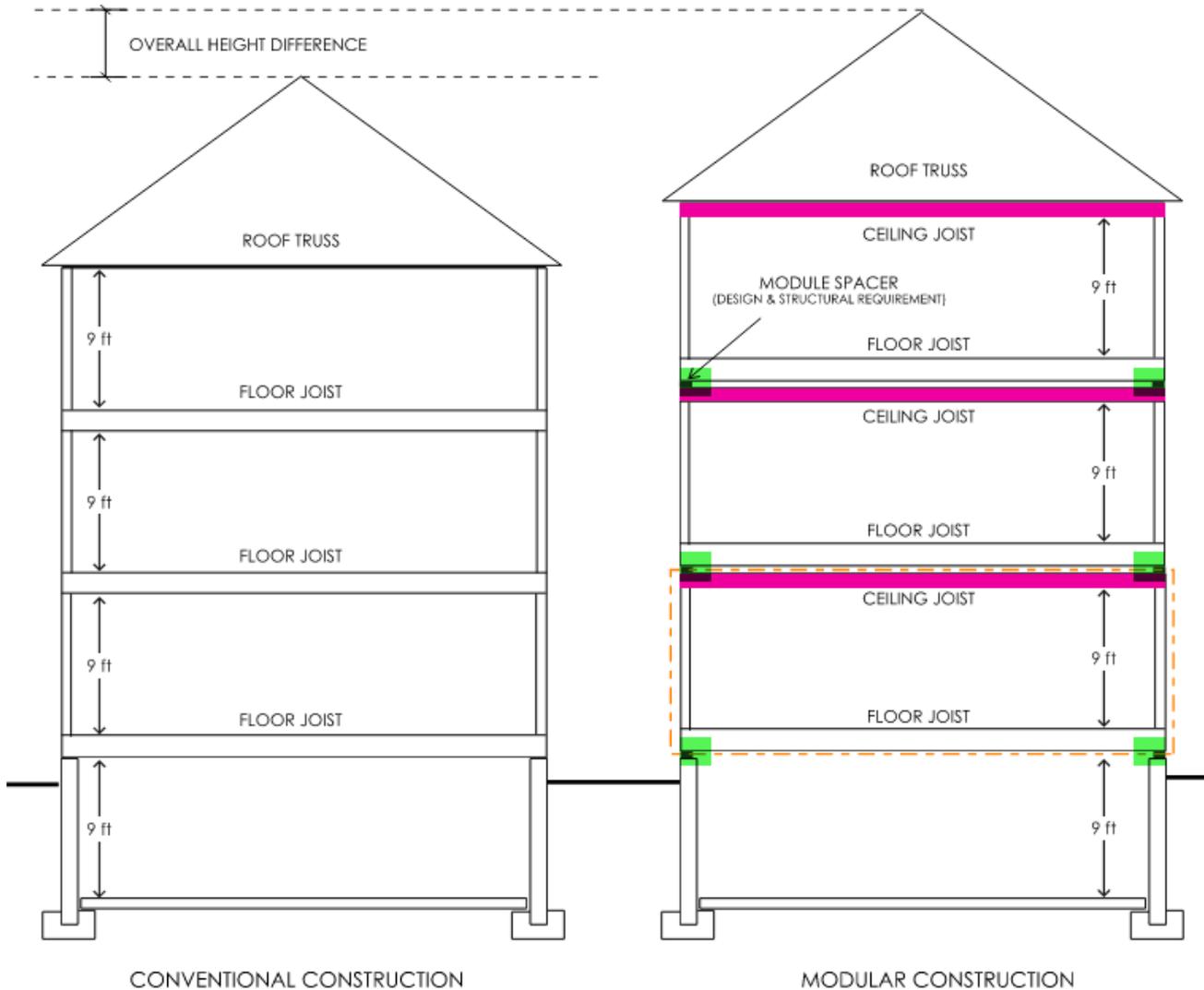


Variations c) and g) request a reduced interior side yard setback of 0.6 metres on one side for Lot 2 and Lot 3; whereas the By-law requires a minimum interior side yard setback of 1.2 metres. A fully conforming corner side yard setback and interior side yard setbacks are provided on Lot 1 and Lot 4. This infill development supports intensification while having regard for existing uses, built form, and lot fabric of the neighbourhood. The reduced interior side yard setbacks on one side of each lot allow the proposed development to fit in with the surrounding lot fabric. A reduced interior side yard setback promotes intensification and is compatible with the overall character and lot fabric of the neighbourhood. There are several lots in the surrounding neighbourhood with interior side yard setbacks that are less than required by the Zoning By-law (See Figure 12). Eleven lots on Lanark Avenue have interior side yard setbacks of less than 1.2 metres. A reduced interior side yard setback is consistent with the built form characteristics of the surrounding neighbourhood and facilitates infill and intensification. The requested minor variations are compatible with the existing patterns of residential development along Lanark Avenue, Beechgrove Avenue and Selby Avenue.

Variations d), h) and k) request an increased maximum building height of 11.6 metres for Lot 2, an increased maximum building height of 11.7 metres for Lot 3, and an increased maximum building height of 11.8 metres for Lot 4; whereas the By-law permits a maximum building height of 11 metres. The existing municipal sanitary sewer in Bloomfield Avenue has a shallow depth, approximately 1.5 m below grade. To avoid the requirement for pumping, the underside of footing elevation of the proposed buildings must be at an elevation of 59.35 m or greater. As a result, the first floor elevations will be at

62.32 m or greater, which is approximately 1.5 m above the proposed grades at the foundation. Based on the existing depth of the sanitary sewer, a minor increase to the total building height is required. A letter from D.B. Gray Engineering confirming the depth of existing services is included as *Appendix A*.

Figure 13. Comparison of required building height (Conventional vs Modular)



The buildings are proposed to be developed using a modular design to increase construction quality and efficiency. As highlighted in pink on Figure 13 above, a modular construction requires the use of additional structural elements for the purposes of on-site assembly. Using a standard 9-foot ceiling height, modular construction results in a minor increase to the maximum height requirements for a three-storey building when compared to conventional construction.

This infill development supports intensification while having regard for existing uses, built form, and lot fabric of the neighbourhood. Based on the challenges presented by the existing depth of the sanitary sewer and increased building height requirements to facilitate modular construction on the Subject Site, an increase to the maximum permitted building height of less than one metre is compatible with the overall form, scale and streetscape characteristics of the neighbourhood.

Figure 14. Transit near the Subject Site



The Subject Site is a 1-minute walk (100 metres) from transit at the intersection of Lanark / Churchill, which services the 16 and 153 bus routes. The Subject Site is also a 7-minute walk (550 metres) from the Westboro Transitway Station, which currently services over 10 bus routes (See Figure 14). The Westboro Transitway Station will be converted into a Light Rail Transit (LRT) station during Phase 2 of LRT construction. The Subject Site is located within an appropriate area for increased building heights where maintaining a low-rise scale that supports the use of active transportation and public transit. The Subject Site is near many neighbourhood amenities, such as shops and restaurants. It is also near schools, parks, and Westboro Beach (See Figure 14). The minor variances requested facilitate an appropriate form and scale of development near established neighbourhood amenities and transit services.

The requested minor variances are to facilitate a reduced lot width, a reduced lot area and an increase to the maximum permitted building height for Lots 2, 3 and 4, and a reduced interior side yard setback for one side of Lot 2 and Lot 3. The requested minor variances are consistent with the existing lot fabric and streetscape characteristics of the neighbourhood. The minor variances are considered desirable for the use of land.

The fourth test for minor variance is that the variance is considered minor in nature.

Variances a), e) and i) are requested to permit a reduced lot width for Lots 2, 3 and 4. Lot 2 and Lot 3 will be 9.2 metres in lot width, representing a reduction of 0.8m from the zoning requirement. Lot 4 will be 9.9 metres in lot width, representing a reduction of 0.1m from the zoning requirement. The requested variance for reduced lot width will have no impact on the streetscape. The requested variances to permit a reduced lot width for Lots 2, 3 and 4 will not affect the functionality of the site.

Variances b), f) and j) are requested to permit a reduced lot area for Lot 2 by 21 square metres, Lot 3 by 21.1 square metres and Lot 4 by 2.3 square metres. The requested variance to permit a reduced lot area for Lots 2, 3 and 4 will not affect the functionality of the site and will have no impact on the streetscape.

Variances c) and g) are requested to permit a reduced interior side yard setback by 0.6 metres for one side of Lots 2 and 3. The proposed development meets the performance standards for front yard setback, front yard soft landscaping, corner side yard setback on Lot 1, interior side yard setbacks on Lot 1 and Lot 4, rear yard setback and rear yard soft landscaping. The requested variances for a reduced interior side yard setback on one side of Lots 2 and 3 will have no impact on the streetscape along Bloomfield Avenue and will not affect the functionality of the site.

Variances d), h) and k) are requested to permit an increased maximum building height for Lot 2 by 0.6 metres, Lot 3 by 0.7 metres and Lot 4 by 0.8 metres. A 0.8 metre increase to the maximum permitted building height is a minor increase from the zoning provision. The requested variance to permit an increased building height for Lots 2, 3 and 4 will not affect the functionality of the site and will have no impact on the streetscape.

The requested variances are considered minor in nature.

A Streetscape Character Analysis determined that the Subject Site is within character group “B” and individual or shared driveways form the dominant character for the Subject Site. Provisions of Table 140B of the Zoning By-law permit a single or shared driveway providing access to each dwelling unit in character group “B”.

A shared driveway providing access to each proposed lot is consistent with the dominant character of the surrounding context and will have no impact on the streetscape, or on the functionality of the site.

The requested variances maintain the general intent and purpose of the City of Ottawa Official Plan and Zoning By-law 2008-250. The requested variances are considered desirable for the use of the land and are minor in nature.

The proposed development represents good land use planning.

A Tree Information Report was prepared in support of the applications for consent and minor variances by Dendron Forestry Services, dated July 27, 2022. The Tree Information Report provides recommendations on proposed tree removals for tree 1 in the rear yard based on the location of the parking area, tree 2 based on poor health and tree 3 based on location of the proposed building footprints. The accompanying Tree Replacement Plan recommends compensation plantings of four small columnar trees in the front yard and four small trees at maturity in the corner side yard. It is noted that the presence of hydro lines in the corner side yard are limiting factors for larger tree species. No impacts to existing trees on abutting properties are anticipated as a result of the proposed development.

In support of the applications for consent and minor variance, please find enclosed:

- One (1) copy of this Cover Letter;
- A Lot Addition Application Form for Part 5 (one original copy)
- A Lot Addition Sketch for Part 5 (one copy of 11x17 and one 8 ½x11)
- A Severance Application Form for Part 1 and Part 2 (one original copy)
- A Severance Application Form for Parts 3, 4 and 5 (one original copy)
- A Severance Application Form for Part 6 and Part 7 (one original copy)
- A Severance Application Form for Part 8 and Part 9 (one original copy)
- A Severance Sketch for Part 1 and Part 2 (one copy of 11x17 and one 8 ½x11)
- A Severance Sketch for Parts 3, 4 and 5 (one copy of 11x17 and one 8 ½x11)
- A Severance Sketch for Part 6 and Part 7 (one copy of 11x17 and one 8 ½x11)
- A Severance Sketch for Part 8 and Part 9 (one copy of 11x17 and one 8 ½x11)
- A Minor Variance Application Form for Parts 3, 4 and 5 (one original copy)
- A Minor Variance Application Form for Part 6 and Part 7 (one original copy)
- A Minor Variance Application Form for Part 8 and Part 9 (one original copy)
- A Minor Variance Sketch (one copy of 11x17 and one 8 ½x11)
- Plan of Survey (one copy of 11x17 and one 8 ½x11)
- Parcel Abstract for 265 Churchill Avenue North (one copy)
- Parcel Abstract for 325 Bloomfield Avenue (one copy)
- Draft Reference Plan (one copy of 11x17 and one 8 ½x11)
- Site Plan (one copy of 11x17 and one 8 ½x11)
- Elevation Plans (one copy of 11x17 and one 8 ½x11)
- Tree Information Report (one copy)
- Conceptual Elevation (Conventional vs. Modular Construction)

Should you have any questions regarding these applications, please do not hesitate to contact the undersigned.

Yours truly,

NOVATECH



Jeffrey Kelly, MCIP, RPP
Project Planner

Appendix A:
Servicing Memo

D.B. Gray Engineering Inc.

Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermains

700 Long Point Circle
Ottawa, ON K1T 4E9

613-425-8044
d.gray@dbgrayengineering.com

July 29, 2024

Antilia Homes
326 Churchill Ave N,
Ottawa, ON
K1Z 5B9

Attention: Ravi Shanghavi

By email: ravi@antiliahomes.com

Dear Ravi:

Re: 325-331 Bloomfield Avenue, Ottawa

The existing municipal sanitary sewer in Bloomfield Avenue is as little as 1.5 m deep. As a result, to avoid a pumping situation, the underside of footing elevation of the proposed buildings have to be at 59.35 m or higher. This means that the first floor elevations have to be at 62.32 m or higher, which is about 1.1 m to 1.5 m above the proposed grades at the foundation.

If you have any questions or require further clarification, please do not hesitate to contact me.

Sincerely yours,



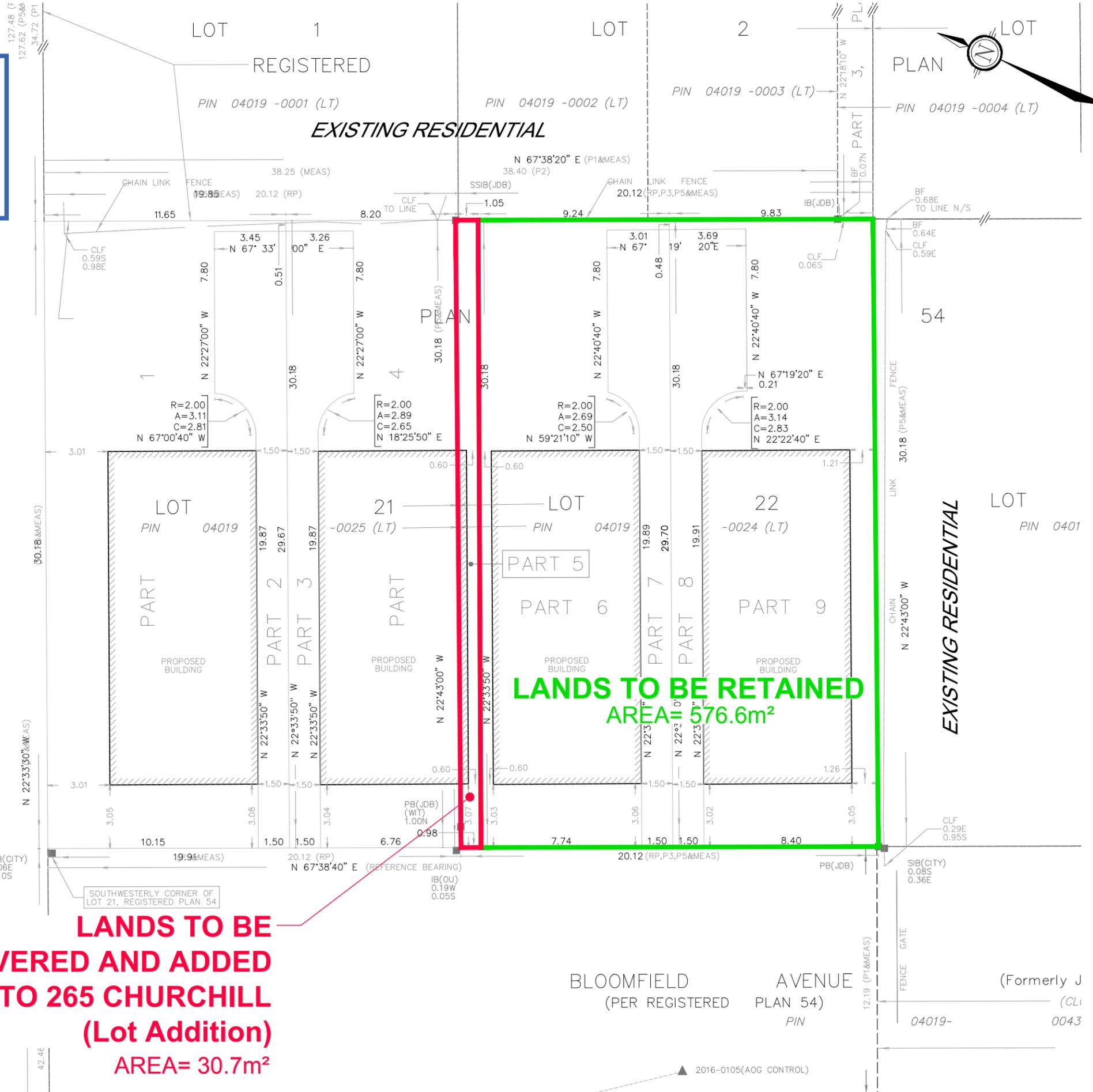
Douglas B. Gray, P.Eng.

M:\2018\118130\CAD\Planning\Figures\118130-SEV.dwg, SEV 1, Aug 12, 2024 - 9:50am, mleat

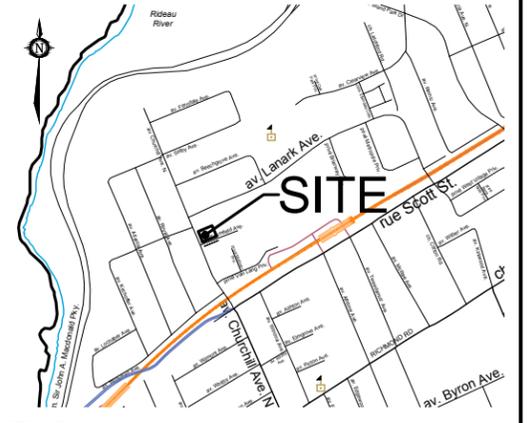
**Committee of Adjustment
Received | Reçu le**
2024-08-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation

CHURCHILL AVENUE NORTH
REGISTERED
(BY BY-LAW 10-68, INSTRUMENT No. L769201)
(Formerly CHURCHILL AVENUE PER REGISTERED PLAN M-28)
PIN 04019 - 0137 (LT)

**LANDS TO BE
SEVERED AND ADDED
TO 265 CHURCHILL
(Lot Addition)**
AREA= 30.7m²



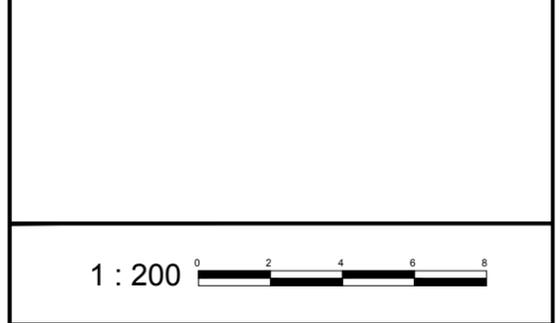
LANDS TO BE RETAINED
AREA= 576.6m²



SEVERANCE APPLICATION #1

325 BLOOMFIELD AVENUE

LOT 22
REGISTERED PLAN 54;
CITY OF OTTAWA



| No. | REVISION | DATE | BY |
|-----|----------------------------------|-------------|----|
| 1. | ISSUED FOR SEVERANCE APPLICATION | AUGUST 9/24 | JK |

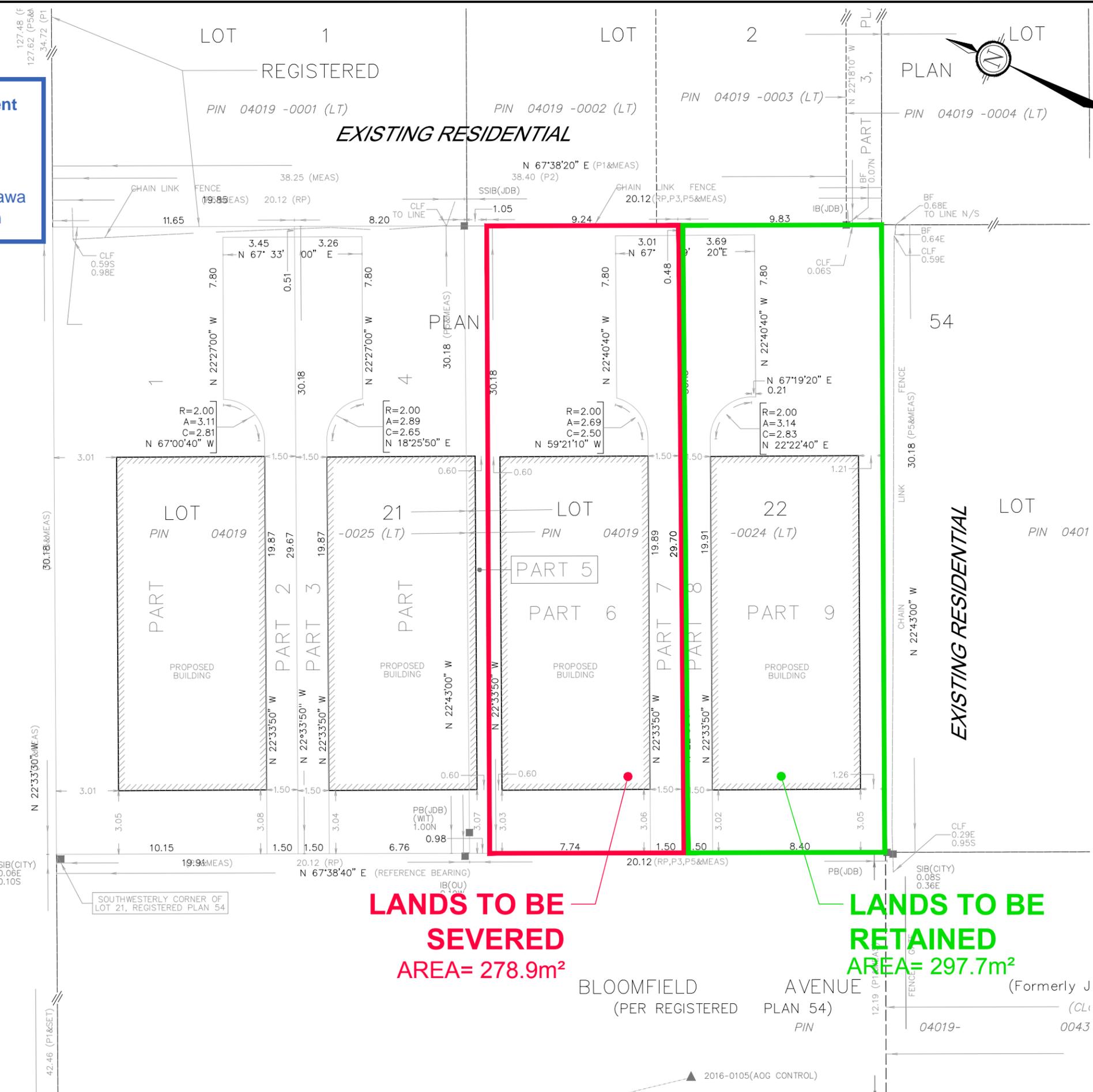
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
AUGUST 2024
PROJECT No. 118130
DRAWING No. 118130-SEV1

M:\2018\118130\CAD\Planning\Figures\118130-SEV.dwg, SEV 4, Aug 12, 2024 - 9:50am, mleat

Committee of Adjustment
Received | Reçu le
2024-09-03
City of Ottawa | Ville d'Ottawa
Comité de dérogation

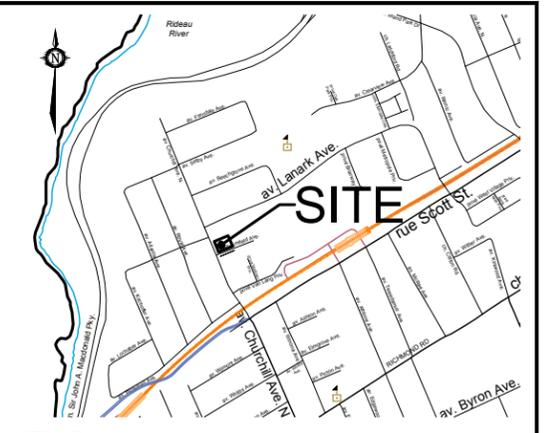
CHURCHILL AVENUE NORTH
(BY BY-LAW 10-68, INSTRUMENT No. L769201)
(Formerly CHURCHILL AVENUE PER REGISTERED PLAN M-28)
PIN 04019 - 0137 (LT)



LANDS TO BE SEVERED
AREA= 278.9m²

LANDS TO BE RETAINED
AREA= 297.7m²

BLOOMFIELD AVENUE (Formerly J)
(PER REGISTERED PLAN 54)
PIN 04019-0043

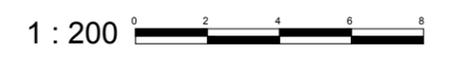


KEY PLAN
N.T.S.

SEVERANCE APPLICATION #4

325 BLOOMFIELD AVENUE

LOT 22
REGISTERED PLAN 54;
CITY OF OTTAWA



| No. | REVISION | DATE | BY |
|-----|----------------------------------|-------------|----|
| 1. | ISSUED FOR SEVERANCE APPLICATION | AUGUST 9/24 | JK |

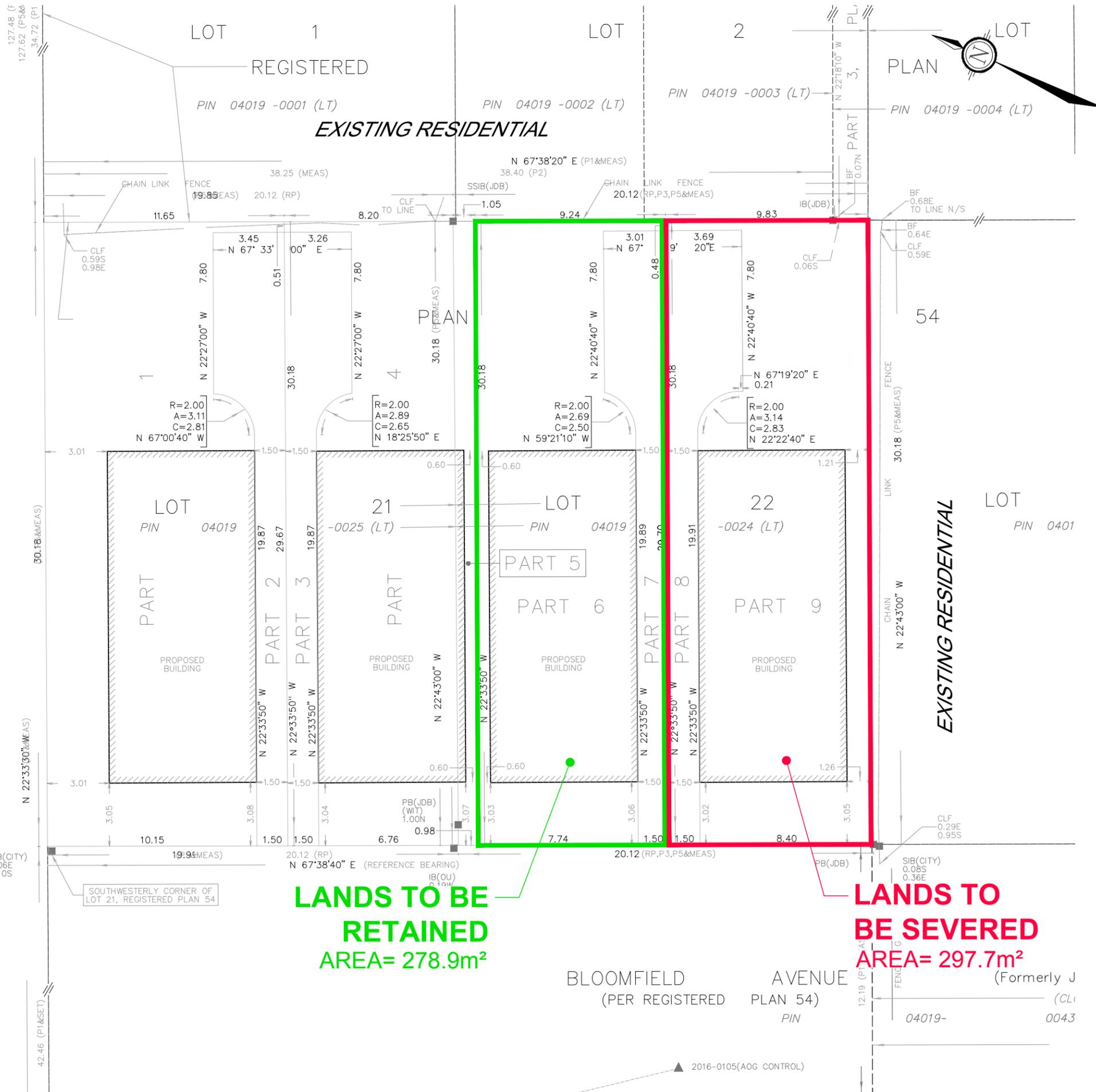
NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

ISSUED
AUGUST 2024
PROJECT No.
118130
DRAWING No.
118130-SEV4

M:\2018\118130\CAD\Planning\Figures\118130-SEV.dwg, SEV 5, Aug 12, 2024 - 9:50am, mleat

CHURCHILL AVENUE NORTH
(Formerly CHURCHILL AVENUE PER REGISTERED PLAN M-28)

PIN 04019 -0137 (LT)

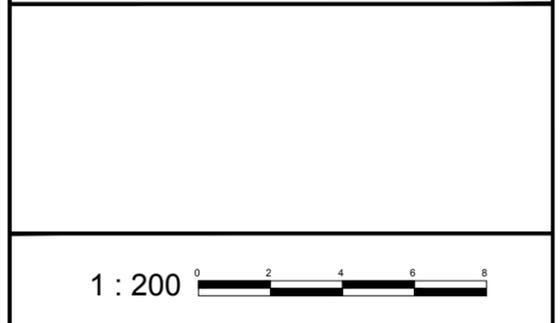


KEY PLAN
N.T.S.

SEVERANCE APPLICATION #5

325 BLOOMFIELD AVENUE

LOT 22
REGISTERED PLAN 54;
CITY OF OTTAWA



| No. | REVISION | DATE | BY |
|-----|----------------------------------|-------------|----|
| 1. | ISSUED FOR SEVERANCE APPLICATION | AUGUST 9/24 | JK |

ISSUED
AUGUST 2024

PROJECT No.
118130

DRAWING No.
118130-SEV5

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

**Minor Variance Application 1
(Lot 2 - Parts 3, 4 and 5):**

- a) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- b) To permit a reduced lot area of 278.9 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- c) To permit a reduced interior side yard setback of 0.6 metres along the east property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- d) To permit an increased building height of 11.6 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

**Minor Variance Application 2
(Lot 3 - Parts 6 and 7):**

- e) To permit a reduced lot width of 9.2 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- f) To permit a reduced lot area of 278.9 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- g) To permit a reduced interior side yard setback of 0.6 metres along the west property line; whereas the By-law requires a minimum interior side yard setback of 1.2 metres (Section 160, Table 160A, Subzone EE, Column X).
- h) To permit an increased building height of 11.7 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

**Minor Variance Application 3
(Lot 4 - Parts 8 and 9):**

- i) To permit a reduced lot width of 9.9 metres; whereas the By-law requires a minimum lot width of 10 metres (Section 160, Table 160A, Subzone EE, Column IV).
- j) To permit a reduced lot area of 297.7 square metres; whereas the By-law requires a minimum lot area of 300 square metres (Section 160, Table 160A, Subzone EE, Column V).
- k) To permit an increased building height of 11.8 metres; whereas the By-law permits a maximum building height of 11 metres (Section 160, Table 160A, Subzone EE, Column VI).

**Committee of Adjustment
Received | Reçu le
2024-08-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation**



MINOR VARIANCE APPLICATION

**265 CHURCHILL AVENUE &
325 BLOOMFIELD AVENUE**

LOT 21 & 22
REGISTERED PLAN 54;
CITY OF OTTAWA



| No. | REVISION | DATE | BY |
|-----|----------------------------------|-----------|----|
| 1. | ISSUED FOR SEVERANCE APPLICATION | AUG 01/24 | JK |

NOVATECH
Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6
Telephone (613) 254-9643
Facsimile (613) 254-5867
Website www.novatech-eng.com

| | |
|-------------|--------------|
| ISSUED | AUGUST, 2024 |
| PROJECT No. | 118130 |
| DRAWING No. | 118130-MV |

\\novatech2018\nova2\2018\118130\CAD\Planning\Figures\118130-MV.dwg, MV, Aug 01, 2024 - 9:22am, mleat



LOT 20
REGISTERED PLAN 267

Committee of Adjustment
Received | Reçu le
2024-08-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PART 2 - SURVEY REPORT

DESCRIPTION
 LOT 21 ON REGISTERED PLAN 54, BEING ALL OF PIN 04019-0025 (LT), IN THE CITY OF OTTAWA
 LOT 22 ON REGISTERED PLAN 54, BEING ALL OF PIN 04019-0024 (LT), IN THE CITY OF OTTAWA
 - REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY NONE
 - **BOUNDARY FEATURES ON LOT 21**
 NOTE LOCATION OF THE CEDAR HEDGE, THE TREES, THE OVERHEAD TELEPHONE CABLES AND THE CONCRETE PATIO TILE ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.
 NOTE LOCATION OF THE OVERHEAD UTILITY CABLES ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.
 NOTE LOCATION OF THE CHAIN LINK FENCE, THE TELEPHONE POLE AND ANCHOR ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

BOUNDARY FEATURES ON LOT 22
 NOTE LOCATION OF THE CEDAR HEDGE, THE TREES, THE OVERHEAD TELEPHONE CABLES AND THE CONCRETE PATIO TILE ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY.
 NOTE LOCATION OF THE CHAIN LINK FENCE, THE BOARD FENCE, THE BRICK DRIVEWAY, THE STONE CURB AND THE VINYL SHED ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY.
 NOTE LOCATION OF THE CHAIN LINK FENCE, THE BOARD FENCE, THE SHEDS AND THE OVERHEAD TELEPHONE CABLE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY.

SURVEYOR'S REAL PROPERTY REPORT
WITH TOPOGRAPHIC DETAILS
PART 1 - PLAN SHOWING

**LOTS 21 AND 22
REGISTERED PLAN 54
CITY OF OTTAWA**

J.D. BARNES LIMITED
© COPYRIGHT 2021
SCALE 1 : 150
2.5 0 2.5 5 10 metres

METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
 BEARINGS ARE MTM GRID, AND REFERRED TO THE NORTHERLY LIMIT OF BLOOMFIELD AVENUE, HAVING A BEARING OF N 67°38'40" E, AS SHOWN ON PLAN 4R-29852.
 DISTANCES ARE GROUND.
 ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION UNLESS OTHERWISE NOTED.
 COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

NOTES ON TREES
 - TREE DIMENSIONS ARE SHOWN +/- HEREON
 - DIAMETER OF TREES TAKEN AT 1.2m ABOVE GRADE
 - RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

LEGEND

| | | |
|------|---------|--|
| ■ | DENOTES | SURVEY MONUMENT FOUND |
| □ | DENOTES | SURVEY MONUMENT SET |
| SIB | DENOTES | STANDARD IRON BAR |
| SSIB | DENOTES | SHORT STANDARD IRON BAR |
| IB | DENOTES | ROUND IRON BAR |
| IB | DENOTES | IRON BAR |
| PB | DENOTES | PLASTIC BAR |
| MEAS | DENOTES | MEASURED |
| OU | DENOTES | ORIGIN UNKNOWN |
| WT | DENOTES | WITNESS |
| P | DENOTES | PLAN 5R-14441 |
| P1 | DENOTES | PLAN 4R-29852 |
| P2 | DENOTES | PLAN 4R-1230 |
| P3 | DENOTES | SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S. DATED DECEMBER 2, 1963 |
| P4 | DENOTES | PLAN 5R-5741 |
| RP | DENOTES | REGISTERED PLAN 54 |
| RP1 | DENOTES | REGISTERED PLAN 262 |
| JDB | DENOTES | J.D. BARNES LTD. |
| MER | DENOTES | M.E. RENAUD, O.L.S. |
| B57 | DENOTES | FAIRHALL, MOFFATT & WOODLAND LIMITED |
| 1236 | DENOTES | PAUL A. RIDDELL LTD. |
| CITY | DENOTES | CITY OF OTTAWA |
| RMOC | DENOTES | REGIONAL MUNICIPALITY OF OTTAWA-CARLETON |
| — | DENOTES | PROPERTY LINE |

N=North / S=South / E=East / W=West

TOPOGRAPHIC LEGEND

| | | |
|----------|---------|------------------------------------|
| GAR SILL | DENOTES | GARAGE SILL |
| TOW | DENOTES | TOP OF WALL |
| FDN | DENOTES | FOUNDATION |
| CONC | DENOTES | CONCRETE |
| C/L | DENOTES | CENTERLINE |
| DEC TR | DENOTES | DECIDUOUS TREE |
| DIA | DENOTES | DENOTES DIAMETER |
| RAD | DENOTES | DENOTES RADIUS |
| ANC | DENOTES | DENOTES ANCHOR |
| CLF | DENOTES | DENOTES CHAIN LINK FENCE |
| BF | DENOTES | DENOTES BOARD FENCE |
| • TP | DENOTES | DENOTES TELEPHONE POLE |
| • GM | DENOTES | DENOTES GAS METER |
| • WV | DENOTES | DENOTES WATER VALVE |
| • WK | DENOTES | DENOTES WATER KEY |
| □ CB | DENOTES | DENOTES CATCH BASIN |
| □ E_IB | DENOTES | DENOTES HYDRO JUNCTION BOX |
| ○ MH_STM | DENOTES | DENOTES STORM MANHOLE |
| ○ MH_SAN | DENOTES | DENOTES SANITARY MANHOLE |
| — E | DENOTES | DENOTES OVERHEAD HYDRO CABLE |
| — T | DENOTES | DENOTES OVERHEAD TELEPHONE CABLE |
| — STM | DENOTES | DENOTES UNDERGROUND STORM SEWER |
| — SAN | DENOTES | DENOTES UNDERGROUND SANITARY SEWER |

ALL SET SSB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.G. 525/91.

ELEVATION NOTE:

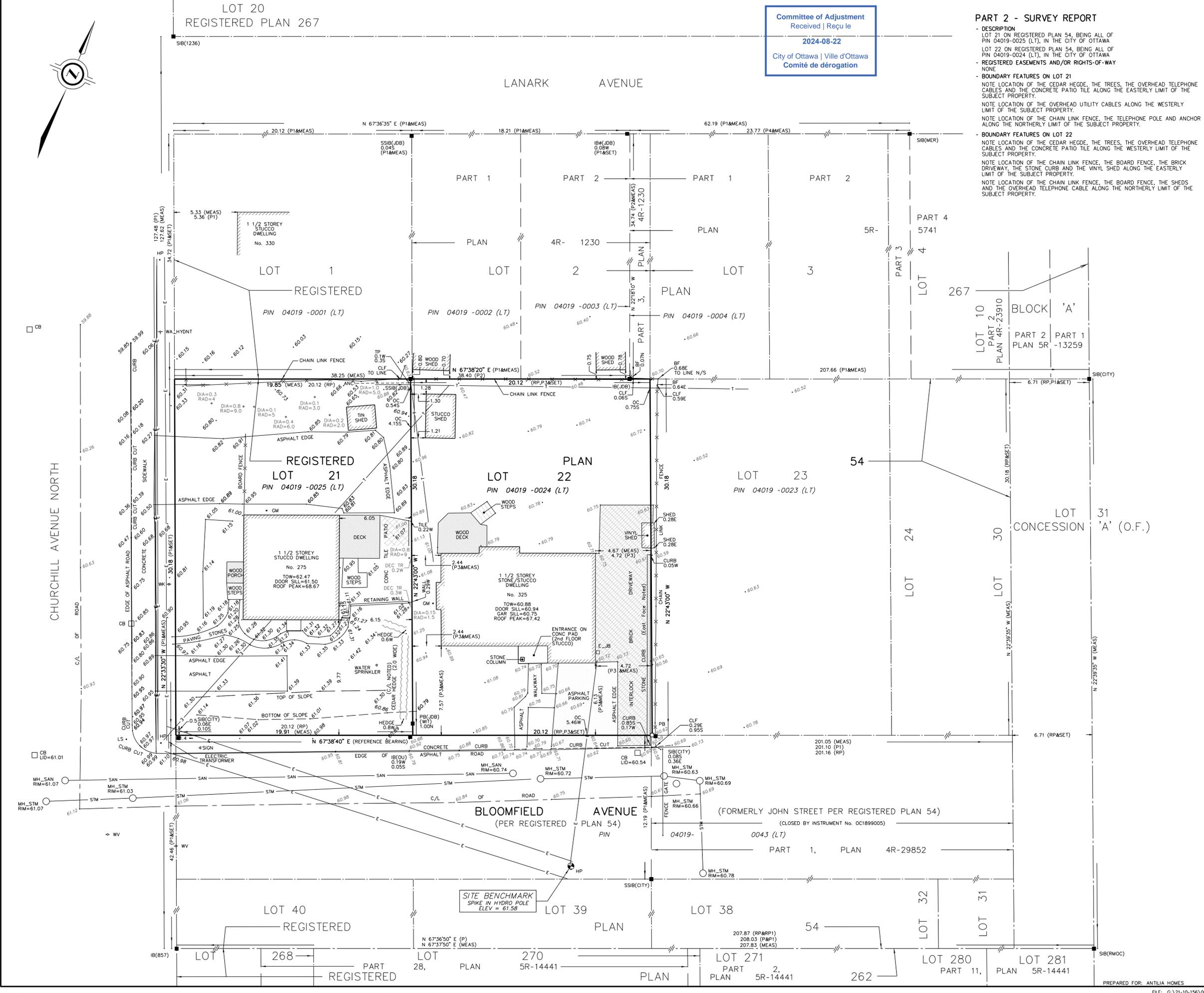
1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING.
 2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA BENCHMARK 3528 HAVING A PUBLISHED ELEVATION OF 70.220 METRES (CGVD-1928 DATUM).

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 9, 2021.

JANUARY 18, 2022
DATE
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

DRAWN BY: RP CHECKED BY: GZ REFERENCE NO.: 21-10-156-00 REV 1
 PLOTTED: 1/18/2022 DATED: 01/18/22



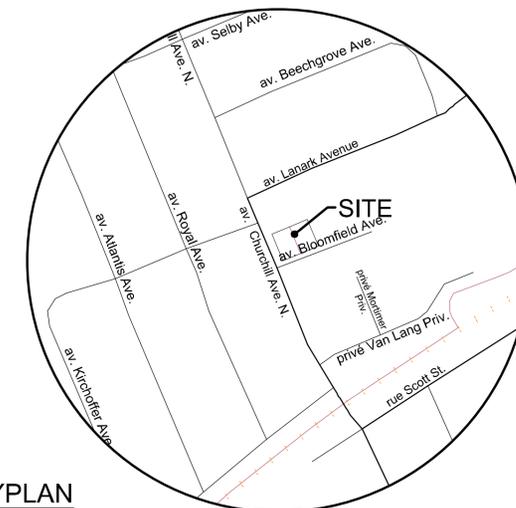
LEGEND

-  Property Line
-  Window Well
-  Soft Landscaping
-  Asphalt
-  CB

SITE STATISTICS:

| | Required | Provided Lot 1 | Provided Lot 2 | Provided Lot 3 | Provided Lot 4 |
|--|----------|---------------------|---------------------|---------------------|---------------------|
| Minimum Lot Width (m) | 10 | 11.65 | 9.24 | 9.24 | 9.89 |
| Minimum Lot Area | 300 | 351.7m ² | 278.9m ² | 278.9m ² | 297.7m ² |
| Minimum Front Yard (m) | 3.0 | 3.0 | 3.0 | 3.0 | 3.0 |
| Minimum Corner Side Yard (m) | 3.0 | 3.0 | n/a | n/a | n/a |
| Minimum Interior Side Yard (m) | 1.2 | 1.5 | 0.6 | 0.6 | 1.2 |
| Minimum Rear Yard (m) [30% of lot depth] | 9.05 | 11.0 | 11.0 | 11.0 | 11.0 |
| Maximum Building Height (m) | 11 | 8.2 | 11.6 | 11.7 | 11.8 |
| Relief Requested | | | | | |

Committee of Adjustment
Received | Reçu le
2024-08-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation



KEYPLAN
NOT TO SCALE

SITE PLAN

265 CHURCHILL AVENUE & 325 BLOOMFIELD AVENUE

LOTS 21 AND 22
REGISTERED PLAN 54
CITY OF OTTAWA



| No. | REVISION | DATE | BY |
|-----|----------------------|------------|----|
| 2 | REVISED PORCH DESIGN | JULY 30/24 | JK |
| 1 | ISSUED FOR REVIEW | JAN 27/23 | JK |

NOVATECH

Engineers, Planners & Landscape Architects
Suite 200, 240 Michael Cowpland Drive
Ottawa, Ontario, Canada K2M 1P6

Telephone: (613) 254-9643
Facsimile: (613) 254-5867
Website: www.novatech-eng.com

| | |
|-------------|------------|
| ISSUED | JULY, 2024 |
| PROJECT No. | 118130 |
| DRAWING No. | 118130-SP |

SOURCE REFERENCE:
Legal / Topographic Information: *Surveyors Real Property Report with Topographic Information (Ref: 21-10-152-00)*
J. D. Barnes Ltd. / Nov 09, 2021 / MTM Zone 9, NAD 83 CSRS

CHURCHILL AVENUE NORTH

BLOOMFIELD AVENUE
(PER REGISTERED PLAN 54)

M:\2018\118130\CAD\Planning\Site Plans\118130-SP.dwg, SP-A1, Jul 30, 2024 - 11:54am, webdes

DXX-XX-XX-XXXX

#XXXXX

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 3 - 327 BLOOMFIELD

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

BEECHWOOD BUILDING DESIGN SERVICES



ADDRESS OF THIS CONSTRUCTION PROJECT:

325 BLOOMFIELD AVE. D

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:



EXISTING AVERAGE GRADE = 60.80
USF = 59.35

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.

DEAN BUCHHEITZ *Dean Buchheitz* 38070
name: Signature: BCIN #:

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 27000
Firm Name: BCIN#:
DATE:

A-09

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 3

BEECHWOOD BUILDING
DESIGN SERVICES



ADDRESS OF THIS
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-10



EXISTING AVERAGE GRADE = 60.80
USF = 59.35

- | | |
|------------------------------|---|
| ① STONE CLADDING | ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH |
| ② DECK APRON | ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL |
| ③ HARDBOARD SIDING -01 | ⑩ GUARDRAIL |
| ④ RECLAIMED (OR NEW) BRICK | ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION) |
| ⑤ PARGING | ⑫ PREFINISHED METAL FASCIA |
| ⑥ EXTERIOR LIGHT | ⑬ PREFINISHED METAL FLASHING |
| ⑦ #235 MIN. ASPHALT SHINGLES | |

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:
 QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1.(3) & (4) of the Ontario Building Code.
 Name: *Sean Bouchard* Signature: *Sean Bouchard* BCIN #: 38070
 name: BEECHWOOD BUILDING DESIGN SERVICES Signature: *Sean Bouchard* BCIN #: 27060
 name: BEECHWOOD BUILDING DESIGN SERVICES Signature: *Sean Bouchard* BCIN #: 27060
 name: BEECHWOOD BUILDING DESIGN SERVICES Signature: *Sean Bouchard* BCIN #: 27060

REAR ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 3

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

BEECHWOOD BUILDING DESIGN SERVICES



ADDRESS OF THIS CONSTRUCTION PROJECT:

325 BLOOMFIELD AVE. D

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-11



FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL DETERMINED ON SITE BY CONTRACTOR.

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.
 DEAN BUCHHEITZ *Dean Buchheitz* 38070
 name: Signature: BCIN #:

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.
 BEECHWOOD BUILDING DESIGN SERVICES 27000
 Firm Name: BCIN #:
 DATE:

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 3

BEECHWOOD BUILDING
DESIGN SERVICES



ADDRESS OF THIS
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-12



EXISTING AVERAGE GRADE 60.80
UNDERSIDE OF FTGS 59.35

- | | | | |
|---|----------------------------|---|---|
| ① | STONE CLADDING | ⑧ | PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH |
| ② | DECK APRON | ⑨ | FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL |
| ③ | HARDIBOARD SIDING -01 | ⑩ | GUARDRAIL |
| ④ | RECLAIMED (OR NEW) BRICK | ⑪ | VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION) |
| ⑤ | PARGING | ⑫ | PREFINISHED METAL FASCIA |
| ⑥ | EXTERIOR LIGHT | ⑬ | PREFINISHED METAL FLASHING |
| ⑦ | #235 MIN. ASPHALT SHINGLES | | |

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer:
 QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.
 BECHWOOD BUILDING DESIGN SERVICES
 Name: BECHWOOD BUILDING DESIGN SERVICES
 Signature: [Signature]
 REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (3) & (4) of the Ontario Building Code.
 BECHWOOD BUILDING DESIGN SERVICES
 Firm Name: BECHWOOD BUILDING DESIGN SERVICES
 BCDN #: 38070
 BCDN #: 27040

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 4 - 325 BLOOMFIELD

- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ EXTERIOR LIGHT
- ⑥ #235 MIN. ASPHALT SHINGLES
- ⑦ PARGING
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

BEECHWOOD BUILDING DESIGN SERVICES



ADDRESS OF THIS CONSTRUCTION PROJECT:

325 BLOOMFIELD AVE. D

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-09



The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.

DESIGNER: *Dean Buchholz* 38070
 SIGNATURE: *Dean Buchholz* DESIGNER

REGISTRATION INFORMATION
 Required unless design is exempt under 3.2.4.1. (2) & (3) of the Ontario Building Code.

FIRM NAME: BEECHWOOD BUILDING DESIGN SERVICES 27000
 DATE: _____ BILLING: _____

RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING 4

BEECHWOOD BUILDING
DESIGN SERVICES



ADDRESS OF THIS
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-10



- ① STONE CLADDING
- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ PARGING
- ⑥ EXTERIOR LIGHT
- ⑦ #235 MIN. ASPHALT SHINGLES
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

EXISTING AVERAGE GRADE = 60.70
UNDERSIDE OF FOOTINGS = 59.35

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.

QUALIFICATION INFORMATION
Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.

DEAN RICHMOND
Signature: *Dean Richmond* BCIN #: 38070

REGISTRATION INFORMATION
Required unless design is exempt under 3.2.4.1. (2) & (4) of the Ontario Building Code.

BEECHWOOD BUILDING DESIGN SERVICES 27040
Firm Name: BCIN#: 27040
DATE:

LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING #4

BEECHWOOD BUILDING
DESIGN SERVICES



ADDRESS OF THIS
CONSTRUCTION PROJECT:

CONSULTANTS:

CONSULTANTS STAMP BELOW:

DATE OF REVIEWS/ISSUANCES:

DRAWN BY:

A-12



EXISTING AVERAGE GRADE = 60.70
USF = 59.35

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a Designer.
 QUALIFICATION INFORMATION
 Required unless design is exempt under 3.2.4.1.(3) & (4) of the Ontario Building Code.
 Name: *Sean Bouchard* Signature: *Sean Bouchard* BCIN #: 38070
 name: BEECHWOOD BUILDING DESIGN SERVICES Signature: *Sean Bouchard* BCIN #: 27060
 Firm Name: BEECHWOOD BUILDING DESIGN SERVICES
 DATE:

- ② DECK APRON
- ③ HARDIBOARD SIDING -01
- ④ RECLAIMED (OR NEW) BRICK
- ⑤ PAVING
- ⑥ EXTERIOR LIGHT
- ⑦ #235 MIN. ASPHALT SHINGLES

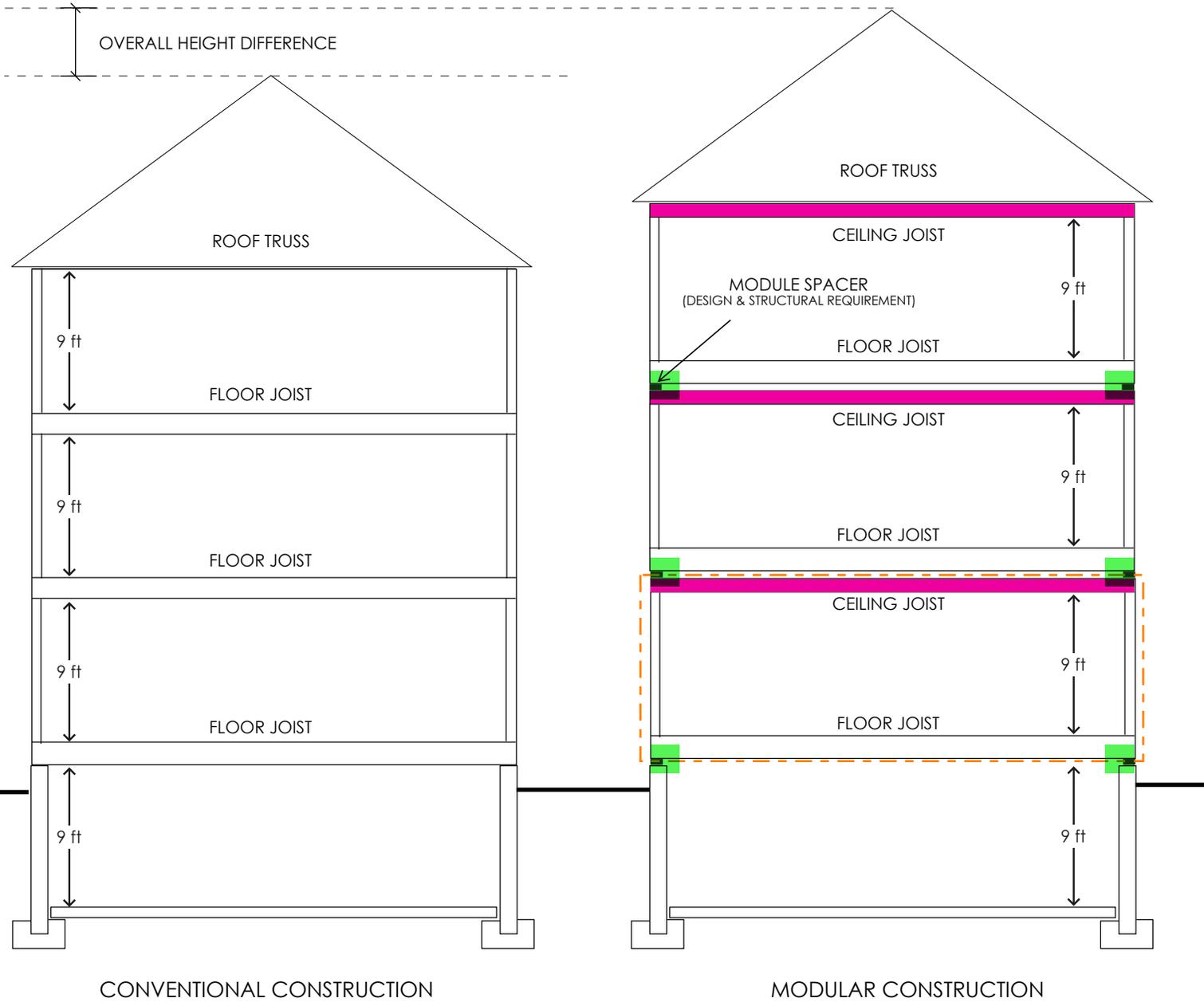
- ⑧ PRECAST CONCRETE COPING, LINTEL OR SILL SMOOTH FINISH
- ⑨ FIBRE CEMENT, EXTERRA, 1X(WIDTH) WOOD, COMPOSITE OR CELLULAR PVC TRIM OR SIMILAR EXTERIOR GRADE PANEL
- ⑩ GUARDRAIL
- ⑪ VENTED VINYL SOFFIT (COORDINATE W/ SOFFIT PROTECTION)
- ⑫ PREFINISHED METAL FASCIA
- ⑬ PREFINISHED METAL FLASHING

STONE CLADDING ①

Committee of Adjustment
Received | Reçu le

2024-08-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation



CONVENTIONAL CONSTRUCTION

MODULAR CONSTRUCTION

MODULAR SECTION DIAGRAM

23064 - ANTILIA HOMES FEASIBILITY
ISSUED FOR REFERENCE

A-001

DRAFT PLAN FOR SEVERANCE

| SCHEDULE | | | | |
|----------|-----------|------|------------------------|--------------|
| PART | LOT | PLAN | PIN | AREA (sq.m.) |
| 1 | | | | 291.0 |
| 2 | ALL OF 21 | | ALL OF 04019-0025 (LT) | 60.6 |
| 3 | | | | 59.0 |
| 4 | | | | 189.3 |
| 5 | | | | 30.6 |
| 6 | | | | 221.9 |
| 7 | ALL OF 22 | | ALL OF 04019-0024 (LT) | 57.0 |
| 8 | | | | 62.5 |
| 9 | | | | 235.2 |

Committee of Adjustment
Received | Reçu le
2024-08-22
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF LOTS 21 AND 22 REGISTERED PLAN 54 CITY OF OTTAWA

SCALE 1 : 150
2.5 0 2.5 5 10 metres

THE INTENDED PLOT SIZE OF THIS PLAN IS 800mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:150

J.D. BARNES LIMITED
METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES
BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOOMFIELD AVENUE, HAVING A BEARING OF N 67° 38' 40" E AS SHOWN ON REGISTERED PLAN 4R-29852.
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99993730.

| INTEGRATION DATA | | | |
|--|------------|--------------|--|
| OBSERVED REFERENCE POINTS (ORPs): MTM ZONE 9, NAD83 (CSRS) (2010.0). | | | |
| COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10. | | | |
| POINT ID | EASTING | NORTHING | |
| ORP (A) | 363 220.47 | 5 028 800.04 | |
| ORP (B) | 363 028.29 | 5 028 720.95 | |
| SCP-2016-0105 | 363 541.01 | 5 029 090.01 | |

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.
THE RESULTANT TIE BETWEEN ORP (A) AND ORP (B) IS 207.83 N 67°37'50" E

| LEGEND | |
|----------------|--|
| ■ | DENOTES SURVEY MONUMENT FOUND |
| □ | DENOTES SURVEY MONUMENT SET |
| SIB | DENOTES STANDARD IRON BAR |
| SSIB | DENOTES SHORT STANDARD IRON BAR |
| IB# | DENOTES ROUND IRON BAR |
| IB | DENOTES IRON BAR |
| PB | DENOTES PLASTIC BAR |
| MEAS | DENOTES MEASURED |
| OU | DENOTES ORIGIN UNKNOWN |
| WT | DENOTES WITNESS |
| P | DENOTES PLAN 5R-14441 |
| P1 | DENOTES PLAN 4R-29852 |
| P2 | DENOTES PLAN 4R-1230 |
| P3 | DENOTES SURVEYOR'S REAL PROPERTY REPORT BY F.H. GOOCH, O.L.S. DATED DECEMBER 2, 1963 |
| P4 | DENOTES PLAN 5R-5741 |
| P5 | DENOTES SURVEYOR'S REAL PROPERTY REPORT BY J.D. BARNES LTD., DATED JANUARY 18, 2022 |
| RP | DENOTES REGISTERED PLAN 54 |
| RP1 | DENOTES REGISTERED PLAN 262 |
| JDB | DENOTES J.D. BARNES LTD. |
| MER | DENOTES M.E. RENAUD, O.L.S. |
| 857 | DENOTES FAIRHALL, MOFFATT & WOODLAND LIMITED |
| 1236 | DENOTES PAUL A. RIDDELL LTD. |
| CITY | DENOTES CITY OF OTTAWA |
| RMOC | DENOTES REGIONAL MUNICIPALITY OF OTTAWA-CARLETON |
| AGC | DENOTES ANNIS O'SULLIVAN VOLLEBECK LTD |
| M ² | DENOTES SQUARE METRES |
| SCP | DENOTES SPECIFIED CONTROL POINT |
| O.F. | DENOTES OTTAWA FRONT |
| CLF | DENOTES CHAIN LINK FENCE |
| BF | DENOTES BOARD FENCE |
| C/L | DENOTES CENTRELINE |
| DENOTES | DENOTES PROPERTY LINE |

N=NORTH / S=SOUTH / E=EAST / W=WEST
ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON X X, 2023.

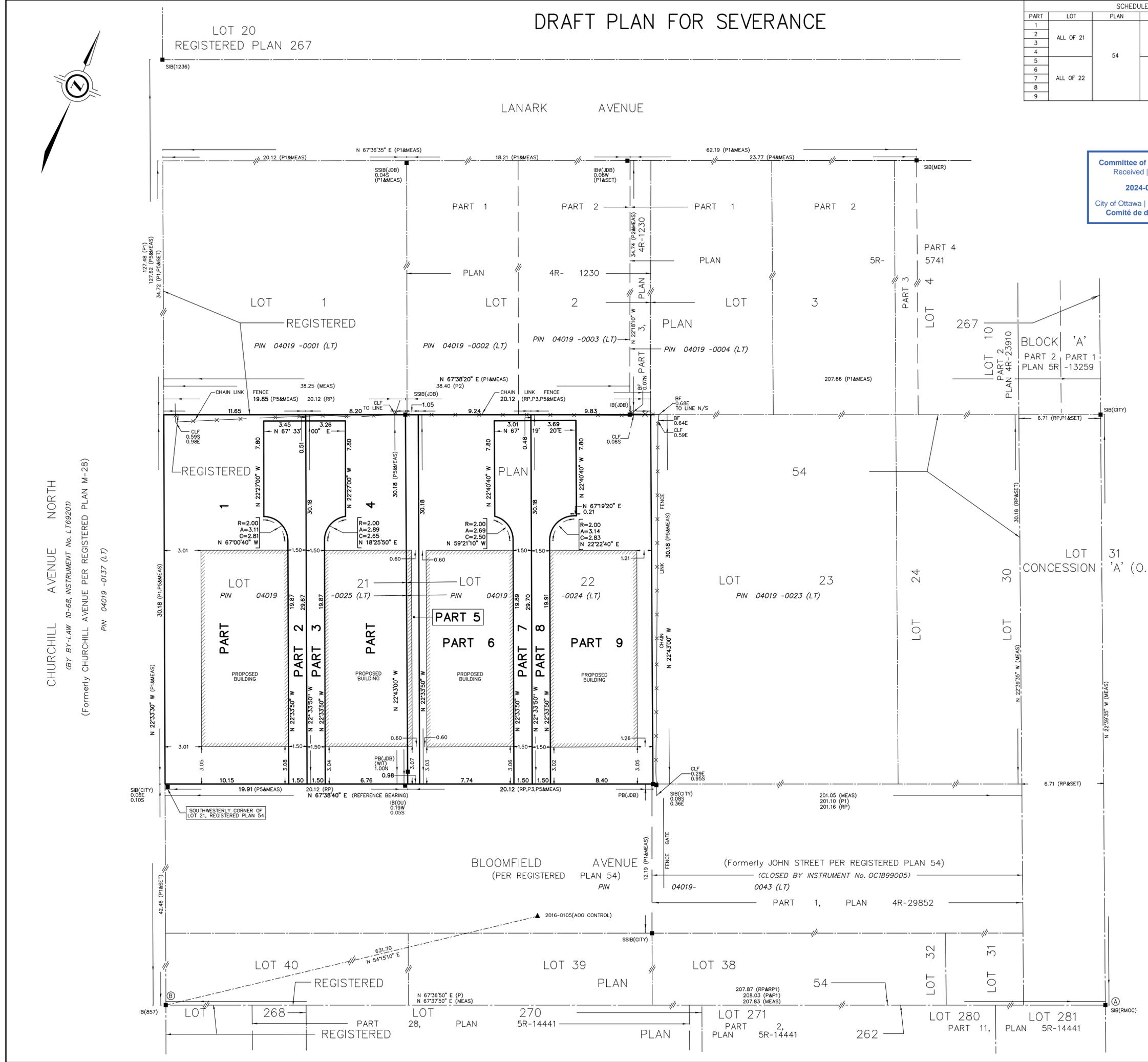
X X, 2023 DATE
DRAFT
GEORGE ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER XXXXXXX



J.D. BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STACIE DRIVE, SUITE 103, OTTAWA, ON K3K 2A9
T: (613) 731-7244 F: (613) 731-8955 www.jdbarnes.com

DRAWN BY: RP/KZ CHECKED BY: CZ REFERENCE NO: 21-10-156-00
FILE: G:\21-10-156\00\Drawing\PLAN\21-10-156-00-RPLAN.dgn DATED: 10/04/2023
PLOTTED: 1/31/2024



CHURCHILL AVENUE NORTH
(BY BY-LAW 10-68, INSTRUMENT No. L769201)
(Formerly CHURCHILL AVENUE PER REGISTERED PLAN M-28)
PIN 04019 - 0137 (LT)

LOT 20
REGISTERED PLAN 267

LOT 21
REGISTERED PLAN 54
PIN 04019 - 0001 (LT)

LOT 22
REGISTERED PLAN 54
PIN 04019 - 0025 (LT)

LOT 23
REGISTERED PLAN 54
PIN 04019 - 0023 (LT)

LOT 24
REGISTERED PLAN 54
PIN 04019 - 0024 (LT)

LOT 27
REGISTERED PLAN 54
PIN 04019 - 0003 (LT)

LOT 28
REGISTERED PLAN 54
PIN 04019 - 0004 (LT)

LOT 29
REGISTERED PLAN 54
PIN 04019 - 0003 (LT)

LOT 30
REGISTERED PLAN 54
PIN 04019 - 0003 (LT)

LOT 31
REGISTERED PLAN 54
PIN 04019 - 0003 (LT)

LOT 32
REGISTERED PLAN 54
PIN 04019 - 0003 (LT)

LOT 38
REGISTERED PLAN 54
PIN 04019 - 0003 (LT)

LOT 39
REGISTERED PLAN 54
PIN 04019 - 0003 (LT)

LOT 40
REGISTERED PLAN 54
PIN 04019 - 0003 (LT)

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, October 2, 2024

1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-02-24/A-00226
Application: Minor Variance under section 45 of the *Planning Act*
Applicants: Alain Doom and Charles Hamann
Property Address: 296 Manor Avenue
Ward: 13 – Rideau-Rockcliffe
Legal Description: Lots E and 51, Registered Plan 4M-57
Zoning: R1B[1259]
Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

On June 14, 2024 the Committee of Adjustment approved a minor variance application (D08-02-24/A-00110) to permit a reduced rear yard setback. It has recently been discovered that an additional minor variance for a reduced corner side yard setback is required.

The Applicants want to construct a carport on the east side of the existing two storey detached dwelling, as shown on the plans filed with the application.

REQUESTED VARIANCE:

The Applicants require the Committee's authorization for a minor variance from the Zoning By-law to permit a reduced corner side yard setback of 3.55 metres, whereas the By-law requires a minimum side yard setback of 7.5 metres.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: September 13, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogation mineure

Groupe 1

Mercredi 2 octobre 2024

13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

| | |
|---------------------------------|--|
| Dossier : | D08-02-24/A-00226 |
| Demande : | Dérogation mineure en vertu de l'article 45 de la <i>Loi sur l'aménagement du territoire</i> |
| Requérants : | Alain Doom et Charles Hamann |
| Adresse municipale : | 296, avenue Manor |
| Quartier : | 13 – Rideau-Rockcliffe |
| Description officielle : | Lots E et 51, plan enregistré 4M-57 |
| Zonage : | R1B [1259] |
| Règlement de zonage : | n° 2008-250 |

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Le 14 juin 2024, le Comité de dérogation a approuvé une demande de dérogation mineure (D08-02-24/A-00110) visant à réduire la marge de recul de la cour arrière. On a constaté récemment qu'une autre dérogation mineure était nécessaire pour réduire la marge de recul de la cour latérale d'angle.

Les requérants souhaitent construire un abri d'auto du côté est de la maison isolée de deux étages existante, conformément aux plans déposés auprès du Comité.

DÉROGATION DEMANDÉE :

Les requérants demandent au Comité d'accorder une dérogation mineure au Règlement de zonage en vue de permettre la réduction de la marge de recul de la cour latérale d'angle à 3,55 mètres, alors que le Règlement exige une marge de recul de la cour latérale d'angle d'au moins 7,5 mètres.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 13 septembre 2024



This document is also available in English.

Committee of Adjustment
 City of Ottawa
 101 Centrepointe Drive
 Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
 613-580-2436



Comité de dérogation
 Ville d'Ottawa
 101, promenade Centrepointe
 Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
 613-580-2436



Circulated Area/
Région circulée 60m

Ottawa Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION



SUBJECT LAND / TERRE EN QUESTION

296 av. Manor Ave.

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE



NOT TO SCALE
NON À L'ÉCHELLE



This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

August 20, 2024

Michel Bellemare

Secretary-Treasurer
Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa, ON, K2G 5K7

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-08-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Ms. Libman,

Reference: Application Minor Variance for **296 Manor Avenue**

Open Concept Home Design has been retained to file application for a minor variance on behalf of **Alain Doom** and **Charles Hamann** the property owners, to facilitate the construction of an attached single vehicle carport to an existing 2 storey detached residential building. The subject property is legally described as Lots E & 51, Registered Plan 4M-57 of the City of Ottawa. The property is located on the corner of Manor Avenue and Park Road within Rideau-Rockcliffe Ward 13.

The subject property has a lot area of 1253.47 m², a depth of 37.0 m, and a frontage of 36.1 m along Manor Avenue. The property is designated as General Urban Area on Schedule B of the City of Ottawa Official Plan, and is zoned **R1B [1259]** in the City of Ottawa Comprehensive Zoning **By-law 2009-164, area A on schedule 342**. The immediate surrounding neighbourhood consists of low-density residential development in the form of single-family dwellings.

Please note:

This carport proposal was approved by the Committee of Adjustment - decision date June 14, 2024 however, it has since been discovered that while the request for a reduced rear yard was approved, there should have also been a request for a reduced corner side yard. The site plan submitted depicting the proposed carport had dimension discrepancies which did not match dimensions shown on the legal survey. This application is to address the required corner side yard setback (Park Road).

Project Description

The homeowners would like to add an attached single vehicle carport to the existing 2 storey building. The proposed carport will sit within an existing corner niche of the building footprint. The existing driveway leads to the proposed carport.

The proposed maintains compliance for both front (Manor Avenue) and side yard (Park Road) setbacks. The rear will be inline with the existing building.

Minor Variance Application

The purpose of this application is to seek relief from provisions of Zoning By-law 2009-164, as they relate to the proposed second storey addition to include the following variance(s):

Minor Variance

By-law 2009-164 Area A schedule 342, to permit a reduced corner side yard setback of **3.55 m**, whereas the By-law requires a minimum rear yard of **7.5 m**.

The homeowners recently purchased the home and have invested in an extensive restoration / renovation in upgrading the building. A **City of Ottawa** building permit was issued Oct. 25, 2023 (**permit 2306447**). The goal is to upgrade the existing conditions of the buildings interior while restoring the aged exterior to original finishing details while blending with the adjacent neighbourhood. The proposed carport will blend to the existing building with similar roof lines and wood cladding finishes.

Minor Variance 4 Point Test:

1. Are the variances minor?

The above minor variance request is minor considering the proposal is to allow for a single car attached carport. The carport has been designed to fit into an existing corner niche of the building. The dimensions for the proposed carport are 7.2m x 4.8m.

The proposed carport is to be placed over the existing parking space on the property.

The majority of neighbouring homes feature large 2 car attached or detached garages.

2. Are the variances desirable for the appropriate development or use of the property?

The proposed is desirable for the appropriate development or use of the property as it will not adversely impact the existing greenspace of the property as it is relatively small in size and attached directly to the existing building over an existing parking space.

The streetscape of the neighbouring properties is a mix of various detached single family residential buildings having 2 car attached or detached garages.

The carport is providing shelter from the weather elements of an existing parking space. Safety from the elements will be provided as one is able to enter the home from the sheltered carport.

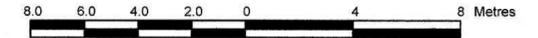
As well, a carport provides shelter for an automobile without having the unsightly view or presence of over head garage doors.

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of

LOTS E & 51
REGISTERED PLAN 4M-57
CITY OF OTTAWA

Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1 : 200



Metric

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate

I CERTIFY THAT:

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 1st day of November, 2023.

Nov 10, 2023
Date

Jamie Leslie
Jamie Leslie
Ontario Land Surveyor

PART 2

THIS PLAN MUST BE READ IN CONJUNCTION WITH
SURVEY REPORT DATED: November 10, 2023

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to
Alain Doorn ("The Client"), their solicitors,
mortgagees, and other related parties, permission to use original, signed, sealed
copies of the Surveyor's Real Property Report in transactions involving The Client.

ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM

V-60598

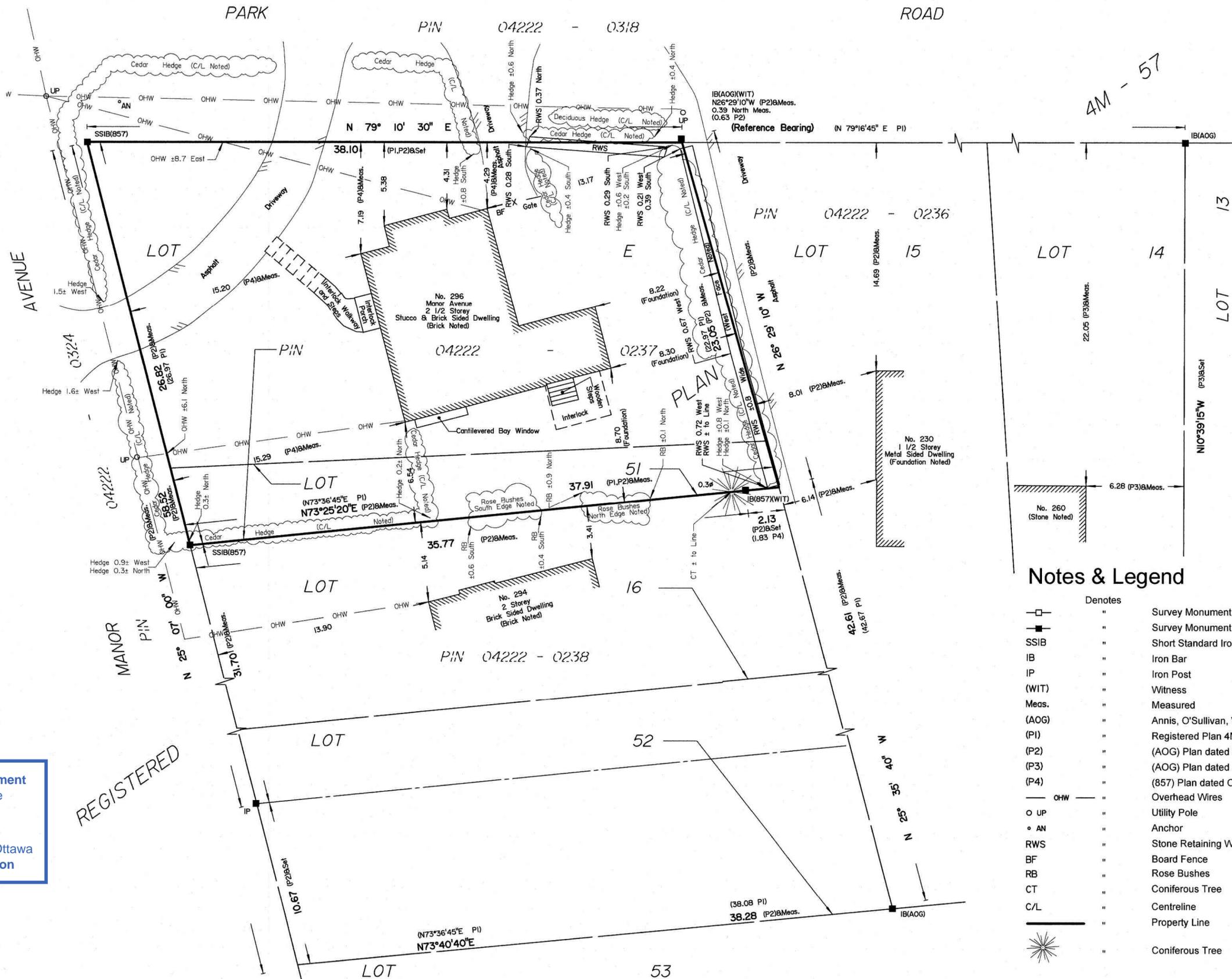


THIS PLAN IS NOT VALID UNLESS
IT IS AN EMBOSSED ORIGINAL
COPY ISSUED BY THE SURVEYOR
In accordance with
Regulation 1026, Section 29 (3).

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS
observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For comparison purposes, a rotation of 00°31'20" counter clockwise was
applied to bearings on plans P1, P2 and P3.

© Annis, O'Sullivan, Vollebek Ltd, 2023. "THIS PLAN IS PROTECTED BY COPYRIGHT"
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 Concourse Gate, Suite 500
Nepean, Ont. K2E 7S6
Phone: (613) 727-0850 / Fax: (613) 727-1079
Email: Nepean@aovltd.com
Ontario Land Surveyors Job No. 24342-23 Alain Doorn Lts E851 4M-57 D-E F

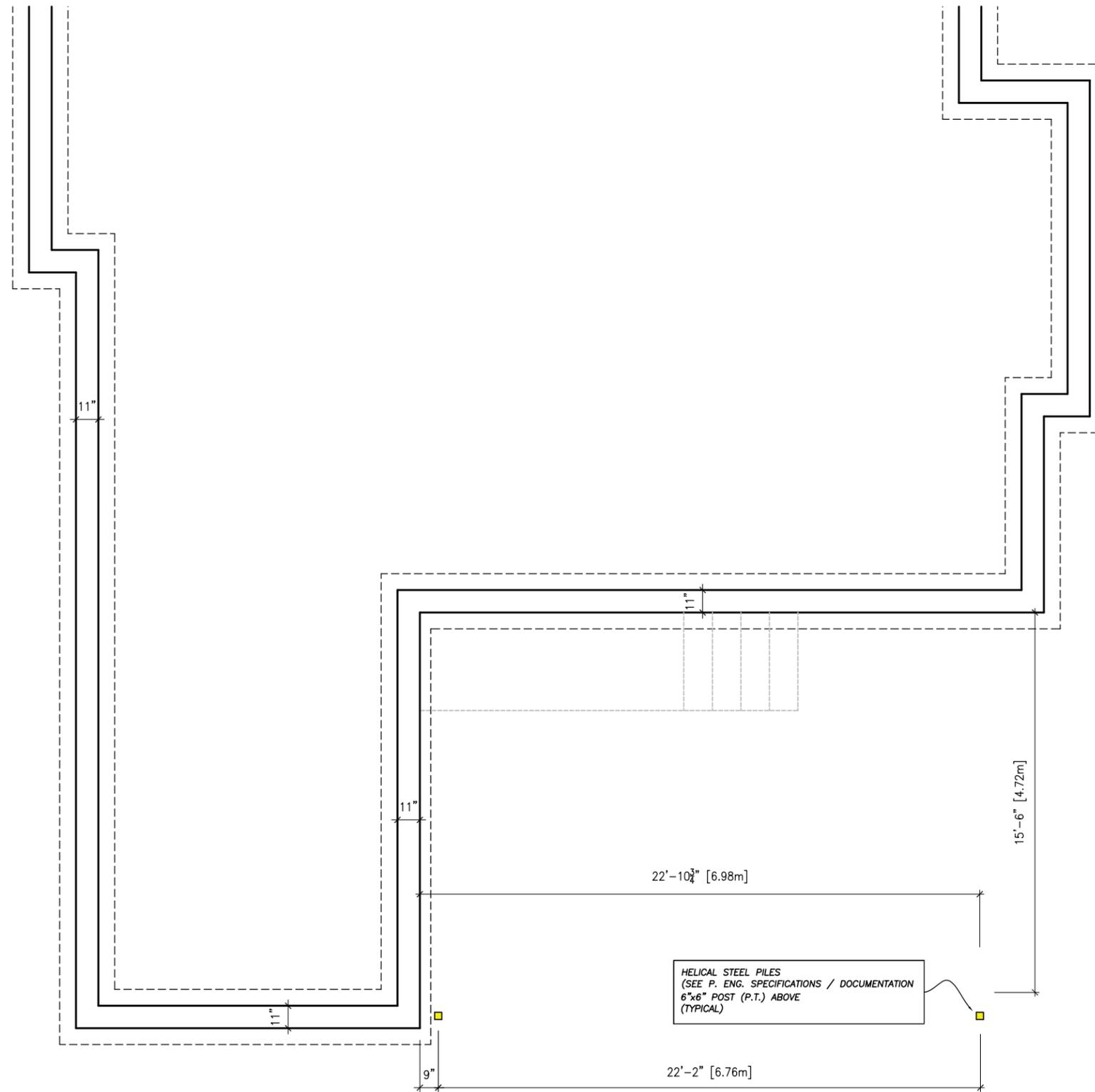


Notes & Legend

- | | | |
|---------|---------|------------------------------------|
| □ | Denotes | Survey Monument Planted |
| ■ | " | Survey Monument Found |
| SSIB | " | Short Standard Iron Bar |
| IB | " | Iron Bar |
| IP | " | Iron Post |
| (WIT) | " | Witness |
| Meas. | " | Measured |
| (AOG) | " | Annis, O'Sullivan, Vollebek Ltd. |
| (PI) | " | Registered Plan 4M-57 |
| (P2) | " | (AOG) Plan dated November 20, 1989 |
| (P3) | " | (AOG) Plan dated April 30, 1991 |
| (P4) | " | (857) Plan dated October 11, 1972 |
| — OHW — | " | Overhead Wires |
| ○ UP | " | Utility Pole |
| • AN | " | Anchor |
| RWS | " | Stone Retaining Wall |
| BF | " | Board Fence |
| RB | " | Rose Bushes |
| CT | " | Coniferous Tree |
| C/L | " | Centreline |
| — | " | Property Line |
| ✳ | " | Coniferous Tree |

Committee of Adjustment
Received | Reçu le
2024-08-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

REGISTERED



FOUNDATION PLAN
 scale: 3/16"=1'-0"

PHONE: 613.889.0777
 E-MAIL: INFO@TANYACOLLINSDESIGN.COM

COPYRIGHT ©2022 TANYA COLLINS DESIGN
 ALL RIGHTS RESERVED

296 MANOR AVE.
 CARPORT

FOUNDATION PLAN

GENERAL NOTES :

THE GENERAL CONTRACTOR SHALL
 CHECK AND VERIFY ALL DIMENSIONS
 AND REPORT ERRORS AND OMISSIONS
 TO THE DESIGNER.

THE GENERAL CONTRACTOR OR SUB-CONTRACTOR
 WILL BE HELD RESPONSIBLE FOR ALL WORK PERFORMED
 ON SITE. TANYA COLLINS DESIGN IS NOT RESPONSIBLE
 FOR THE WORK PERFORMANCE OF ANY CONTRACTOR(S).

| No. | DATE | DESCRIPTION | INIT. |
|-----|------------|------------------|-------|
| 7. | | | |
| 6. | | | |
| 5. | | | |
| 4. | 29.07.2024 | REVISE DRAWINGS | NL |
| 3. | 02.06.2024 | ADJUST SITE PLAN | NL |
| 2. | 04.07.2024 | ADD STRUCTURAL | NL |
| 1. | 10.03.2024 | FOR REVIEW | NL |
| | | | |

REVISIONS

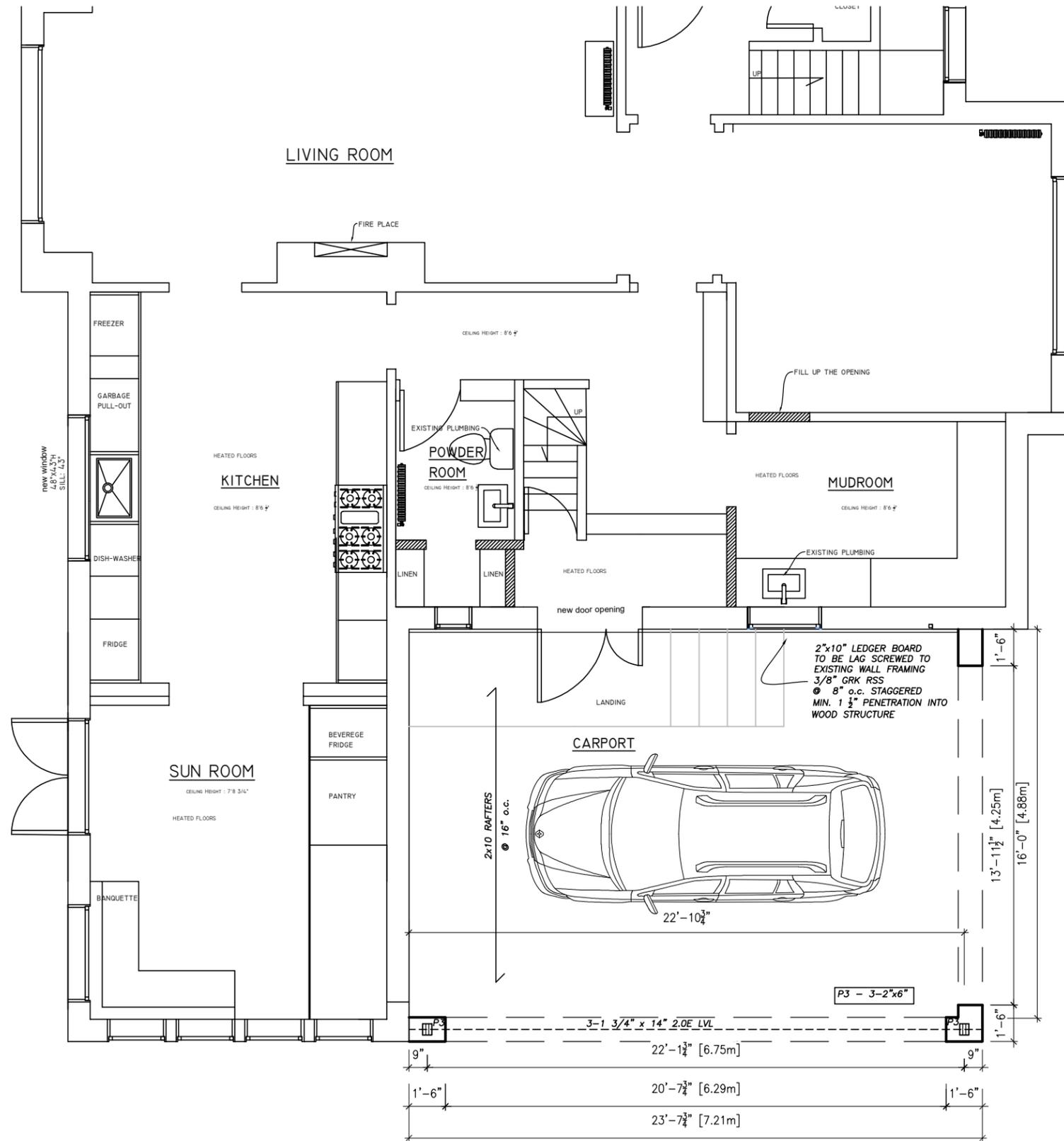
SCALE : AS NOTED

DATE :
 MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD

A1



GROUND FLOOR PLAN
 scale: 3/16"=1'-0"

PHONE: 613.889.0777
 E-MAIL: INFO@TANYACOLLINSDESIGN.COM

COPYRIGHT ©2022 TANYA COLLINS DESIGN
 ALL RIGHTS RESERVED

296 MANOR AVE.
 CARPORT

GROUND FLOOR PLAN

GENERAL NOTES :

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE DESIGNER.

THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL WORK PERFORMED ON SITE. TANYA COLLINS DESIGN IS NOT RESPONSIBLE FOR THE WORK PERFORMANCE OF ANY CONTRACTOR(S).

| No. | DATE | DESCRIPTION | INIT. |
|-----------|------------|------------------|-------|
| 7. | | | |
| 6. | | | |
| 5. | | | |
| 4. | 29.07.2024 | REVISE DRAWINGS | NL |
| 3. | 02.06.2024 | ADJUST SITE PLAN | NL |
| 2. | 04.07.2024 | ADD STRUCTURAL | NL |
| 1. | 10.03.2024 | FOR REVIEW | NL |
| REVISIONS | | | |

SCALE : AS NOTED

DATE :
 MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD

A2

PHONE: 613.889.0777
 E-MAIL: INFO@TANYACOLLINSDESIGN.COM

COPYRIGHT ©2022 TANYA COLLINS DESIGN
 ALL RIGHTS RESERVED

296 MANOR AVE.
 CARPORT

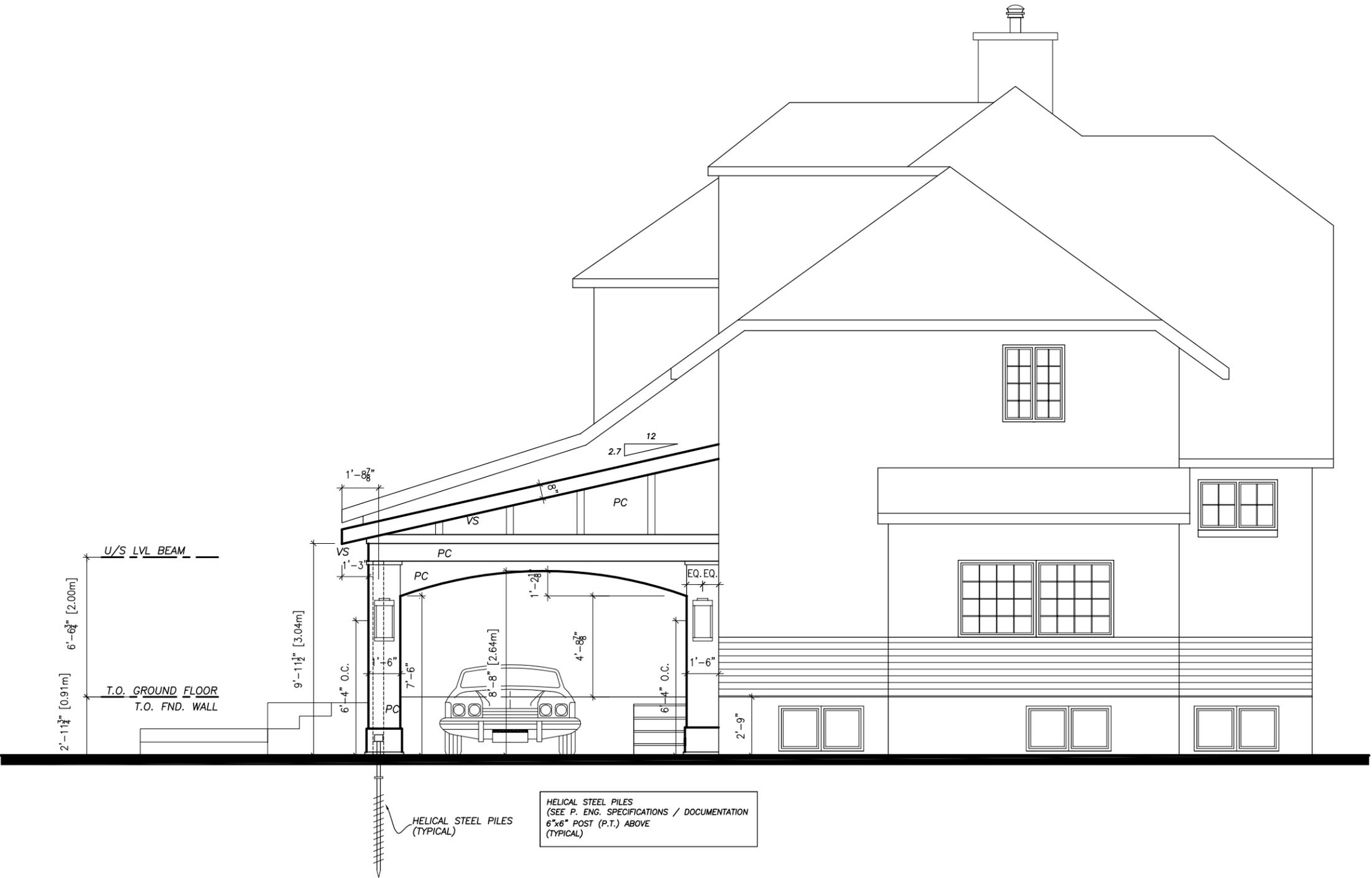
LEFT SIDE ELEVATION (PROPOSED)

GENERAL NOTES :

THE GENERAL CONTRACTOR SHALL
 CHECK AND VERIFY ALL DIMENSIONS
 AND REPORT ERRORS AND OMISSIONS
 TO THE DESIGNER.

THE GENERAL CONTRACTOR OR SUB-CONTRACTOR
 WILL BE HELD RESPONSIBLE FOR ALL WORK PERFORMED
 ON SITE. TANYA COLLINS DESIGN IS NOT RESPONSIBLE
 FOR THE WORK PERFORMANCE OF ANY CONTRACTOR(S).

| No. | DATE | DESCRIPTION | INIT. |
|-----|------------|------------------|-------|
| 7. | | | |
| 6. | | | |
| 5. | | | |
| 4. | 29.07.2024 | REVISE DRAWINGS | NL |
| 3. | 02.06.2024 | ADJUST SITE PLAN | NL |
| 2. | 04.07.2024 | ADD STRUCTURAL | NL |
| 1. | 10.03.2024 | FOR REVIEW | NL |
| | | REVISIONS | |



LEFT SIDE ELEVATION (Park Road) (PROPOSED)

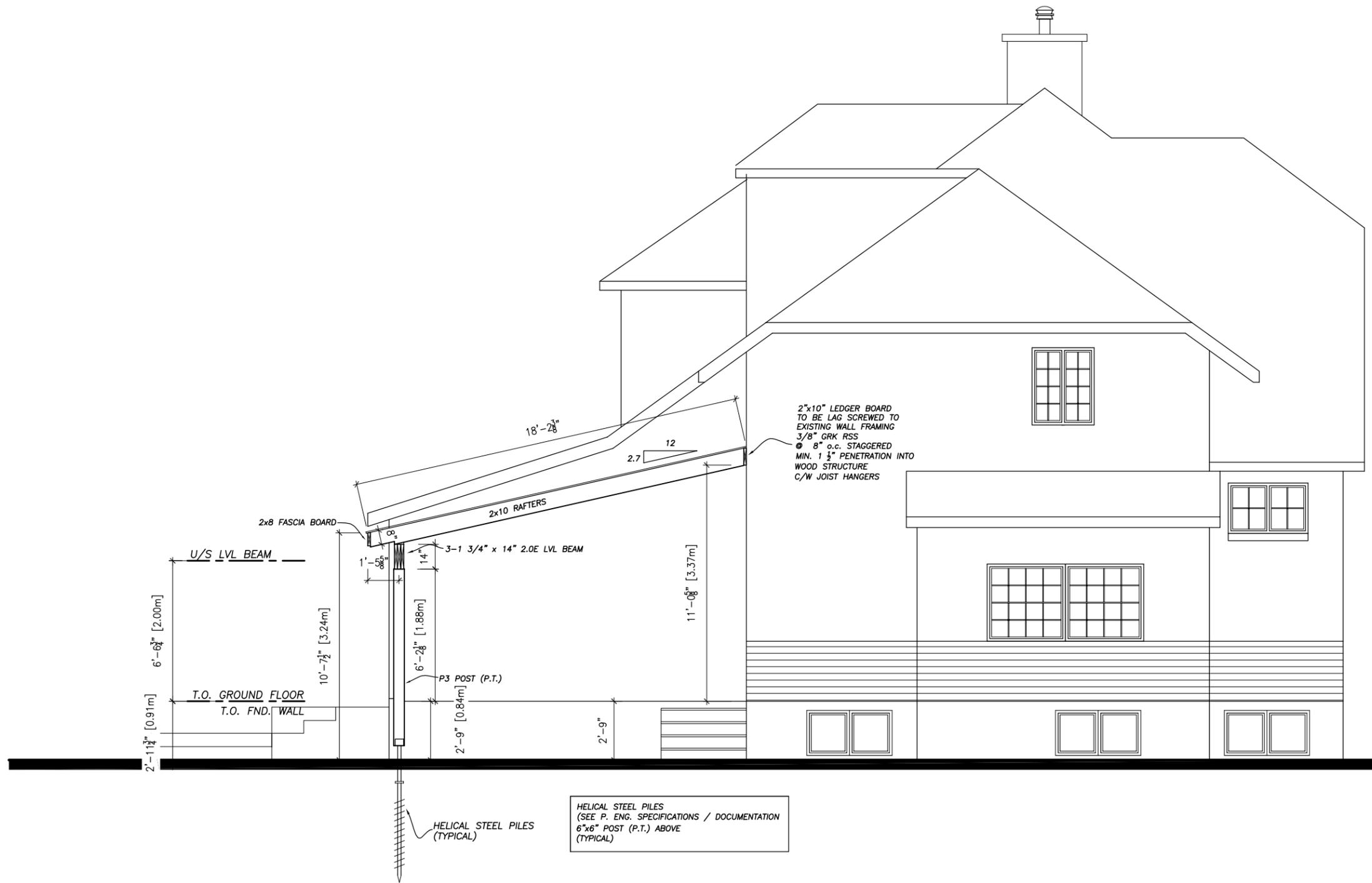
scale: 3/16"=1'-0"

SCALE : AS NOTED DATE : MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD

A4



BUILDING SECTION
 scale: 3/16"=1'-0"

PHONE: 613.889.0777
 E-MAIL: INFO@TANYACOLLINSDESIGN.COM

COPYRIGHT ©2022 TANYA COLLINS DESIGN
 ALL RIGHTS RESERVED

296 MANOR AVE.
 CARPORT

BUILDING SECTION

GENERAL NOTES :

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO THE DESIGNER.

THE GENERAL CONTRACTOR OR SUB-CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL WORK PERFORMED ON SITE. TANYA COLLINS DESIGN IS NOT RESPONSIBLE FOR THE WORK PERFORMANCE OF ANY CONTRACTOR(S).

| No. | DATE | DESCRIPTION | INIT. |
|-----|------------|------------------|-------|
| 7. | | | |
| 6. | | | |
| 5. | | | |
| 4. | 29.07.2024 | REVISE DRAWINGS | NL |
| 3. | 02.06.2024 | ADJUST SITE PLAN | NL |
| 2. | 04.07.2024 | ADD STRUCTURAL | NL |
| 1. | 10.03.2024 | FOR REVIEW | NL |
| | | | |

HELICAL STEEL PILES
 (SEE P. ENG. SPECIFICATIONS / DOCUMENTATION
 6"x6" POST (P.T.) ABOVE
 (TYPICAL)

SCALE : AS NOTED DATE : MARCH 10, 2024

DRAWN BY : N.L.

CHECKED BY : TCD

A5



Tree Information Report

Submitted as part of Committee of Adjustment Application to the City of Ottawa

Date of Report: April 25, 2024
Property Address: 296 Manor Avenue
Prepared for: Niels Luettge; niels@ochd.ca
Prepared by: Kevin Myers, ISA Certified Arborist®; kevin.myers@dendronforestry.ca
Date of Site Visit: April 23, 2024

Committee of Adjustment
Received | Reçu le
2024-08-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

This Report must be read in its entirety, including the Assumptions and Limiting Conditions.

Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected trees on site as per the City of Ottawa's Tree Protection By-law No. 2020-340. This report is part of a Committee of Adjustment application to the City of Ottawa and considers the impact that the proposed development will have on the trees. The assessment of the suitability of tree retention is based on the information provided at the time of report preparation which includes:

- Survey by Annis, O'Sullivan, Vollebekk Ltd., dated November 1, 2023
- Site plan by Tanya Collins Design, dated March 10, 2024

This assessment does not consider additional factors that could influence tree retainability such as:

- site grading
- installation or maintenance of services
- capping of existing water and sewer services
- installation of gas lines

The potential for retaining those tree(s) identified for retention in this report may change as more information on the site-specific construction details is provided.

Methodology

The following materials were reviewed as part of this report:

- Survey
- Site plan
- GeoOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years



A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa's Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Pertinent measurements to structures such as fences, driveways, or building

Existing site information

There are currently hedges running all around the property. These have been well maintained and are approximately 6 feet high, with stems below 10cm in diameter. During the site visit it was noted that some segments of hedge had been removed.

Appendix A is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and assumes the tree has no restrictions on root growth.

Proposed development and Tree protection

The development at this site is interior renovations and the construction of a car port on the east side of the existing dwelling. The car port will require only holes for sono tubes to be dug, and therefore is not expected to directly affect the CRZs of the protected trees. Fencing is to be erected as drawn in the map and described below during construction to protect trees.

Note that where cedar hedges border a Tree Protection Area, fencing does not need to be erected on those borders – the hedge can be considered a significant enough barrier.

Tree Protection

Prior to any site works, protective fencing should be installed around the Tree Protection Area as indicated in the attached Tree Information Map and maintained until all construction on site has been completed as per the City of Ottawa Tree Protection Specifications (March 2021).

Failure to install and maintain fencing as shown on the attached map may result in fines from the city.



Within the fenced area, the following tree protection guidelines should be applied:

- Do not change the grade
- Do not store construction material
- Do not operate machinery
- Do not convert to hard surface or change the landscaping
- Do not excavate unless it is a method that has been pre-approved by the City
- Do not place signs, notices or posters to any tree
- Do not damage the root system, trunk, or branches of any tree
- Direct the exhaust away from the tree

The tree protection fencing must be 1.2 m in height and constructed of a rigid or framed material (e.g. modulus – steel, plywood hoarding, or snow fence on a 2"X4" wood frame) with posts 2.4 m apart such that the fence location cannot be altered. All supports must be placed outside of the CRZ and installation must minimize damage to existing roots.

If the fenced tree protection area must be reduced to facilitate construction, *one* of the following mitigation measures should be applied:

- Place a layer of 6-12 inches (15 to 30 cm) of woodchip mulch to the area
- Apply $\frac{3}{4}$ (2 cm) inch plywood, or road mats over a 4+ inch (10 cm) thick layer of the wood chip mulch
- Apply 4-6 inches (10 to 15 cm) of gravel over a taut, staked, geotextile fabric

The undersigned personally inspected the property and issues associated with this report on April 23, 2024. On Behalf of Dendron Forestry Services,

Kevin Myers, MFC, RPF in Training
ISA Certified Arborist®, ON-2907A
kevin.myers@dendronforestry.ca
(514) 726-8531



APPENDIX A

TREE INFORMATION TABLE

| Tree ^{1,4} | Species | DBH (cm) | Ownership ² | Tree condition | Action | Forester recommendation |
|---------------------|--------------------------------------|------------|------------------------|---|--------|---|
| 1 | Crab apple (<i>Malus spp.</i>) | 34, 21, 25 | City | Fair: fresh and old pruning – around overhead wires – some with decay; stems crossing; some branches dying back | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |
| 2 | White pine (<i>Pinus strobus</i>) | 37 | City | Fair/Poor: missing ~70-80% of canopy – removed around wires; sweep at base | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |
| 3 | White pine (<i>Pinus strobus</i>) | 55 | City | Fair/Good: crossing leaders at top; missing ~25% of canopy | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |
| 4 | White spruce (<i>Picea glauca</i>) | 14 | City | Good: slightly suppressed by Tree 3 – asymmetrical crown | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |
| 5 | Jack pine (<i>Pinus banksiana</i>) | 12 | City | Fair: weak foliage | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |

¹ Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the site plan (in pdf format) provided by the client. This layer includes only information about the trees and the original site plan is not altered in this process.

²Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

⁴The location of these trees was not provided and has been estimated



APPENDIX B

PHOTOGRAPHS



Above: Tree 1 - City crab apple to be retained.

Right: canopies of Tree 2 (left) and Tree 3 (right), view from the south.

Below: (right to left) Trees 2-5 - city trees to be retained.





APPENDIX C

ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication



The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.

Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated April 19, 2024, for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

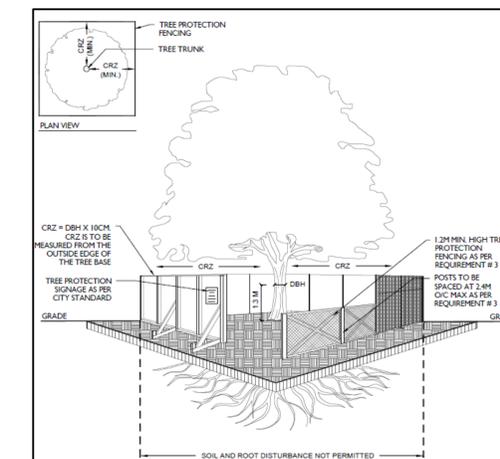
Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.

Note: the tree layer has been added to the original base layer supplied by the client in pdf format. On top of this has been layered the site plan footprint of the proposed carport. This map refers to the trees only, and should not be referenced for other elements on the property. Refer to the original plan for details as quality is lost when importing the plan into the software used to create the tree layer.
Base Layer: Survey by Annis, O'Sullivan, Vollebakk Surveying Ltd., dated November 1, 2023
 Site plan by Miroca Design Inc., received April 12, 2024

| Tree ^{1,4} | Species | DBH (cm) | Ownership ² | Tree condition | Action | Forester recommendation |
|---------------------|--------------------------------------|------------|------------------------|---|--------|---|
| 1 | Crab apple (<i>Malus spp.</i>) | 34, 21, 25 | City | Fair: fresh and old pruning – around overhead wires – some with decay; stems crossing; some branches dying back | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |
| 2 | White pine (<i>Pinus strobus</i>) | 37 | City | Fair/Poor: missing ~70-80% of canopy – removed around wires; sweep at base | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |
| 3 | White pine (<i>Pinus strobus</i>) | 55 | City | Fair/Good: crossing leaders at top; missing ~25% of canopy | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |
| 4 | White spruce (<i>Picea glauca</i>) | 14 | City | Good: slightly suppressed by Tree 3 – asymmetrical crown | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |
| 5 | Jack pine (<i>Pinus banksiana</i>) | 12 | City | Fair: weak foliage | Retain | Retain and protect as per the City of Ottawa Tree Protection Specifications (March 2021). |

⁴The location of these trees was not provided and has been estimated

| TIR Map – 296 Manor Avenue | | |
|----------------------------|-----------|-------------|
| Date | Revision | Prepared By |
| 25/04/2024 | Version 1 | KM |
| | | |
| | | |
| | | |
| | | |
| | | |



Failure to install and maintain fencing as described in this report may result in fines from the city.

- TREE PROTECTION REQUIREMENTS:**
- PRIOR TO ANY WORK ACTIVITY WITHIN THE CRITICAL ROOT ZONE (CRZ = 10 X DIAMETER) OF A TREE, TREE PROTECTION FENCING MUST BE INSTALLED SURROUNDING THE CRITICAL ROOT ZONE, AND REMAIN IN PLACE UNTIL THE WORK IS COMPLETE.
 - UNLESS PLANS ARE APPROVED BY CITY FORESTRY STAFF, FOR WORK WITHIN THE CRZ:
 - DO NOT PLACE ANY MATERIAL OR EQUIPMENT - INCLUDING OUTHOUSES;
 - DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE;
 - DO NOT RAISE OR LOWER THE EXISTING GRADE;
 - TUNNEL OR BORE WHEN DIGGING;
 - DO NOT DAMAGE THE ROOT SYSTEM, TRUNK, OR BRANCHES OR ANY TREE;
 - ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARD ANY TREE CANOPY.
 - DO NOT EXTEND HARD SURFACE OR SIGNIFICANTLY CHANGE LANDSCAPING.
 - TREE PROTECTION FENCING MUST BE AT LEAST 1.2M IN HEIGHT, AND CONSTRUCTED OF RIGID OR FRAMED MATERIALS (E.G. MODULOC - STEEL, PLYWOOD HOARDING, OR SNOW FENCE ON A 2"X4" WOOD FRAME) WITH POSTS 2.4M APART, SUCH THAT THE FENCE LOCATION CANNOT BE ALTERED. ALL SUPPORTS AND BRACING MUST BE PLACED OUTSIDE OF THE CRZ, AND INSTALLATION MUST MINIMISE DAMAGE TO EXISTING ROOTS. (SEE DETAIL)
 - IF THE FENCED TREE PROTECTION AREA MUST BE REDUCED TO FACILITATE CONSTRUCTION, MITIGATION MEASURES MUST BE PRESCRIBED BY AN ARBORIST AND APPROVED BY CITY FORESTRY STAFF. THESE MAY INCLUDE THE PLACEMENT OF PLYWOOD, WOOD CHIPS, OR STEEL PLATING OVER THE ROOTS FOR PROTECTION OR THE PROPER PRUNING AND CARE OF ROOTS WHERE ENCOUNTERED.
- THE CITY'S TREE PROTECTION BY-LAW, 2020-340 PROTECTS BOTH CITY-OWNED TREES, CITY-WIDE, AND PRIVATELY-OWNED TREES WITHIN THE URBAN AREA. PLEASE REFER TO WWW.OTTAWA.CA/TREEBYLAW FOR MORE INFORMATION ON HOW THE TREE BY-LAW APPLIES.



Legend

-  Critical Root Zone (as defined in By-Law 2020-340)
-  Tree either fully or partly on city property
-  Tree Protection Area

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, August 7, 2024

1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-01-24/B-00114 to D08-01-24/B-00116
D08-02-24/A-00169 to D08-02-24/A-00171

Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicant(s): Fawaz Saleh & Lindsay Monroe

Property Address: 633 Edison Avenue

Ward: 15 – Kitchissippi

Legal Description: Lot 43 (East Edison Avenue), Registered Plan 204

Zoning: R4UA [2686] H(8.5)

Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants wants to subdivide their property into three separate parcels of land for the construction of a detached dwelling and a semi-detached dwelling, as shown on the plans filed with the Committee. The existing dwelling and detached garage will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants require the Committee’s consent to sever land and grant easements/rights-of-way. The property is shown as Parts 1-5 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

| File No. | Frontage | Depth | Area | Part No. | Municipal Address |
|-----------------|-----------------|--------------|-------------|-----------------|---|
| B-00114 | 8.4 m | 18.76 m | 157.8 sq. m | 1 | 633 Edison Street One half of the proposed semi-detached dwelling. |
| B-00115 | 11.71 m | 18.76 m | 219.8 sq. m | 2, 3 | 635 Edison Street One half of the proposed semi-detached dwelling. |
| B-00116 | 11.69 m | 20.12 m | 235.6 sq. m | 4, 5 | 329 Dovercourt Avenue Proposed detached dwelling. |

The application proposes to establish the following easements/rights-of-way.

- Easement/right-of-way over Part 3 in favor of Parts 1, 4 & 5, for access.
- Easement/right-of-way over Part 4 in favor of Parts 1, 2 & 3, for access.

Approval of these applications will have the effect of creating separate parcels of land, which along with the proposed development, will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00169 to D08-02-24/A-00171) have been filed and will be heard concurrently with this these applications.

REQUESTED VARIANCES:

The Applicants require the Committee’s authorization for minor variances from the Zoning By-law as follows:

A-00169: 633 Edison Street, Part 1 on 4R-Draft Plan, one half of the proposed semi-detached dwelling:

- a) To permit a reduced interior (north) side yard setback of 1.2 metres, whereas the By-law requires a minimum side yard setback of 1.5 metres.
- b) To permit a reduced lot area of 157.8 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- c) To permit a reduced rear yard landscaped buffer of 0 metres, whereas the By-law requires a rear yard landscape buffer of 4.5 metres.
- d) To permit an increased shared driveway width of 5.2 metres, whereas the By-law permits a maximum shared driveway width of 3.0 metres.
- e) To permit a reduced rear yard setback of 3.84 metres, or 20% of the lot depth, whereas the By-Law requires a minimum rear yard setback of 25% of the lot depth, or in this case, 4.69 metres.
- f) To permit an increased building height of 10.7 metres, whereas the By-law permits a maximum building height of 10.0 metres.

A-00170: 635 Edison Street, Parts 2 & 3 on 4R-Draft Plan, one half of the proposed semi-detached dwelling:

- g) To permit a reduced rear yard landscaped buffer of 0.0 metres, whereas the By-law requires a rear yard landscape buffer of 4.5 metres.
- h) To permit an increased shared driveway width of 5.2 metres, whereas the By-law permits a shared driveway width of 3.0 metres.
- i) To permit a reduced rear yard setback of 3.84 metres, or 20% of the lot depth, whereas the By-Law requires a minimum rear yard setback of 25% of the lot depth, or in this case 4.69 metres.

A-0071: 329 Dovercourt Avenue, Parts 4 & 5 on 4R-Draft Plan, proposed detached dwelling:

- j) To permit a reduced interior (east) side yard of 1.2 metres, whereas the By-law requires a minimum side yard of 1.5 metres.

- k) To permit a reduced lot area of 235.6 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- l) To permit an increased shared driveway width of 5.2 metres, whereas the By-law permits a maximum shared driveway width of 3.0 metres.
- m) To permit an increased building height of 10.7 metres, whereas the By-law permits a maximum building height of 10.0 metres.

The subject property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederoigation](https://ottawa.ca/Comitedederoigation)
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes d'autorisation et de dérogations mineures

Groupe 1
Mercredi 7 août 2024
13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

| | |
|---------------------------------|---|
| Dossiers : | D08-01-24/B-00114 à D08-01-24/B-00116 D08-02-24/A-00169 à D08-02-24/A-00171 |
| Demandes : | Autorisation en vertu de l'article 53 de la <i>Loi sur l'aménagement du territoire</i> |
| Requérants : | Fawaz Saleh et Lindsay Monroe |
| Adresse municipale : | 633, avenue Edison |
| Quartier : | 15 – Kitchissippi |
| Description officielle : | Lot 43 (est de l'avenue Edison), plan enregistré 204 |
| Zonage : | R4UA [2686] H(8.5) |
| Règlement de zonage : | n° 2008-250 |

PROPOSITION DES REQUÉRANTS ET OBJET DES DEMANDES :

Les requérants souhaitent lotir leur propriété en trois parcelles distinctes en vue de la construction d'une maison isolée et d'une maison jumelée, conformément aux plans déposés auprès du Comité. Il est prévu démolir la maison et le garage isolé qui se trouvent sur la propriété.

AUTORISATION REQUISE :

Les requérants nécessitent l'autorisation du Comité pour morceler le bien-fonds et accorder des servitudes/emprises. La propriété est représentée par les parties 1-5 sur le plan 4R préliminaire qui accompagne les demandes. Les parcelles distinctes sont décrites-ci-après :

Tableau 1 Parcelles proposées

| Dossier | Façade | Profondeur | Superficie | Parties | Adresse municipale |
|---------|---------|------------|----------------------|---------|---|
| B-00114 | 8,4 m | 18,76 m | 157,8 m ² | 1 | 633, rue Edison Une moitié de la maison jumelée proposée |
| B-00115 | 11,71 m | 18,76 m | 219,8 m ² | 2, 3 | 635, rue Edison Une moitié de la maison jumelée proposée |
| B-00116 | 11,69 m | 20,12 m | 235,6 m ² | 4, 5 | 329, avenue Dovercourt La maison isolée proposée |

La proposition vise à établir les servitudes/emprises suivantes :

- Servitude/emprise sur la partie 3 au bénéfice des parties 1, 4 et 5, aux fins d'accès.
- Servitude/emprise sur la partie 4 au bénéfice des parties 1, 2 et 3, aux fins d'accès.

L'approbation des demandes aura pour effet de créer des parcelles distinctes. Ces parcelles ainsi que l'aménagement proposé ne seront pas conformes aux exigences du Règlement de zonage. Par conséquent, des demandes de dérogations mineures (D08-02-24/A-00169 à D08-02-24/A-00171) ont été déposées et seront entendues en même temps que les présentes demandes.

DÉROGATIONS DEMANDÉES :

Les requérants demandent au Comité d'accorder les dérogations mineures au Règlement de zonage comme elles sont décrites ci-après :

A-00169 : 633, rue Edison, partie 1 du plan 4R préliminaire, une moitié de la maison jumelée proposée :

- a) Permettre la réduction de la marge de recul intérieure (nord) à 1,2 mètre, alors que le Règlement exige une marge de recul latérale d'au moins 1,5 mètre.

- b) Permettre la réduction de la superficie du lot à 157,8 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 180 mètres carrés.
- c) Permettre la réduction de la zone tampon paysagère à 0 mètre, alors que le Règlement exige une zone tampon paysagère de 4,5 mètres dans la cour arrière.
- d) Permettre l'augmentation de la largeur de l'entrée de cour commune à 5,2 mètres, alors que le Règlement permet une largeur maximale de 3,0 mètres pour les entrées de cour communes.
- e) Permettre la réduction de la marge de recul de la cour arrière à 3,84 mètres, soit 20 % de la profondeur du lot, alors que le Règlement exige une marge de recul d'au moins 25 % de la profondeur du lot, soit de 4,69 mètres dans le cas présent.
- f) Permettre l'augmentation de la hauteur de bâtiment à 10,7 mètres, alors que le Règlement permet une hauteur de bâtiment maximale de 10,0 mètres.

A-00170 : 635, rue Edison, parties 2 et 3 sur le plan 4R préliminaire, une moitié de la maison jumelée proposée :

- g) Permettre la réduction de la zone tampon paysagère à 0 mètre, alors que le Règlement exige une zone tampon paysagère de 4,5 mètres dans la cour arrière.
- h) Permettre l'augmentation de la largeur de l'entrée de cour commune à 5,2 mètres, alors que le Règlement permet une largeur maximale de 3,0 mètres pour les entrées de cour communes.
- i) Permettre la réduction de la marge de recul de la cour arrière à 3,84 mètres, soit 20 % de la profondeur du lot, alors que le Règlement exige une marge de recul d'au moins 25 % de la profondeur du lot, soit de 4,69 mètres dans le cas présent.

A-00171 : 329, avenue Dovercourt, parties 4 et 5 sur le plan 4R préliminaire, maison isolée proposée :

- j) Permettre la réduction de la marge de recul intérieure (est) à 1,2 mètre, alors que le Règlement exige une marge de recul latérale d'au moins 1,5 mètre.
- k) Permettre la réduction de la superficie du lot à 235,6 mètres carrés, alors que le Règlement exige une superficie de lot d'au moins 300 mètres carrés.

- l) Permettre l'augmentation de la largeur de l'entrée de cour commune à 5,2 mètres, alors que le Règlement permet une largeur maximale de 3,0 mètres pour les entrées de cour communes.
- m) Permettre l'augmentation de la hauteur de bâtiment à 10,7 mètres, alors que le Règlement permet une hauteur de bâtiment maximale de 10,0 mètres.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LES DEMANDES

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 19 juillet 2024

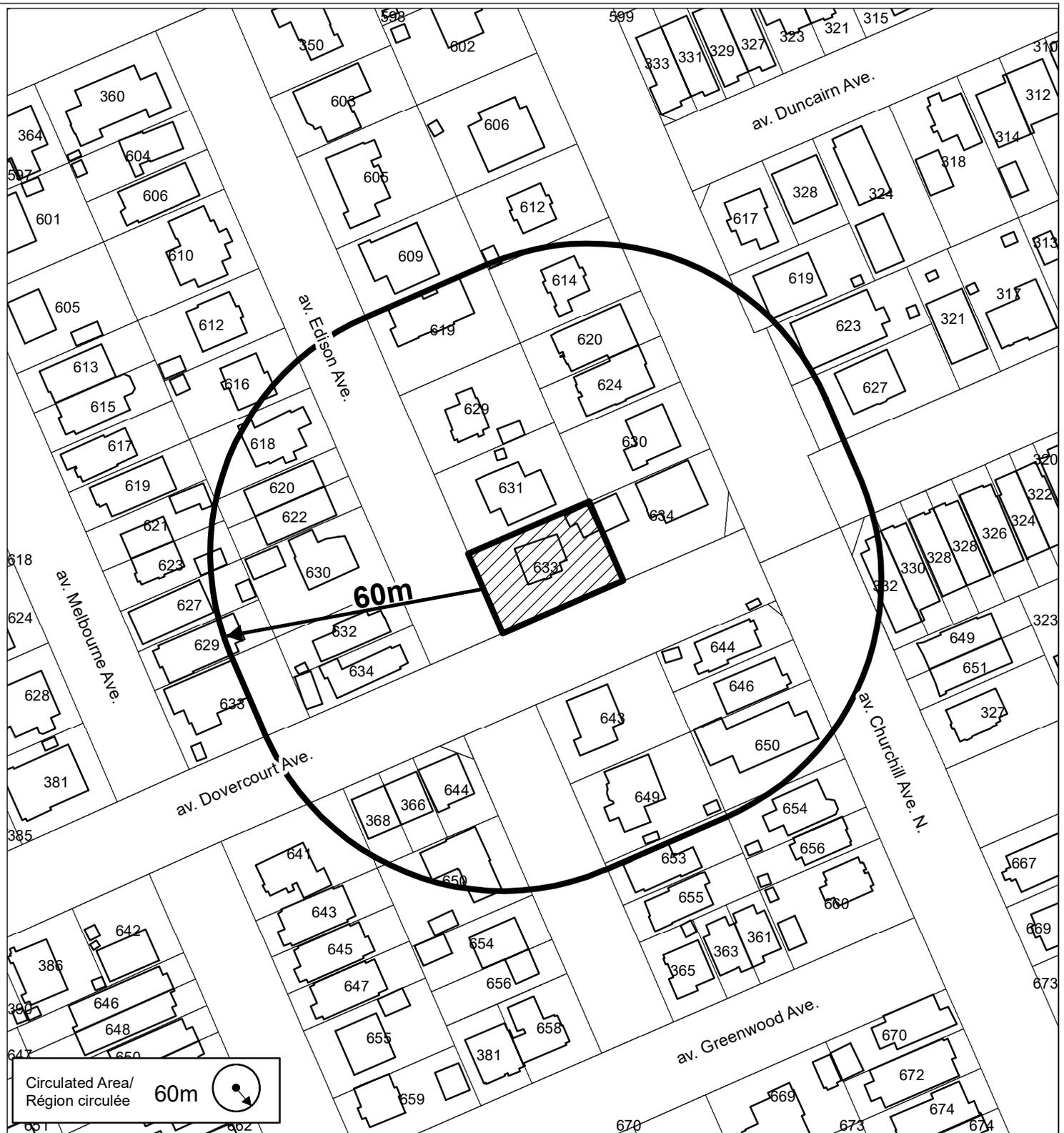


This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436



**Committee of Adjustment
Comité de dérogation**

**CIRCULATION MAP /
PLAN DE CIRCULATION**

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CE CI N'EST PAS UN PLAN D'ARPENTAGE



SUBJECT LAND / TERRE EN QUESTION

633 av. Edison Avenue



**NOT TO SCALE
NON À L'ÉCHELLE**

Planning and Design Rational
Friday, June 21, 2024

Variance Application
633 Edison Ave.

Chris Jalkotzy
613 869 4965

Variance Rational

Chris Jalkotzy

Modulink, Planning & Design

21 June 2024

Committee of Adjustment
Received | Reçu le
2024-06-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Contents:

| | |
|--|---------|
| 1.0 INTRODUCTION and PROJECT OVERVIEW: | Page 2 |
| 2.0 SITE OVERVIEW & COMMUNITY CONTEXT: | Page 2 |
| 3.0 DEVELOPMENT PROPOSAL | Page 10 |
| 4.0 POLICY AND REGULATORY FRAMEWORK: | Page 12 |
| 5.0 CONCLUSION: | Page 16 |

1.0 INTRODUCTION and PROJECT OVERVIEW:

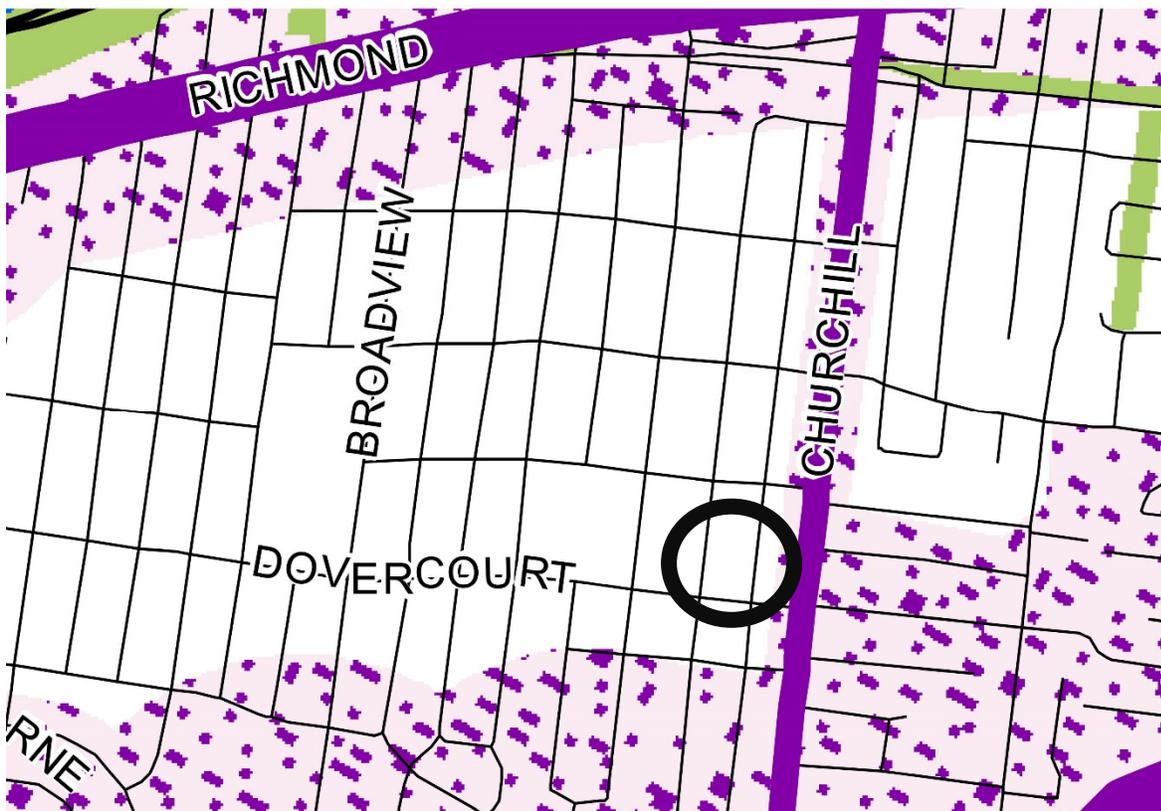
This report has been prepared in support of the application for variances and consent sever a lot to permit the construction of 1 detached dwellings and 2 semidetached dwellings by demolishing 1 existing detached dwelling unit. The variances requested are for lot area and building height. The proposed unit mix is all 2 bedroom units.

2.0 SITE OVERVIEW & COMMUNITY CONTEXT:

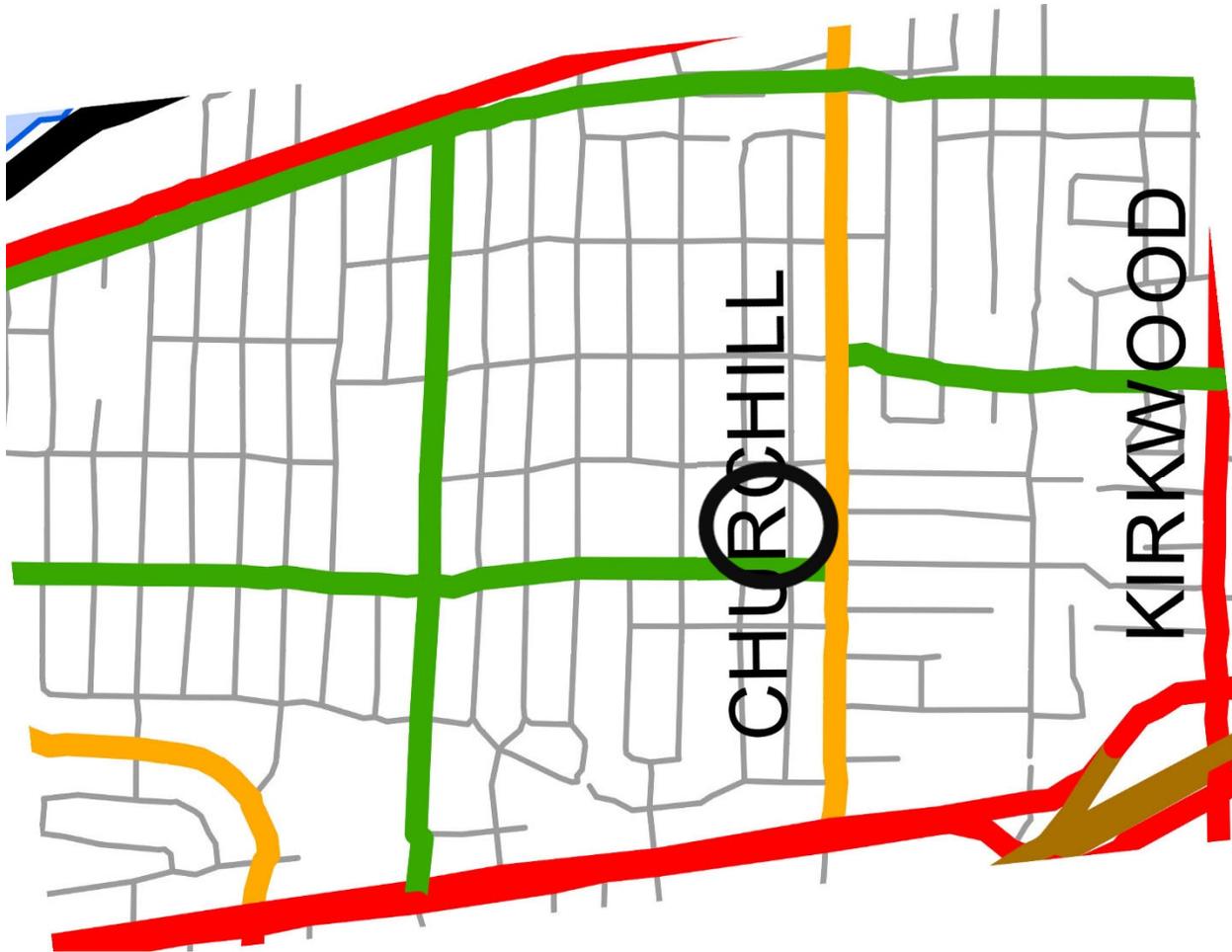
The property is currently occupied by a three-storey dwelling constructed in the 50's and earlier. The property is in the City of Ottawa. It has a street frontage width of 20.12m (north/south) and a depth of 30.48m (east/west). It has a lot area of 613.2sqm. The zoning is R4UA[2686] H(8.5).

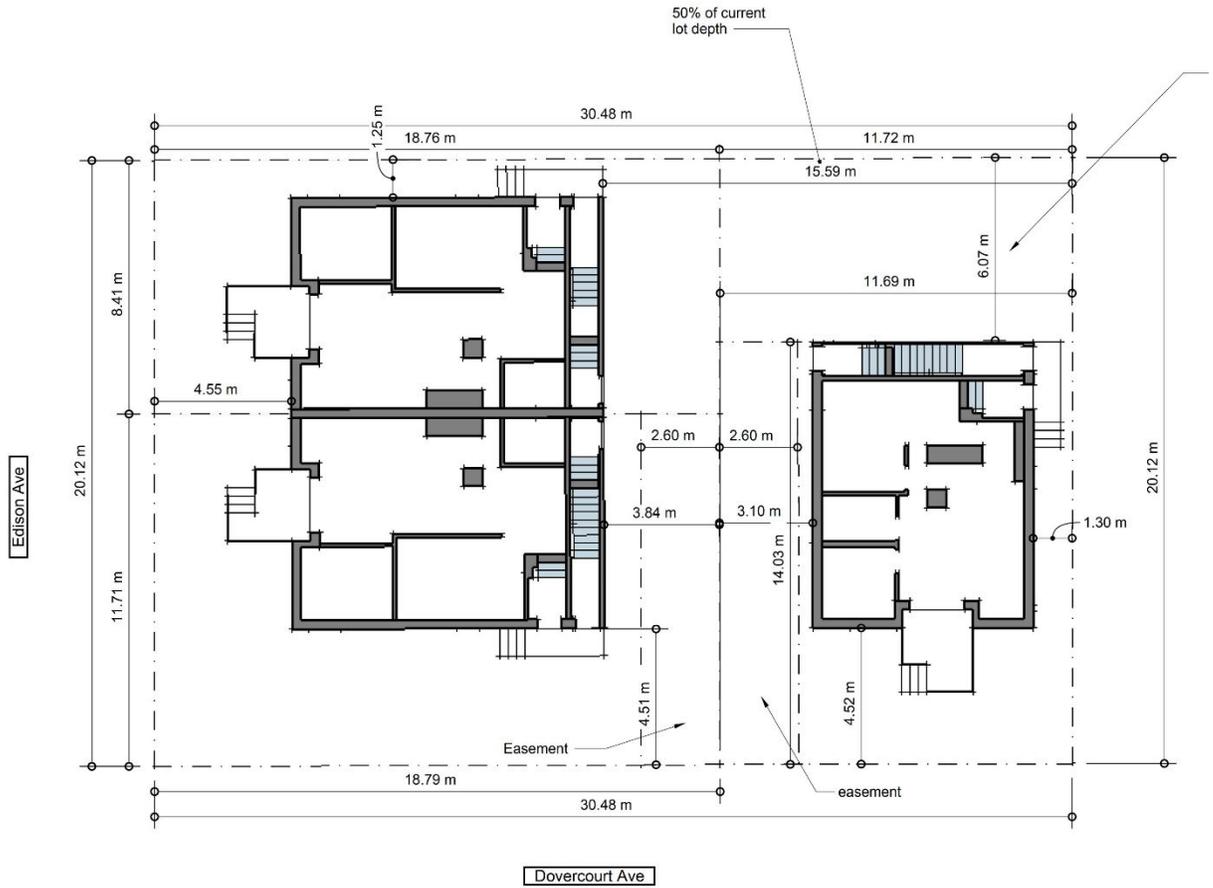
It is located in the Schedule B2 Inner Urban Transect on corner of Edison Ave and Dovercourt Ave. The site is in a designated neighbourhood.

It is also subject to Westboro Development Overlay (Section 146).



On Schedule C4 - Urban Road Network, Edison Ave is classified as a local road and Dovercourt Ave is on Schedule C4 - Urban Road Network. The site is in a designated neighbourhood.

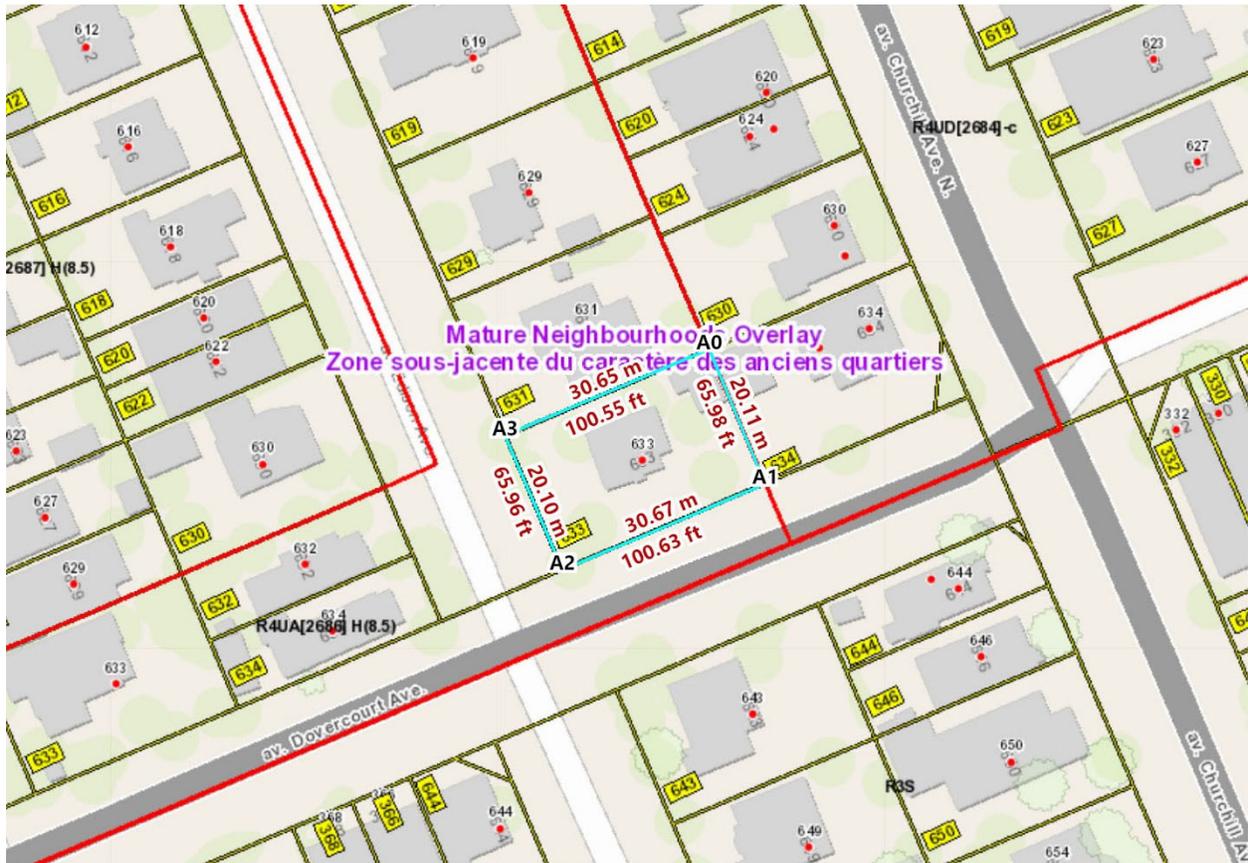




Subject Site

Surrounding Land Uses:

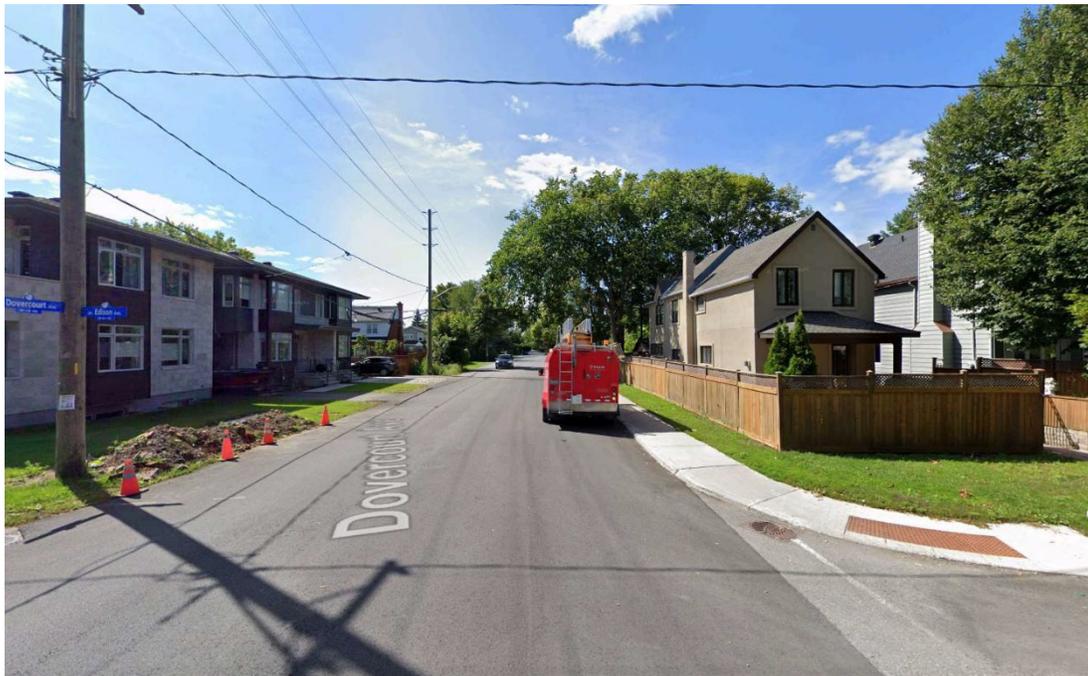
The property is bounded by detached dwellings on the South, North, East and West. Churchill Ave. is on east side the immediate block. The property to the east is zoned as R4UD[2684]-c



1) Subject Property



2) Dovercourt looking to the West



3) Dovercourt looking to the East



4) Edison looking North



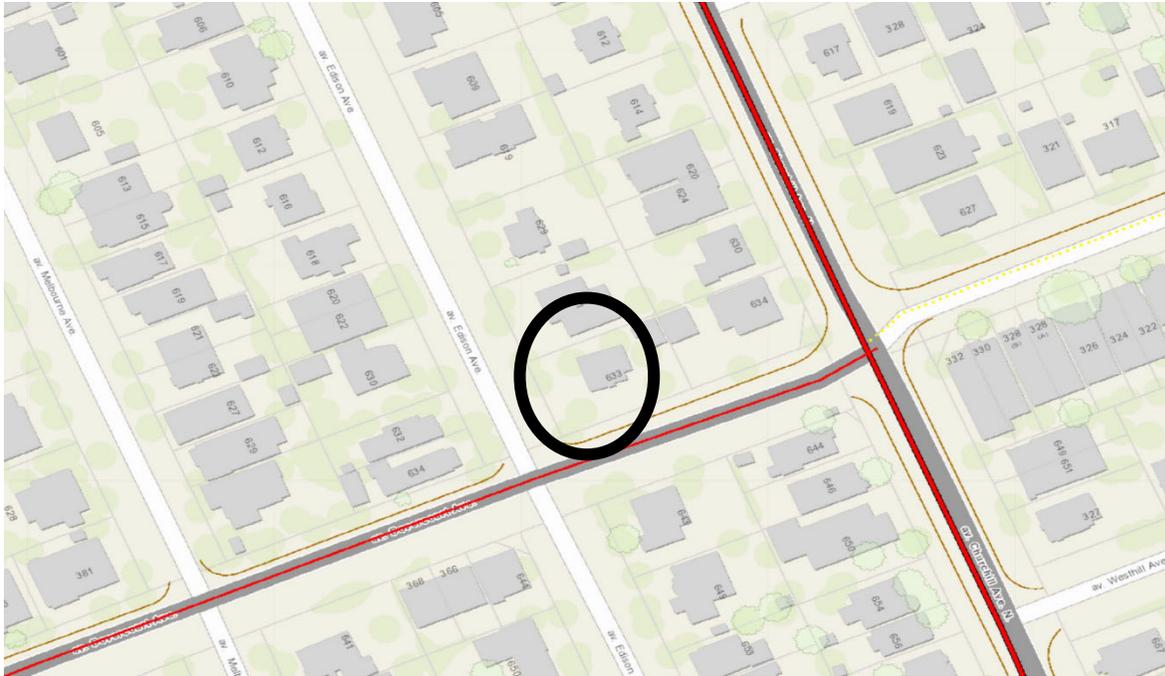
5) Edison looking South



Bicycle Network:

The active transportation mapping identifies Churchill and Dovercourt as important parts of active transportation networks in the City.

New Active Transportation Plan



Transit Services:

The site is within 500m of Carling Avenue an important future transit corridor.



Community Services:

The site is located within easy walking distance to numerous schools, many restaurants, shops, parks along Richmond and Caring Ave. and is in a quintessentially 15 min walking neighbourhood.

3.0 DEVELOPMENT PROPOSAL AND VARIANCES

The proposal is to subdivide the property into 3 lots. Two Lots will have frontage on Edison Ave. One Lot will have frontage on Dovercourt. The 2 lots on Edison Ave will each have one semidetached dwelling. Consent for an easement for access to one surface parking space for each semidetached dwelling is proposed. The 1 lot on Dovercourt Ave will be a detached dwelling. Consent for an easement to access a single surface parking space at the rear is proposed. These three surface parking spaces are all accessed with one 2.6m shared lane. The design of the building has a 1:2 sloped roof and a building height of 10.7m. The parking spaces and laneway will consist of porous material.

There are 3 aspects of the zoning bylaw that apply to this site R4UA[2686] H(8.5).

- a) Westboro Development Overlay (Section 146)
- b) Exception 2686 (By-law 2021-75) and
- c) all aspects of the zoning bylaw not affected by a) and b)

Section 146(1) Westboro Development Overlay states that: “The provisions of this section apply to all areas located within Schedule 430 and take precedence over any other section to the contrary, except for those contained in Part 15 – Exceptions”

The order in which the bylaw is applied is

- 1) exceptions
- 2) Section 146
- 3) The remainder of the bylaw

Exception 2686 is as follows

| | | | | |
|-----------------------------|-----------------------|--|--|---|
| 2686 (By-law 2021-75) | R4-UA[2686] H(8.5) | | -Apartment dwelling, low rise containing more than 6 dwelling units | -Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m ² -Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling. |
|-----------------------------|-----------------------|--|--|---|

The requested variances are as follows (R4UA[2686] H(8.5).):

| Parts | 1 (semidetached dwelling) | 2 and 3 (semidetached dwelling) | 4 and 5 (detached dwelling) |
|--|---|---|--|
| A)Exception 2686 min sideyard of 1.5m | Permit a sideyard of 1.2 | | Permit a sideyard of 1.2m |
| B)Exception 2686 requires a lot area of 300 sqm for a detached dwelling | | | Permit a lot area of 235.6 sqm |
| C)Required lot area for a semidetached dwelling is 180 sqm (Table 162A V) | Permit a lot area of 157.8 sqm | | |
| D)Required building height is 10.0m or 10.7m (section 146 (6)(i) and (ii), roof slope 1:2 or greater | Permit a building height of 10.7m, interior lot | Complies with a building height of 10.7m corner lot | Permit a building height of 10.7m interior lot |
| E)Required rear yard landscaped buffer zone of 4.5m (Table 146A) | Permit a rear yard landscaped buffer zone of 0.0m (may comply 146(5)) | Permit a rear yard landscaped buffer zone of 0.0m (may comply 146(5)) | |
| F)Max permitted shared driveway width 3m (Table 139 (3) (iv)) | Permit a driveway width of 6m | Permit a driveway width of 6m | Permit a driveway width of 6m |
| G)Rear yard (front setback 4.5m), lot depth 23.5m or less, 25% of lot depth (Table 144A (i)) | Permit a rear yard of 3.84m, lot depth 18.76m, required 4.69m | Permit a rear yard of 3.84m, lot depth 18.76m, required 4.69m | Complies rear yard 6.0m, lot depth 20.12 |
| | | | |

Variances are all primarily a result of the developing of a large corner lot (613.2 sqm). While exception 2686 prohibits an apartment dwelling with over 6 units, it is may be possible to build 2 apartment dwellings with 6 dwellings each with a variance for lot area, 306.6 sqm lots vs the required 360 sqm. (the required lot width can be provided). However, it was deemed more appropriate to have a building typology of 2 semidetached dwelling and a detached dwelling consistent with the building typology to the north and west of the property and provides some transition to the zoning along Churchill Ave.

The soft landscaping at the rear and the front follow the general requirements of the zoning bylaw and a built form consisting of just 2 large semidetached, 2 detached or 2 6 unit apartment buildings would have as of right the same landscape requirements.

The reduction in landscaped area in the rear reflects the desirability of providing one at grade parking spot in the rear utilizing one shared lane. In this way the development protects the current street parking space, permits additional landscaped space for existing trees at the front and rear of the existing

properties. It is in character of a front facing garage free area. The request to create the access easement make this lane possible.

- A) The side yard setback reduction from 1.5m to 1.2m reflects the building type which is characteristically 1.2m for detached and semidetached dwellings.
- B) The lot area reduction to permit a lot area of 235.6 sqm for a detached dwelling whereas Exception 2686 requires a lot area of 300 sqm for a detached dwelling is minor in that the lot width requirement is met as are all the yard requirement other than the east side yard. This is offset by the increase in the rear yard to 30% of the lot depth, whereas the bylaw requires only 25%.
- C) The lot area reduction to permit a lot area of 157.8 sqm for a semidetached dwelling whereas required lot area for a semidetached dwelling is 180 sqm is minor in that the semidetached dwellings occupy a corner lot and the corner semidetached dwelling has a lot area of 219,8 sqm. When this is combined with the northerly semidetached dwelling lot area the total is 377.6 sqm whereas the bylaw requirement for 2 semidetached dwellings is 360 sqm.
- D) The increased building height to 10.7m for the northly semidetached and the detached dwelling is minor in that the bylaw permits a height of 10.7m for a roof with a slope over 1:2 on a corner lot. Firstly the semidetached dwelling is connected to the southerly semidetached which is permitted to have a 10.7m and secondly the restriction of the bylaw to require a 10m height is a function of creating 2 interior lots through severance. The existing property, if kept as one lot would permit a height of 10,7m.
- E) The proposed zero rear yard landscaping requirement for the 2 semidetached dwellings is minor in that it permits access for 3 parking spots through one lane for 3 properties. This preserves a continuous strip of soft landscaping in front of all 3 new dwellings as well as preserving the existing trees adjacent to the street.
- F) The proposed variance to permit a 6m wide shared laneway whereas the bylaw permits 3m is minor in that the widening of the laneway is required to access the southerly semidetached at grade parking spot.
- G) The proposed variance to permit a reduced rear yard should be considered minor in that is backing on a side yard that is internal to the overall proposed project and will have no impact on neighbouring properties. Amenity space is available in parks close to the site and the decks provided for on the west side of the northerly semidetached and the side yard of the southerly semidetached dwelling.

4.0 POLICY AND REGULATORY FRAMEWORK:

Provincial Policy Statement (2020)

The Provincial Policy Statement is issued under the authority of section 3 of the Planning Act and came into effect on May 1, 2020. In respect of the exercise of any authority that affects a planning matter, section 3 of the Planning Act requires that decisions affecting planning matters “shall be consistent with” policy statements issued under the Act.

Under the PPS, settlement areas are intended to be the primary focus of growth in the province.

Policy 1.1.1. Healthy, liveable and safe communities are sustained by:

a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;

b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, 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;

c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;

d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;

e) promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;

f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;

g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;

h) promoting development and land use patterns that conserve biodiversity;

and

i) preparing for the regional and local impacts of a changing climate.

The subject lands are situated within the urban boundary of the City of Ottawa and constitute a settlement area. Accordingly, the lands are a logical and preferred location for new development. Within settlement areas, the PPS encourages land use patterns that make efficient use of land, effective use of infrastructure and public services, support active modes of transportation and are transit-supportive (Policy 1.1.1).

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

The Proposal supports 15 min neighbourhood through the following:

- a) No front facing garages, one lane to provide one at grade parking space for each semidetached and detached dwelling so there will be little traffic impact.
- b) Amenity space is provided in the rear yard for the detached dwelling.
- c) Lighting will be for safety purposes and will respect the dark skies initiative.
- d) The building will not generate additional noise.
- e) The building height generally complies with the zoning bylaw
- f) The additional people living in the neighbourhood will increase the number of commercial services that might chose to locate in the area as well as better utilize transit services.

OP Section 3. Growth Management Framework

OP 3.2 Support Intensification

Table 3b

“Housing density

Inner Urban Transect, 60 to 80,”

This project helps move the inner urban transect closer to 60 to 80 units per hectare with a net potential density of 146 units per hectare (3 primary units and 6 additional units.)

OP Section 4. City-Wide Policies

OP 4.2 Housing

“4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

2) The City shall support the production of a missing middle housing range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minuteneighbourhoods by:

- a) Allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the emphasis on the built form and the public realm, as-of-right within the Zoning By-law;
- b) Allowing housing forms of eight or more units in appropriate locations as-of-right within the Zoning By-law;”.

OP Section 5. Transects

OP 5.1.5 Provide direction to the Neighbourhoods located within the Inner City Transect

“5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect

1) Neighbourhoods located in the Downtown Core shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the following:

- a) Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;

c) Provides for a Low-rise built form, by requiring in Zoning a minimum built height of 2 storeys, generally permitting 3 storeys, and where appropriate, will allow a built height of up to 4 storeys to permit higher-density Low-rise residential development;

d) Building on Table 6, provides an emphasis on regulating the maximum built form envelope that frames the public right of way; and

e) In appropriate locations, to support the production of missing middle housing, prohibit lower-density typologies.

OP Section 6. Urban Designations:

The site is designated a Neighbourhood under 6.3 of the OP

“6.3.1 Define neighbourhoods and set the stage for their function and change over the life of this Plan.

2) Permitted building heights in Neighbourhoods shall be Low-rise...”

And

“4) The Zoning By-law and approvals under the Planning Act shall allow a range of residential and non-residential built forms within the Neighbourhood designation, including:

a) Generally, a full range of Low-rise housing options sufficient to meet or exceed the goals of Table 2 and Table 3b;

b) Housing options with the predominant new building form being missing middle housing, which meet the intent of Subsection 6.3.2, Policy 1);”

The proposed building responds to these requirements by proposing a three storey stacked residential dwelling.

Urban Design Guidelines for Low-rise Residential Buildings

The proposal maintains the current lot pattern and keeps the exiting building fronting on the street, some characteristics of the buildings in the neighbourhood with a modern architectural style.

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

Purpose of the Zone

The property is currently R4UA[2686] H(8.5)

Purpose of the Zone

The purpose of the R4 - Residential Fourth Density Zone is to:

1. allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, 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 fourth density residential areas;
3. permit 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 building form, 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 development has been designed to meet the current planning framework. It is consistent with the Provincial Policy Statement and conforms to the City of Ottawa Official Plan.

The proposed variance should be considered minor for the following reasons:

1. They are minor and desirable.
 - a. They reflect the current character of the neighbourhood with semidetached and detached dwellings
2. The general intent and purpose of the Zoning By-law is maintained
 - a. the intent of the bylaw is to permit the low rise dwellings/apartments.
 - b. The intent of the bylaw that the new infill properties respect the existing character of the neighbourhood.
3. The general intent and purpose of the Official Plan is maintained;
 - a. The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.
4. The Ontario Planning Act supports intensification in residential urban areas

The Consent to Sever with a plan of subdivision complies with the Planning Act in that it represents orderly development:

- a. Adequate services, sewer, hydro, water and transportation are available
- b. No new public infrastructure is created or required
- c. No changes in land use are being made

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-07-29
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

| I Sub-Zone | II Prohibited Uses | III Principal Dwelling Types | IV Minimum Lot Width (m) ¹¹ | V Minimum Lot Area (m ²) ¹² | VI Maximum Building Height (m) | VII Minimum Front Yard Setback (m) | VIII Minimum Corner Side Yard Setback (m) | IX Minimum Rear Yard Setback (m) | X Minimum Interior Side Yard Setback (m) | XI End-notes (see Table 162B) |
|-------------------------|--------------------|--|--|--|--------------------------------|------------------------------------|---|----------------------------------|--|-------------------------------|
| R4-UA (By-law 2020-290) | | Detached | 7.5 | 225 | 10 | 4.5 | 4.5 | varies ^a | 1.2/0.6 | 10, 11, 12, 13 |
| | | Linked-detached | 7.5 | 225 | 10 | 4.5 | 4.5 | varies ^a | 1.2/0.6 | 10, 11, 12, 13 |
| | | Semi-detached | 6 | 180 | 10 | 4.5 | 4.5 | varies ^a | 1.2 | 10, 11, 12, 13 |
| | | Long Semi-detached | 10 | 300 | 10 | 4.5 | 4.5 | varies ^a | 1.2/0.6 | 11, 12, 13 |
| | | Duplex | 7.5 | 225 | 10 | 4.5 | 4.5 | varies ^a | 1.2/0.6 | 11, 12, 13 |
| | | Townhouse | 4.5 | 135 | 10 | 4.5 | 4.5 | varies ^a | 1.2 | 10, 11, 12, 13 |
| | | Three Unit Stacked | 10 | 300 | 11 | 4.5 | 4.5 | varies ^a | 1.2 | 11, 12, 13 |
| | | Low-rise Apartment, maximum of 8 units | 14 | 420 | 11 | 4.5 | 4.5 | varies ^a | 1.5 | 11, 12, 13 |
| | | PUD | 12 | 360 | 11 | 4.5 | 4.5 | varies ^a | 1.5 | 11, 12, 13 |
| | | | NA | 1,400 | as per dwelling type | 4.5 | 4.5 | varies ^a | varies ¹ | 1, 10, 11, 12, 13 |

Urban Exceptions 2,601-2,700

| I Exception Number | II Applicable Zones | Exception Provisions | | |
|-----------------------|---------------------|------------------------------------|---|---|
| | | III Additional Land Uses Permitted | IV Land Uses Prohibited | V Provisions |
| 2686 (By-law 2021-75) | R4-UA[2686] H(8.5) | | -Apartment dwelling, low rise containing more than 6 dwelling units | -Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m ² -Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling. |



633 EDISON AVE
 Project
 Modulink

Zoning R4UA[2686]H(8.5)
 A0-A1: 20.11 m (65.98 ft)
 A1-A2: 30.67 m (100.63 ft)
 A2-A3: 20.10 m (65.96 ft)
 A3-A0: 30.65 m (100.55 ft)
 Total Perimeter: 101.54 m (333.12 ft)
 Total Area: 616.43 m² (6635.16 ft²) (0.06 ha)



Mature Neighbourhood Overlay
 Zone sous-jacente du caractère des anciens quartiers



THIS DOCUMENT
 CONTAINS
 CONFIDENTIAL AND
 PROPRIETARY
 INFORMATION THAT
 CANNOT
 BE REPRODUCED OR
 DIVULGED, IN WHOLE
 OR IN PART, WITHOUT
 WRITTEN
 AUTHORIZATION
 FROM Modulink

Copyright registration

Modulink & Design
 Planning & Design
 51 Rothwell Drive
 Ottawa, On
 K1J 7G7

CLIENT
 Scale

PROJECT
 633 Edison
 PROJECT NO.
 2023

ISSUE
 DRAWN BY
 CJ

July 29, 2024
 neighbourhood



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration

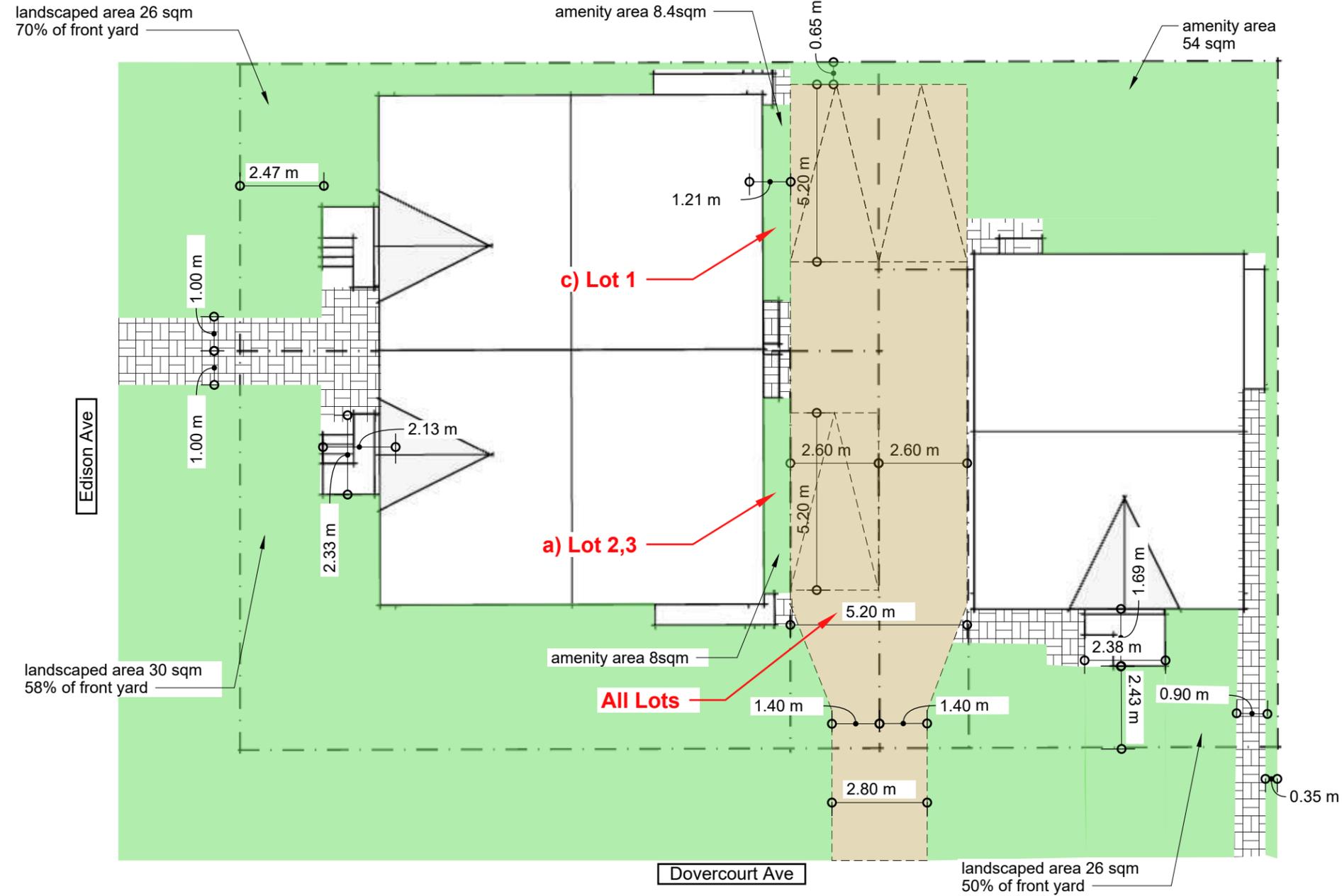
**Modulink
Planning & Design**
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT
Scale
1 : 150

PROJECT
633 Edison
PROJECT NO.
2023
ISSUE
DRAWN BY
CJ

July 29, 2024
proposed site

A.03





THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration

Modulink & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

Scale
1 : 150

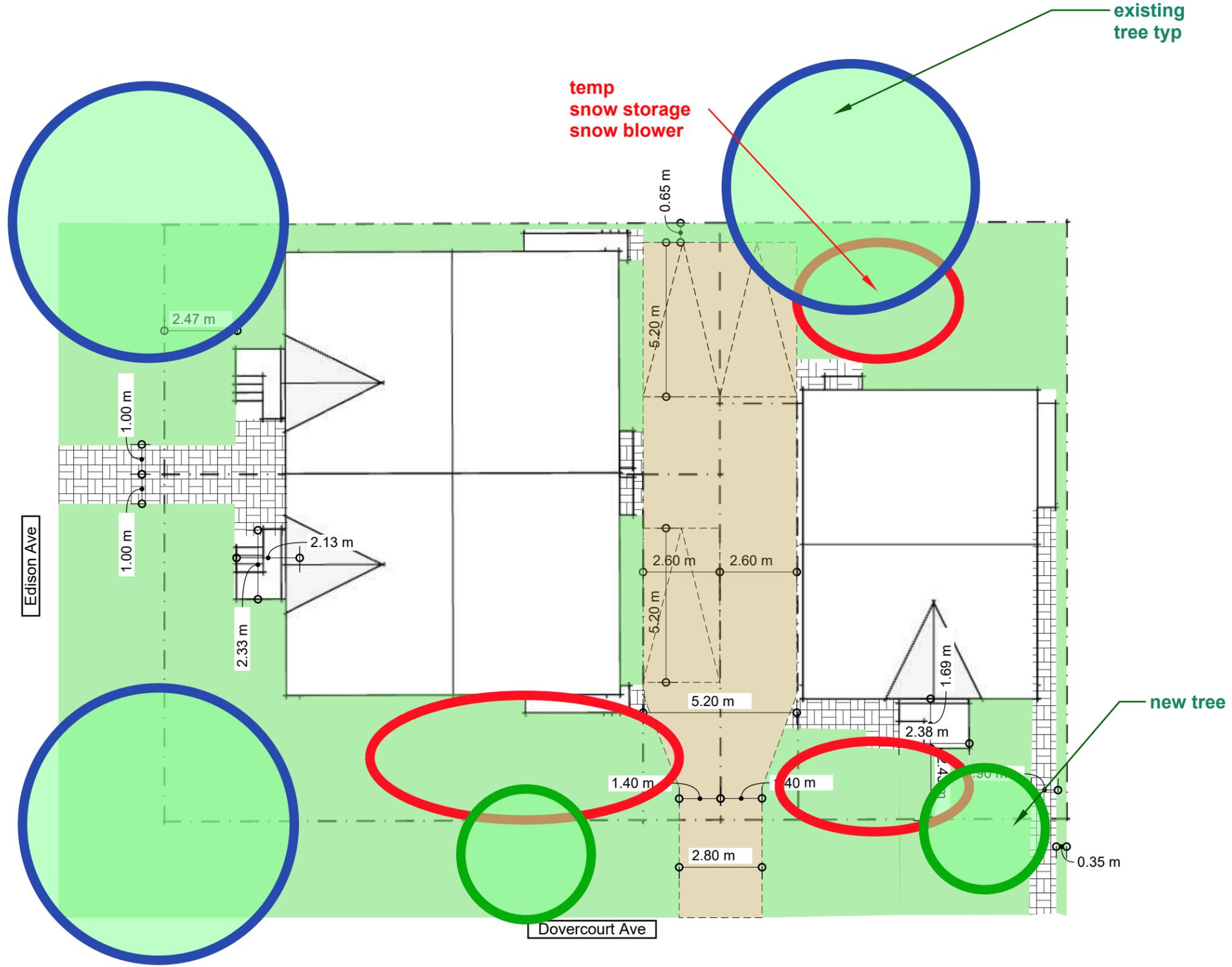
PROJECT
633 Edison

ISSUE

DRAWN BY
CJ
PROJECT NO.
2023

July 29, 2024
snow/trees

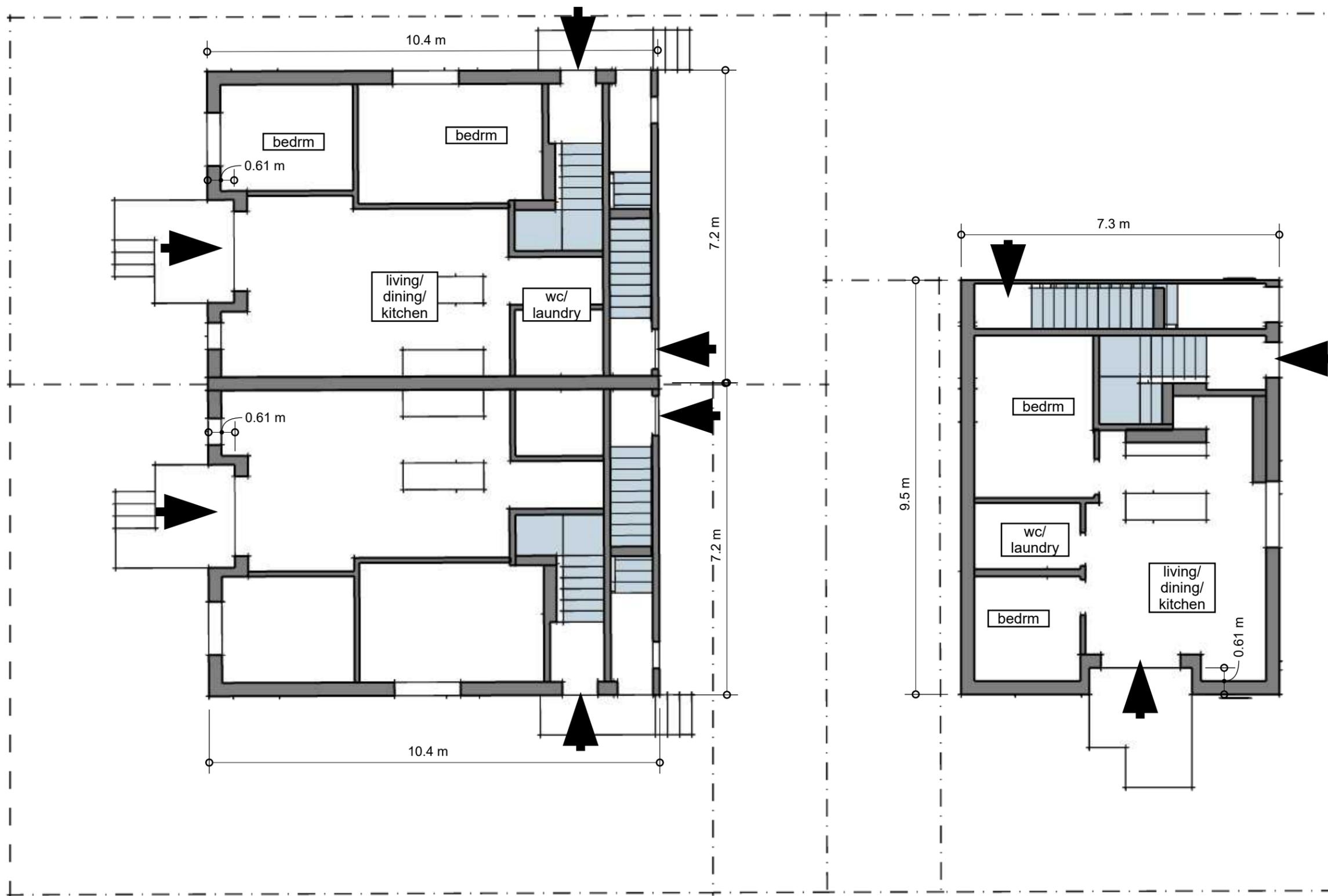
A.04





THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration



Modulink & Design
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

Scale
1/8" = 1'0"

PROJECT
633 Edison

PROJECT NO.
2023

ISSUE

DRAWN BY
CJ

July 29, 2024
1st fl

A.05



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration



**Modulink
Planning & Design**
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT
Scale
1/8" = 1'0"

PROJECT
633 Edison
PROJECT NO.
2023
ISSUE
DRAWN BY
CJ

July 29, 2024
2cd fl

A.06



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration



Modulink & Design
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT
Scale
1/8" = 1'0"

PROJECT
633 Edison
PROJECT NO.
2023
ISSUE
DRAWN BY
CJ

July 29, 2024
3rd fl



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration

Modulink & Design
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

Scale
1/8" = 1'0"

PROJECT
633 Edison

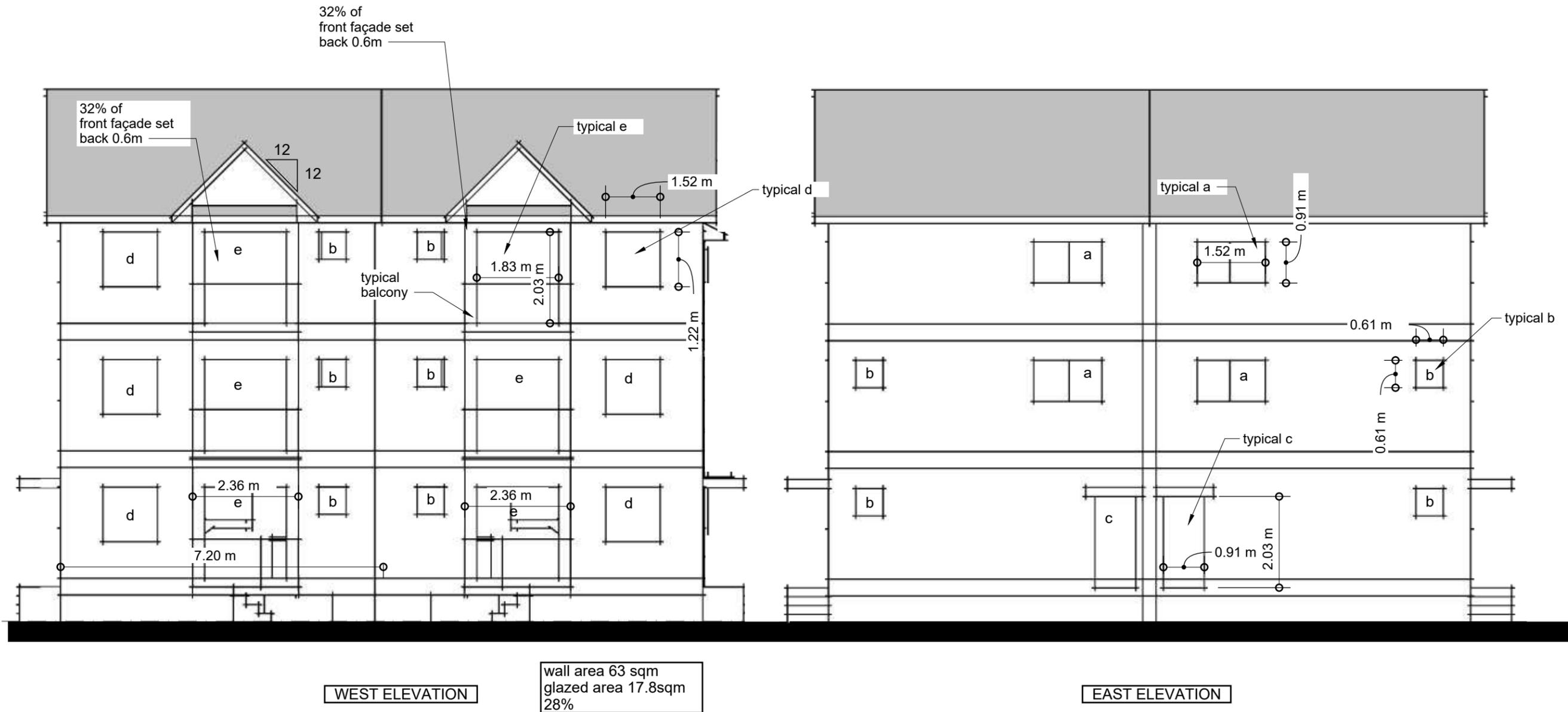
PROJECT NO.
2023

ISSUE

DRAWN BY
CJ

July 29, 2024
SemiDetached

A.08



WEST ELEVATION

wall area 63 sqm
glazed area 17.8sqm
28%

EAST ELEVATION



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration

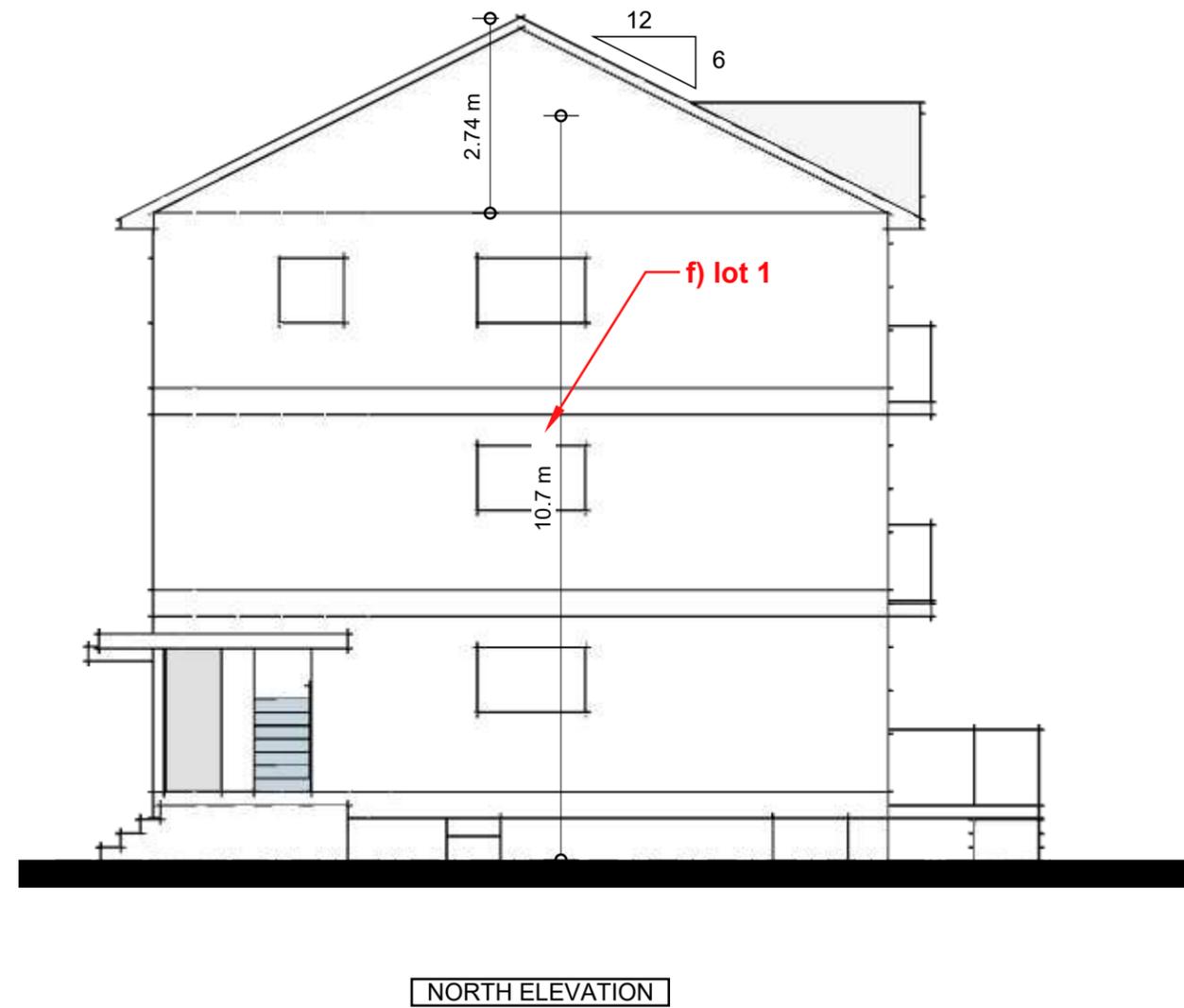
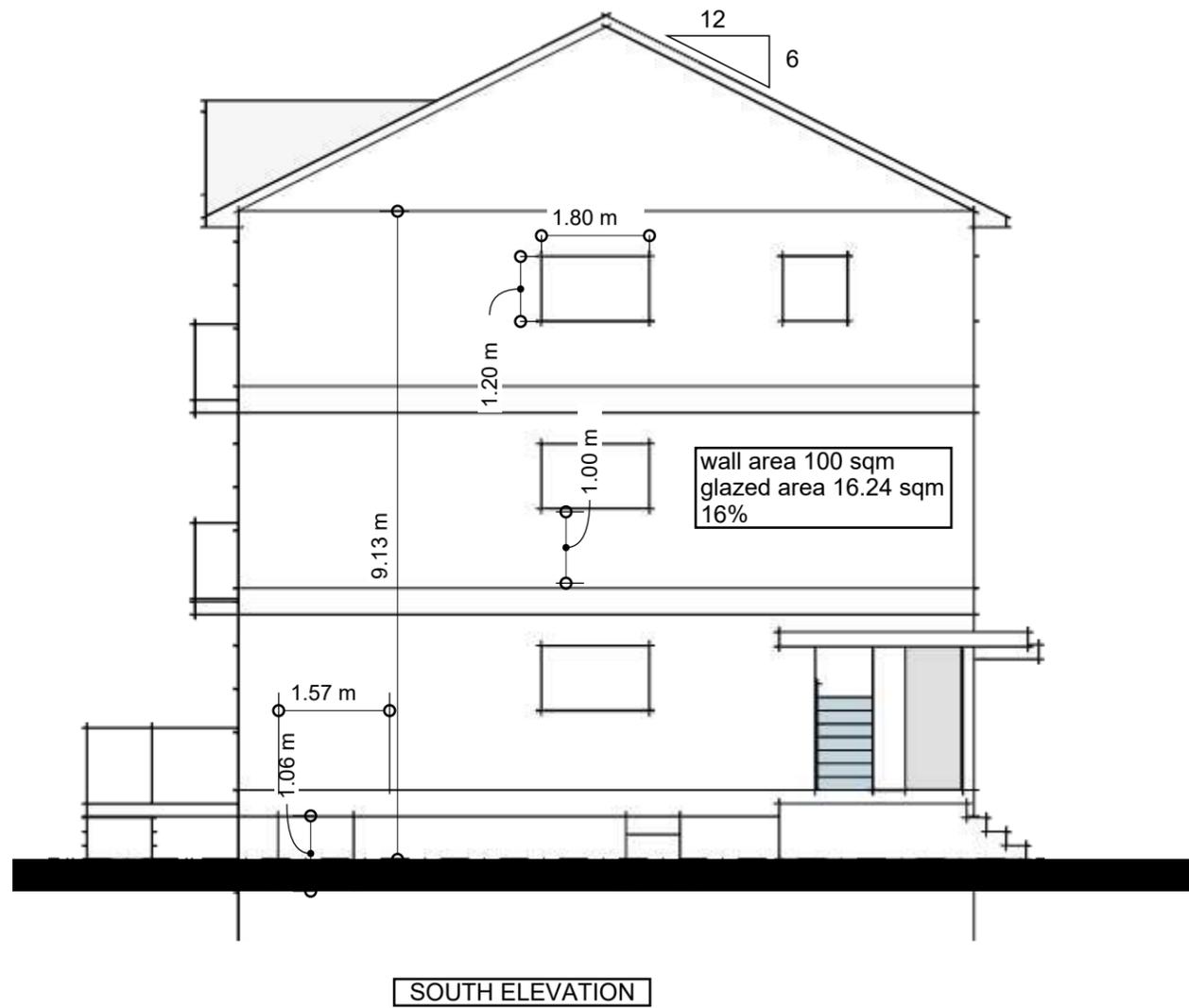
Modulink & Design
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT
Scale
1/8" = 1'0"

PROJECT
633 Edison
PROJECT NO.
2023
ISSUE
DRAWN BY
CJ

July 29, 2024
SemiDetached

A.09





THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration

**Modulink
Planning & Design**
51 Rothwell Drive
Ottawa, On
K1J 7G7

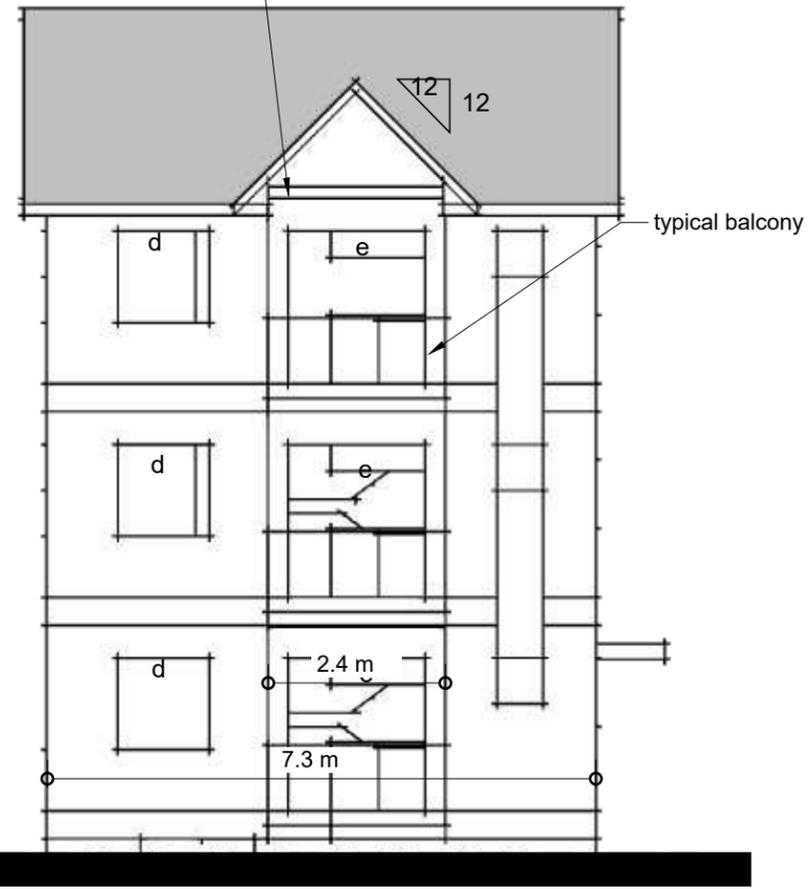
CLIENT
Scale
1/8" = 1'0"

PROJECT
633 Edison
PROJECT NO.
2023
ISSUE
DRAWN BY
CJ

July 29, 2024
Detached

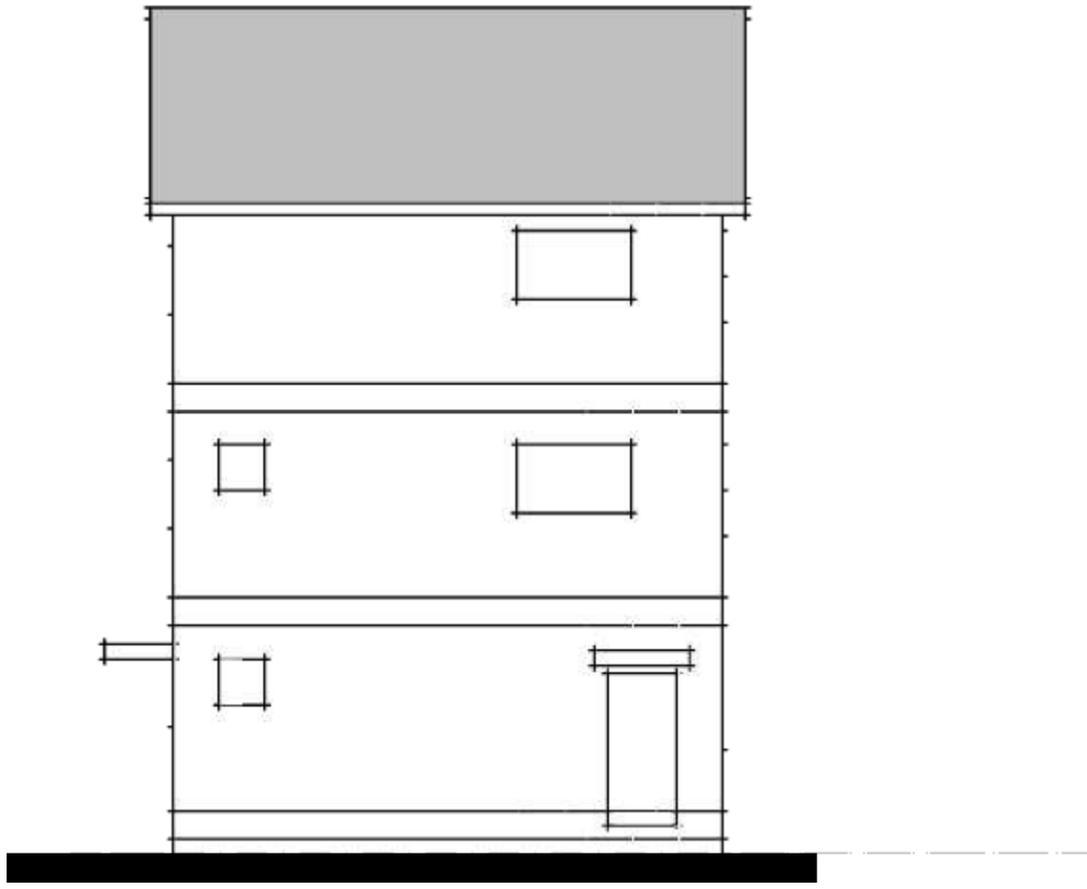
A.10

32% of
front façade set
back 0.6m



SOUTH ELEVATION

wall area 63 sqm
glazed area 16.8sqm
27%

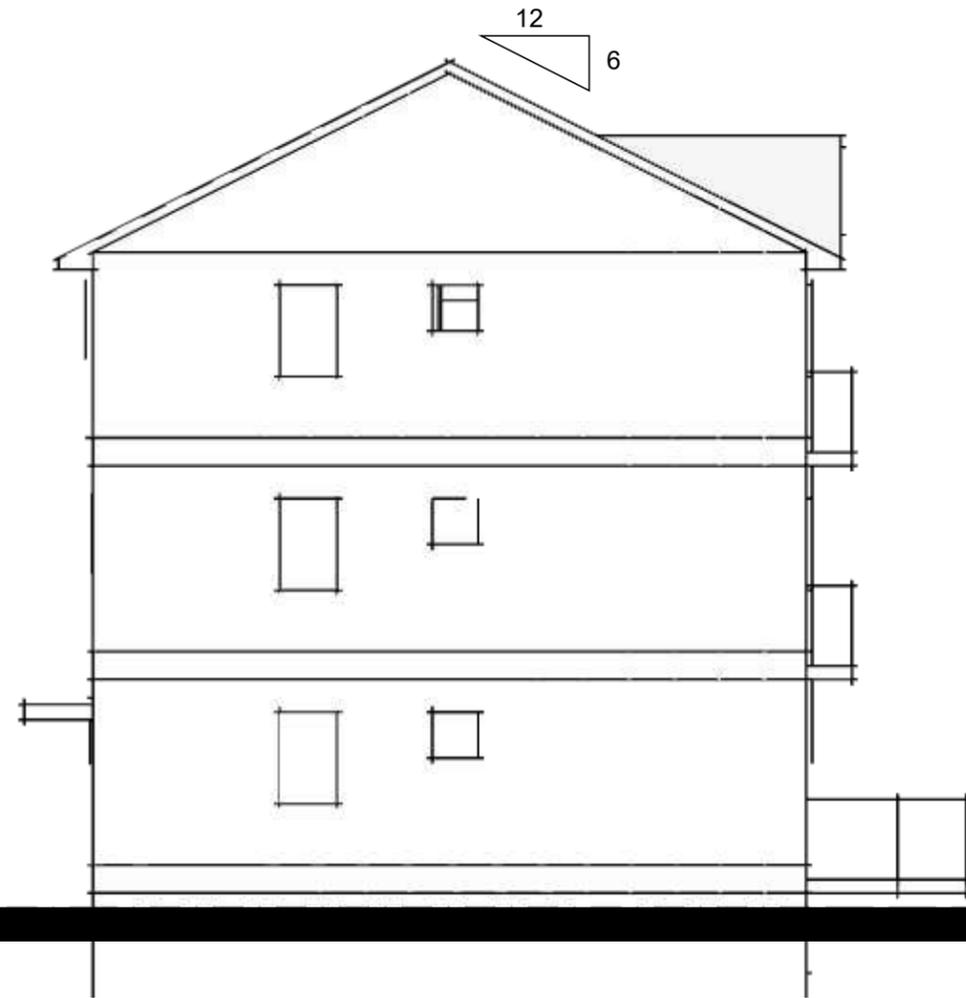


NORTH ELEVATION

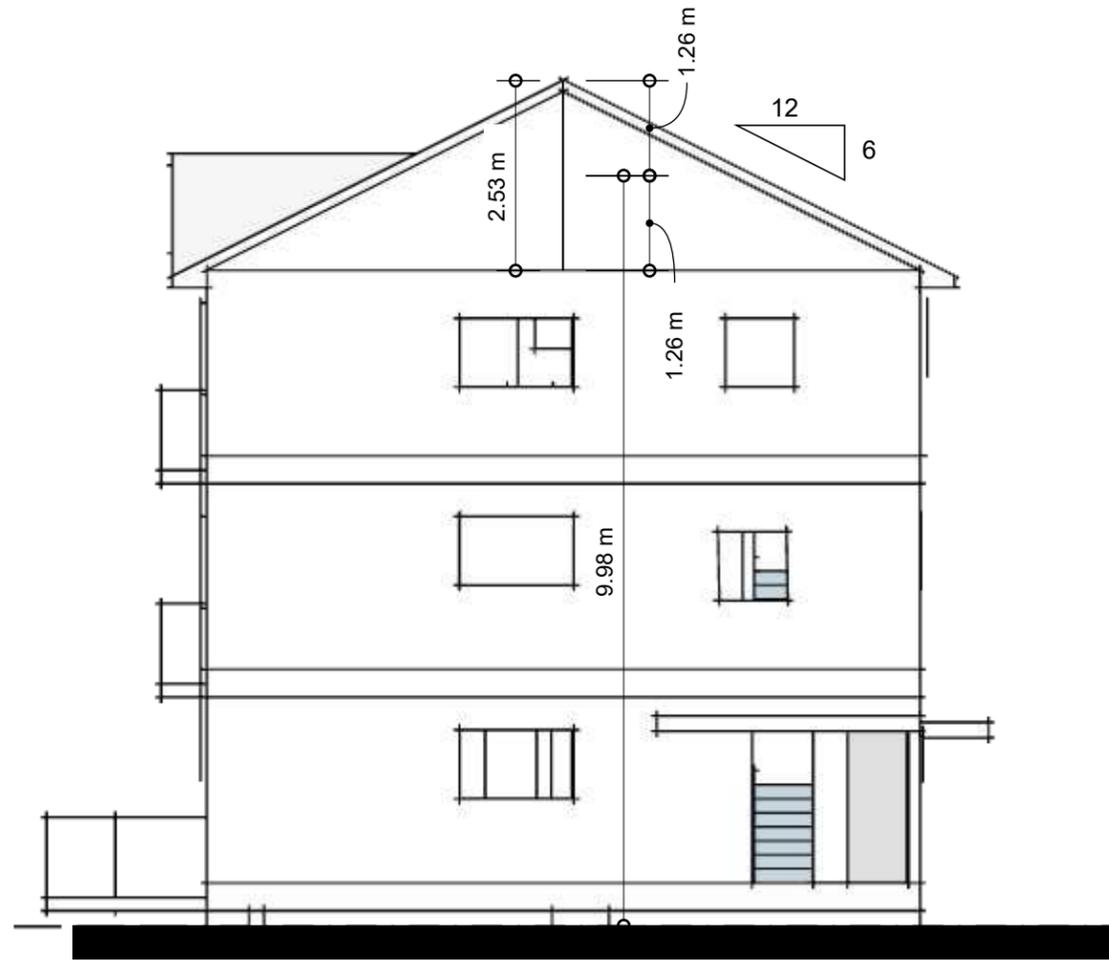


THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration



WEST ELEVATION



NORTH ELEVATION

Modulink
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT

Scale
1/8" = 1'0"

PROJECT
633 Edison

ISSUE
DRAWN BY
CJ

PROJECT NO.
2023

July 29, 2024
Detached

A.11



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration

Modulink
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT
Scale
1/8" = 1'0"

PROJECT 633 Edison
ISSUE
DRAWN BY CJ
PROJECT NO. 2023

July 29, 2024
perspective



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

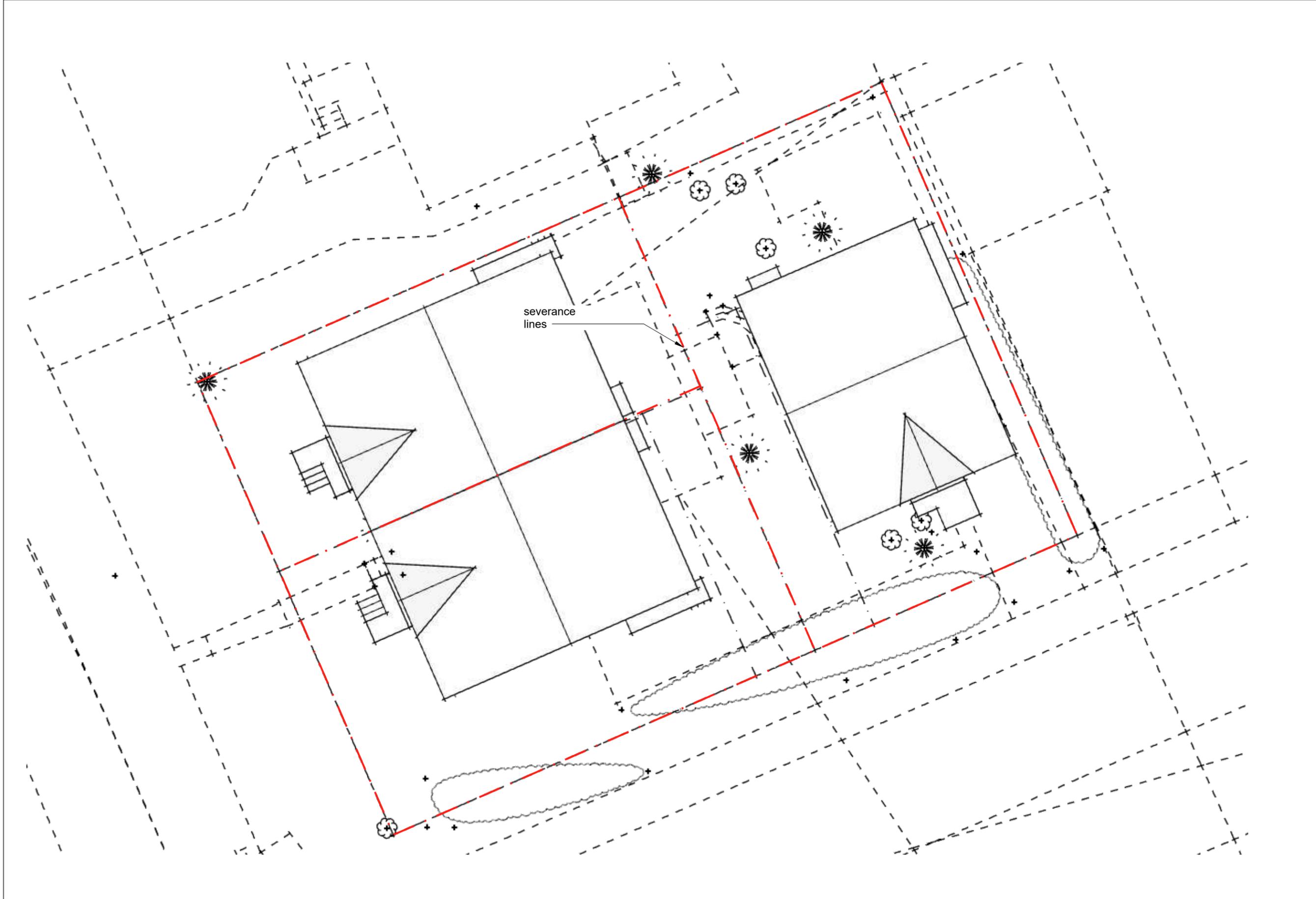
Copyright registration

Modulink & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT
Scale
1/8" = 10"

PROJECT 633 Edison
ISSUE DRAWN BY
CJ **PROJECT NO.**
2023

July 29, 2024
Google Earth



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink

Copyright registration

Modulink & Design
Planning & Design
51 Rothwell Drive
Ottawa, On
K1J 7G7

CLIENT
Scale
1/8" = 10"

PROJECT
633 Edison
PROJECT NO.
2023
ISSUE
DRAWN BY
CJ

July 29, 2024
severance lines



Dendron Forestry Services

www.dendronforestry.ca

613.805.WOOD (9663)

info@dendronforestry.ca

Preliminary Tree Information Report

Address: 633 Edison

Date of Report: October 7, 2022

Date of Site Visit: October 6, 2022

Prepared by: Astrid Nielsen, RPF, ISA Certified Arborist ®
131 Smirle Ave, Ottawa, K1Y 0S4
Astrid.nielsen@dendronforestry.ca

Client: RG Trading Ltd, Majed Rostamian, majedro@gmail.com

Committee of Adjustment
Received | Reçu le

2024-06-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This Report must be read in its entirety, including the Assumptions and Limiting Conditions attached herein.

Purpose of the Report

The purpose of this report is to provide the client with a detailed description of all protected trees on site as per the City of Ottawa's Tree Protection By-law No. 2020-340. This report is a Preliminary Report that will feed into a full Tree Information Report as required as part of applications to the Committee of Adjustment and for a Building Permit. The assessment of the suitability of tree retention is based on the information provided at the time of report preparation which includes tree health only. No additional information regarding the proposed development has been provided at this stage. A survey was not provided as part of this report preparation, and the tree locations are only an approximation using the City of Ottawa online mapping tool, GeoOttawa.

This assessment does not consider additional factors that could influence tree retainability such as:

- site grading
- installation of services for the new units
- capping of existing water and sewer services
- installation of gas lines for the new units
- site access

The potential for retaining those tree(s) identified for retention in this report may change as more information on the site-specific construction details is provided during subsequent phases. For those trees that are recommended for retention, mitigation measures are provided to reduce the impact during construction. It should be noted that the construction phase includes all site works that could impact trees, from the capping of services at the beginning to the final landscaping steps at the end.



Methodology

The following materials were reviewed as part of this report:

- GeOttawa tree inventory layer and aerial photography
- Google© Street View imagery – various years

A site visit was conducted to collect the following information from each tree classified as protected under the City of Ottawa’s Tree Protection By-law No. 2020-340:

- Diameter at breast height (1.3 m from grade)
- Species
- Tree health
- Relevant measurements such as distance to the existing structures like fences, driveways, etc

Tree Information:

The following is an inventory of all trees that are protected under City of Ottawa Tree Protection (By-law No. 2020-340) on the site and adjacent City property. This includes Distinctive Trees (private trees with a diameter at breast height (dbh) of 30 cm or greater) and city-owned trees of all sizes. It also includes Distinctive Trees on adjacent properties whose Critical Root Zone (CRZ) extend into the subject area. The CRZ is an area around the trunk with a radius equivalent to 10 times the diameter of the trunk. This does not take into account infrastructure such as buildings and asphalt and assumes the tree has no restrictions on root growth.

| Tree ¹ | Species | Diameter at breast height (cm) | Ownership ^{2,3} | Condition | Recommendations |
|-------------------|--|--------------------------------|---|--|--|
| 1 ⁴ | Norway spruce (<i>Abies abies</i>) | 56 cm | Private | Good/fair; asymmetric crown due to shading by previous Norway maples | Most likely within building footprint with any level of intensification on the site |
| 2 ⁴ | Norway maple (<i>Acer platanoides</i>) | 89 cm | To be confirmed, possibly jointly owned with city | Fair/poor; wound (60 X 100 cm) at 1.3 m on upper side of lean with significant decay – tree was unable to fully close wound; large 2 nd wound (canker), 130 X 80 cm at base of tree on underside of lean; 20% of roots are girdled, and canker and dieback present in crown; decay pockets in old pruning wounds throughout crown | Not a suitable candidate for retention during construction; in the absence of construction, tree should be monitored annually; assessment for removal likely over the next 2-3 years |
| 3 ⁴ | Norway maple (<i>Acer platanoides</i>) | 100 cm (estimate) | To be confirmed with survey; likely jointly owned with adjacent | Full assessment not possible as access to rear yard not provided; from a distance, large canker as well as included bark for junction of 2 codominant stems visible, large wound in stem leaning over | Large branch hanging over property will likely conflict with any new building; depending on further assessment and level of decay in stem leaning over subject property, either |



| | | | | | |
|--|--|--|---------------------------|--|--|
| | | | property at 631 Edison | subject property likely with decay leading up trunk | full branch or full stem removal will be recommended |
|--|--|--|---------------------------|--|--|

¹ Please refer to the attached Tree Information map for tree numbers. Note that this includes a tree layer added to the GeoOttawa image plan (in pdf format) provided by the client.

²Ownership of the tree in this report is based on the information provided and should not be used as a determination of ownership. For ownership disputes, a survey should be relied on. For boundary trees, consent from the adjacent property owner is required for removal as part of the application.

³Trees on adjacent properties do not include a full assessment. The diameters are estimated, and the health is estimated based on what is visible from the subject property. Trees along the property line may also have limited health assessments if part of the tree is not visible. Note that the rear yard was not accessible for this assessment, so tree 3 could not be assessed properly.

⁴The location of these trees was not provided and has been estimated

The undersigned personally inspected the property and issues associated with this report on Oct 6, 2022. On Behalf of Dendron Forestry Services,



Astrid Nielsen, MFC, RPF (Registered Professional Forester)
ISA Certified Arborist®, ON-1976
ISA Tree Risk Assessment Qualified
Principal, Dendron Forestry Services
Astrid.nielsen@dendronforestry.ca
(613) 805-9663 (WOOD)



Figure 1: Tree 1, Privately owned Norway spruce



Figure 2: Tree 2, Norway maple in fair/poor condition, ownership undetermined



Figure 3: Tree 2, large wound on trunk, tree has attempted to seal it off, but has been unsuccessful as decay extends 20 cm into trunk



Figure 4: Tree 2, large wound (possibly canker) at base of tree on underside of lean



Figure 5: Tree 3, appears to be jointly owned with neighbour at 631 Edison (taken from Edison looking east)



Figure 6: Tree 3 taken from end of driveway of 633 Edison, facing north; note the old branch wound, likely with significant decay extending up along the stem



ASSUMPTIONS AND LIMITING CONDITIONS

Intended Use of the Report

This Report was prepared by Dendron Forestry Services (hereafter “Dendron”) at the request of the Client. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report are to be used solely for the purposes outlined within this Report. All other uses are impermissible and unintended, unless specifically stated in writing in the Report.

Intended User of the Report

This Report was prepared by Dendron for the exclusive use of the Client and may not be used or relied upon by any other party. All other users are unintended and unauthorized, unless specifically stated in writing in the Report.

Limitations of this Report

This Report is based on the circumstances and on-site conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. On-site conditions may limit the extent of the on-site inspection(s) conducted by Dendron, including weather events such as rain, flooding, storms, winds, tornados, snowfall, snow cover, hail; obstructions including fencing, dwellings, buildings, sheds, plants, and animals; lack of access to the entire perimeter of the tree due to adjacent properties; the shape of the tree; and accessibility of the tree crown, branches, trunk, or roots for examination.

In the event that information provided by the Client or any third parties, including but not limited to documents, records, site and grading plans, permits, or representations or any site conditions are updated or change following the completion of this Report, this Report is no longer current and valid and cannot be relied upon for the purpose for which it was prepared. Dendron and its agents, assessors, and/or employees are not liable for any damages, injuries, or losses arising from amendments, revisions, or changes to the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

No assessment of any other trees or plants has been undertaken by Dendron. Dendron and its agents, assessors, and/or employees are not liable for any other trees or plants on or around the subject Property except those expressly identified herein. The results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report apply only to the trees identified herein.

Trees and plants are living organisms and subject to change, damage, and disease, and the results, observations, interpretations, analysis, recommendations, and conclusions as set out in this Report are valid only as at the date any inspections, observations, tests, and analysis took place. No guarantee, warranty, representation, or opinion is offered or made by Dendron as to the length of the validity of the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report. As a result the Client shall only rely upon this Report as representing the results, observations, interpretations, analysis, recommendations, and conclusions that were made as at the date of such inspections, observations, tests, and analysis. The trees discussed in this Report should be re-assessed periodically and at least within one year of the date of this Report.

No Opinion regarding ownership of the Tree

This Report was not prepared to make a determination as to ownership of the subject tree(s). Where ownership of the subject tree(s) is identified within this Report, said identification is based on the information provided by the Client and third parties, including surveys, permits, and site and grading plans and may not be relied upon as a guarantee, warranty, or representation of ownership.

Assumptions

This Report is based on the circumstances and conditions as they existed at the time of the site inspection and the information provided by the Client and/or third parties to Dendron. Where documents, records, site and grading plans, permits, representations, and any other information was provided to Dendron for the purpose of preparing this Report, Dendron assumed that said information was correct and up-to-date and prepared this Report in reliance on that information. Dendron and its agents, assessors, and/or employees, are not responsible for the veracity or accuracy of such information. Dendron and its agents, assessors, or employees are not liable for any damages, injuries, or losses arising from inaccuracies, errors, and/or omissions in the documents, records, site and grading plans, permits, representations, or other information upon which Dendron relied in preparing this Report.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employees assumed that the property which is the subject of this Report is in full compliance with all applicable federal, provincial, municipal, and local statutes, regulations, by-laws, guidelines, and other related laws. Dendron and its agents, assessors, and/or employees are not liable for any issues with respect to non-compliance with any of the above-referenced statutes, regulations, bylaws, guidelines, and laws as it may pertain to or affect the property to which this Report applies.

For the purpose of preparing this Report, Dendron and its agents, assessors, and/or employee assumed that there are no hidden or unapparent conditions affecting the results, observations, interpretations, analysis, recommendations, and conclusions contained within this Report.

No Publication

The Client acknowledges and agrees that all intellectual property rights and title, including without limitation, all copyright in this Report shall remain solely with Dendron Forestry. Possession of this Report, or a copy thereof, does not entitle the Client or any third party to the right of publication or reproduction of the Report for any purpose save and except where Dendron has given its prior written consent.

Neither all nor any part of the contents of this Report shall be disseminated to the public through advertising, public relations, news, sales, the internet or other media (including, without limitation, television, radio, print or electronic media) without the prior written consent of Dendron Forestry.



Implementing the Report Recommendations

Dendron and its agents, assessors, and/or employees accept no responsibility for the implementation of any part of this Report unless specifically requested to provide oversight on the implementation of the recommendations. In the event that inspection or supervision of all or part of the implementation of the within recommendations is requested, that request shall be in writing and the details agreed to in writing by both parties.

Dendron and its agents, assessors, and/or employees are not liable for any damages or injuries arising from the manner in which the recommendations in this Report are implemented, including failure to, incorrect, or negligent implementation of the recommendations.

Further Services

Neither Dendron nor any assessor employed or retained by Dendron for the purpose of preparing or assisting in the preparation of this Report shall be required to provide any further consultation or services to the Client, save and except as already carried out in the preparation of this Report and including, without limitation, to act as an expert witness or witness in any court in any jurisdiction unless the Client has first made specific arrangements with respect to such further services, including, without limitation, providing the payment of the Report's regular hourly billing fees.

Limits of Liability

In carrying out this Report, Dendron and its agents, assessors, and/or employees have exercised a reasonable standard of care, skill, and diligence as would be customarily and normally provided in carrying out this Report. While reasonable efforts have been made to ensure that the trees recommended for retention are healthy, no guarantees are offered, or implied, that these trees, or all parts of them will remain standing. It is professionally impossible to predict with absolute certainty the behaviour of any single tree or group of trees, or all their component parts, in all given circumstances. Inevitably, a standing tree will always pose some risk. Most trees have the potential to fall, lean, or otherwise pose a danger to property and persons in the event of adverse weather conditions, and this risk can only be eliminated if the tree is removed.

Without limiting the foregoing, no liability is assumed by Dendron for:

- a) any legal description provided with respect to the Property;
- b) issues of title and or ownership respect to the Property;
- c) the accuracy of the Property line locations or boundaries with respect to the Property; and
- d) the accuracy of any other information provided to Dendron by the Client or third parties;
- e) any consequential loss, injury or damages suffered by the Client or any third parties, including but not limited to replacement costs, loss of use, earnings and business interruption; and
- f) the unauthorized distribution of the Report.

The total monetary amount of all claims or causes of action the Client may have as against Dendron Forestry, including but not limited to claims for negligence, negligent misrepresentation, and breach of contract, shall be strictly limited solely to the total amount of fees paid by the Client to Dendron Forestry pursuant to the Contract for Services dated October 5, 2022, for which this Assessment was carried out.

Further, under no circumstance may any claims be initiated or commenced by the Client against Dendron or any of its directors, officers, employees, contractors, agents, assessors, or Assessors, in contract or in tort, more than 12 months after the date of this Report.

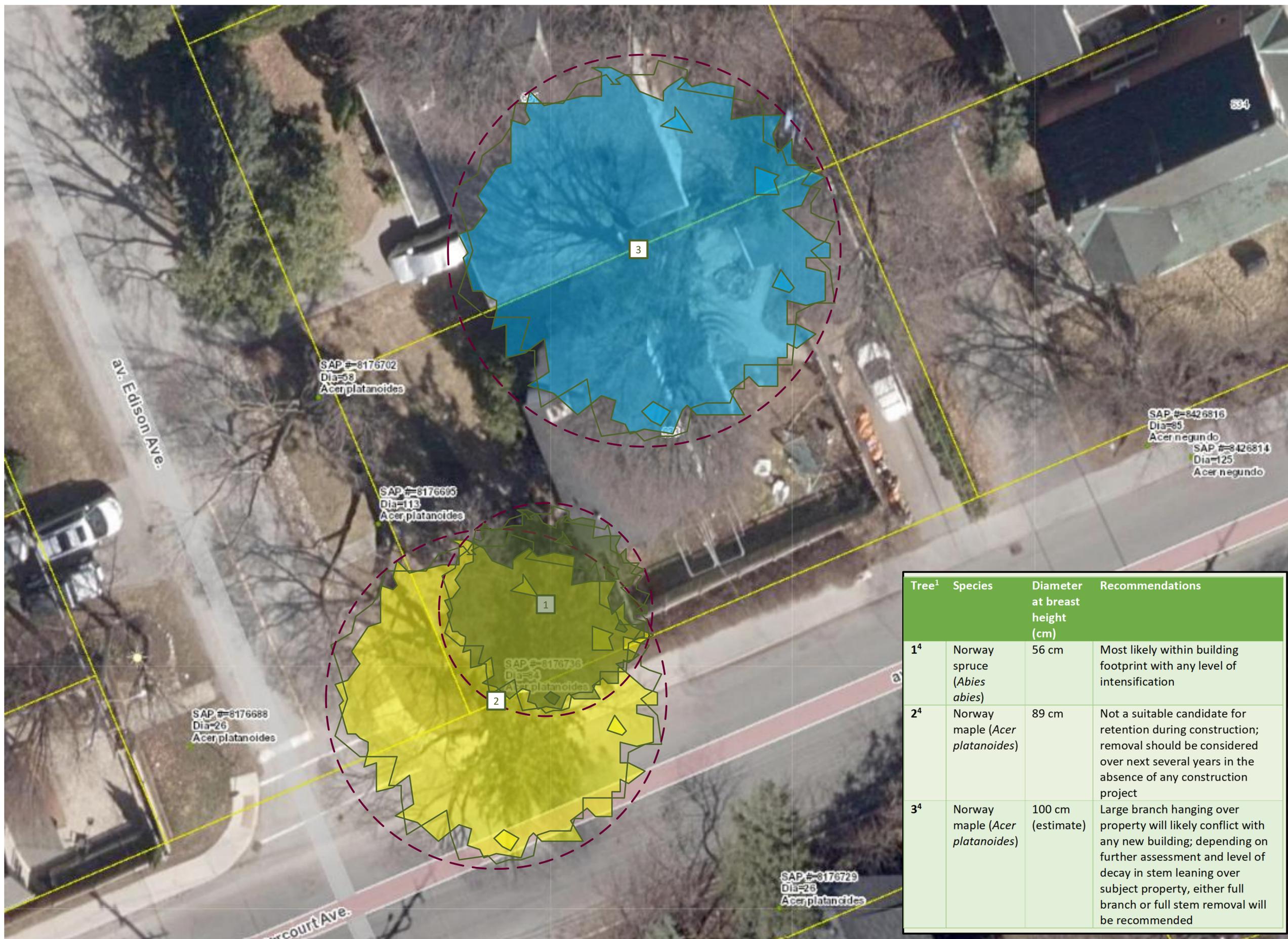
No Third Party Liability

This Report was prepared by Dendron exclusively for the Client for the purpose set out in the Report. Any use which a third party makes of this Report, or any reliance on or decisions a third party may make based upon this Report, are made at the sole risk of any such third parties. Dendron Forestry accepts no responsibility for any damages or loss suffered by any third party or by the Client as a result of decisions made or actions based upon the unauthorized use or reliance of this Report by any such party.

General

Any plans and/or illustrations in this Report are included only to help the Client visualize the issues in this Report and shall not be relied upon for any other purpose. This report is best viewed in colour. Any copies printed in black and white may make some details difficult to properly understand. Dendron accepts no liability for misunderstandings due to a black and white copy of the report.

Notwithstanding any of the above, nothing in this Report is taken to absolve the Client of the responsibility of obtaining a new Report in the event that the circumstances of the tree change.



Critical Root Zone



Private Tree

Tree either fully or partly on city property

Tree either fully or partly on adjacent property

Note that the tree locations are approximations only. Actual locations and ownership should be confirmed with a survey. This tree layer has been provided as an overlay on the City of Ottawa online mapping tool, GeoOttawa.



Preliminary Tree Information Report – 633 Edison
 Tree layer prepared by Dendron Forestry Services
 Version 1.0, Oct 11, 2022
 For more information, please contact info@dendronforestry.ca

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 1

Wednesday, August 21, 2024

1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-01-24/B-00111 & D08-01-24/B-00112
D08-02-24/A-00161 & D08-02-24/A-00192

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicants: Daniel Knapp & Catherine Higginson

Property Address: 130 Kenilworth Street & 372A Holland Avenue

Ward: 15 - Kitchissippi

Legal Description: Part of Lots 250 & 251, Registered Plan 207509

Zoning: R3I

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants want to subdivide the property into two separate parcels of land to create separate ownership for each half of an existing semi-detached dwelling and establish an Easements/Rights-of-Ways for parking and access.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants requires the Committee’s consent to sever and grant an Easements/Right-of-Way.

The property is shown as Parts 1 to 6 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

| File No. | Frontage | Depth | Area | Part No. | Municipal Address |
|-----------------|-----------------|-----------------------|-------------|-----------------|--------------------------|
| B-00111 | 11.44 m | 15.37 m | 176.6 sq. m | 1 & 2 | 372A Holland Avenue |
| B-00112 | 14.2 m | 21.8 m (irregular) | 250.7 sq. m | 3, 4, 5 & 6 | 130 Kenilworth Street |

It is proposed to establish an Easement/Right-Of-Way over Part 5 & 6 in favor of Parts 1 & 2 for parking and access.

The application indicates the property is subject to existing easements as set out in instruments N578875 and N715551.

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File No: D08-02-24/A-00161& D08-02-24/A-00192) has been filed and will be heard concurrently with this these applications.

REQUESTED VARIANCES:

The Applicants require the Committee’s authorization for minor variances from the Zoning By-law as follows:

A-0000161: 372A Holland, Parts 1 & 2 on Registered Plan 207509, Half of existing semi-detached dwelling:

- a) To permit a parking space located on a different lot (130 Kenilworth), whereas the By-law states parking spaces must be located on the same lot as the use or building which they are provided.

A-0000161: 130 Kenilworth, Parts 3, 4, 5, & 6 on Registered Plan 207509, Half of existing semi-detached dwelling:

- b) To permit a parking space to be located in the front yard, whereas the By-law sates no parking space may be established in a front yard.

- c) To permit an increased width of 5.6 metres for a shared driveway, whereas the By-law permits a width of 3 metres for shared driveways.

The subject property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August 2, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes d'autorisation et de dérogations mineures

Groupe 1
Mercredi 21 août 2024
13 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

| | |
|---------------------------------|--|
| Dossiers : | D08-01-24/B-00111 et D08-01-24/B00112 D08-02-24/A-00161 et D08-02-24/A-00192 |
| Demandes : | Autorisation en vertu de l'article 53 de la <i>Loi sur l'aménagement du territoire</i> Dérogations mineures en vertu de l'article 45 de la <i>Loi sur l'aménagement du territoire</i> |
| Requérants : | Daniel Knapp et Catherine Higginson |
| Adresse municipale : | 130, rue Kenilworth et 372A, avenue Holland |
| Quartier : | 15 - Kitchissippi |
| Description officielle : | Partie des lots 250 et 251, plan enregistré 207509 |
| Zonage : | R3I |
| Règlement de zonage : | n° 2008-250 |

PROPOSITION DES REQUÉRANTS ET OBJET DES DEMANDES :

Les requérants souhaitent lotir la propriété en deux parcelles distinctes afin de créer un titre de propriété distinct pour chaque moitié de la maison jumelée existante et d'établir des servitudes/emprises pour l'accès et le stationnement.

AUTORISATION REQUISE :

Les requérants nécessitent l'autorisation du Comité pour morceler le bien-fonds et accorder des servitudes/emprises.

La propriété est représentée par les parties 1 à 6 du plan 4R préliminaire déposé avec les demandes. Les parcelles distinctes sont décrites ci-après :

Tableau 1 Parcelles proposées

| Dossier | Façade | Profondeur | Superficie | Parties | Adresse municipale |
|---------|---------|-------------------------|----------------------|--------------|----------------------|
| B-00111 | 11,44 m | 15,37 m | 176,6 m ² | 1 et 2 | 372A, avenue Holland |
| B-00112 | 14,2 m | 21,8 m (irrégulière) | 250,7 m ² | 3, 4, 5 et 6 | 130, rue Kenilworth |

Il est proposé d'établir une servitude/emprise sur les parties 5 et 6 au bénéfice des parties 1 et 2 pour l'accès et le stationnement

Les demandes indiquent que la propriété est actuellement assujettie à des servitudes énoncées dans les instruments N578875 et N715551.

L'approbation des demandes aura comme effet de créer des parcelles distinctes qui ne seront pas conformes aux exigences du Règlement de zonage. Par conséquent, les demandes de dérogations mineures (D08-02-24/A-00161 et D08-02-24/A-00192) ont été présentées et seront étudiées en même temps que les présentes.

DÉROGATIONS DEMANDÉES :

Les propriétaires demandent au Comité d'accorder les dérogations mineures au Règlement de zonage comme elles sont décrites ci-après :

A-0000161 : 372A, avenue Holland, parties 1 et 2 sur le plan enregistré 207509, une moitié de la maison jumelée existante :

- a) Permettre une place de stationnement située sur un lot différent (130, rue Kenilworth), alors que le Règlement stipule que les places de stationnement doivent être situées sur le même lot que l'utilisation ou le bâtiment qu'elles desservent.

A-0000161 : 130, rue Kenilworth, parties 3, 4, 5 et 6 sur le plan enregistré 207509, une moitié de la maison jumelée existante :

- b) Permettre une place de stationnement dans la cour avant, alors que le Règlement stipule qu'aucune place de stationnement ne peut être située dans une cour avant.
- c) Permettre l'augmentation de la largeur d'une entrée de cour commune à 5,6 mètres, alors que le Règlement permet une largeur maximale de 3 mètres pour une entrée de cour commune.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LES DEMANDES

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 2 août 2024

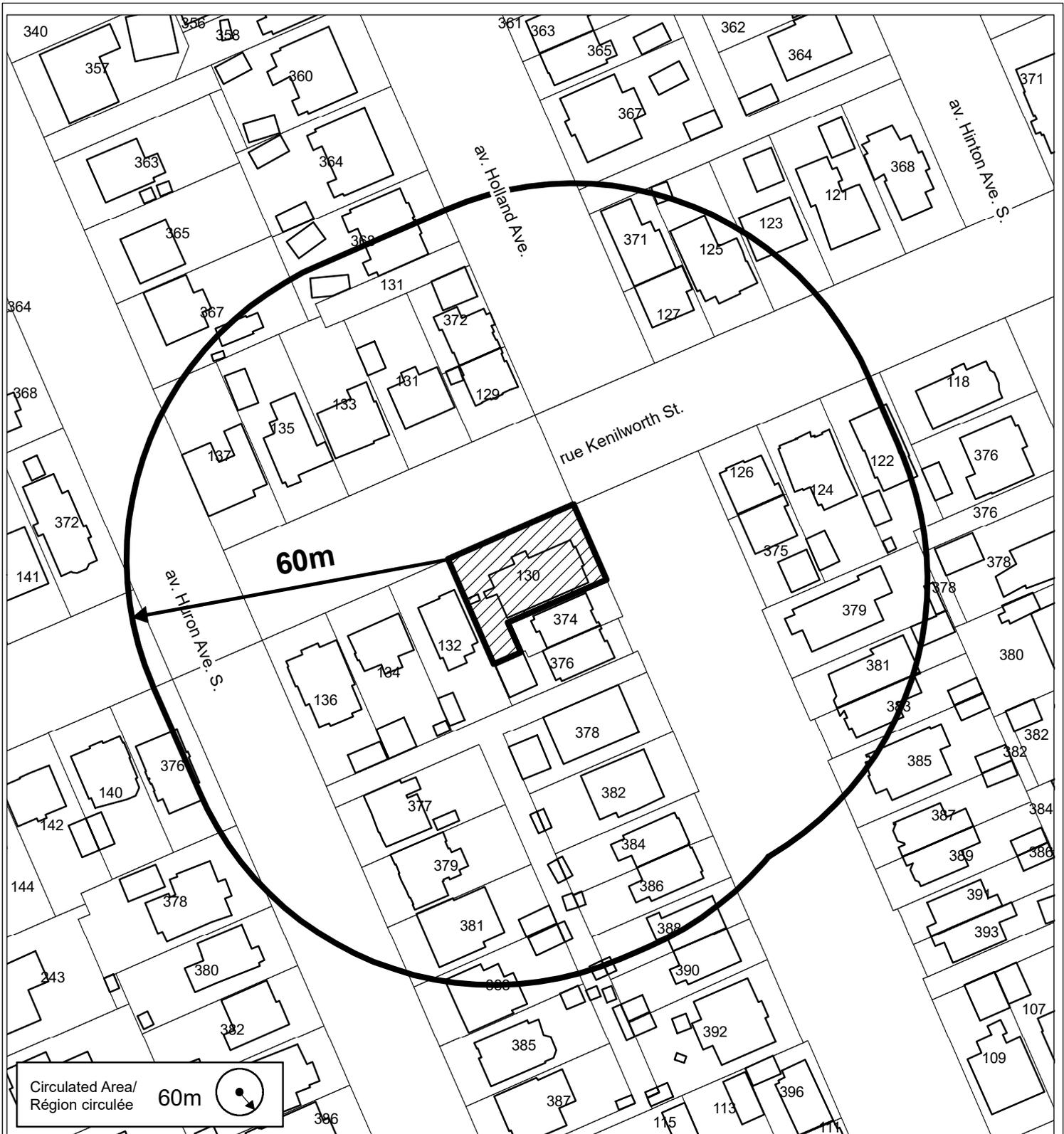


This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436



Circulated Area /
Région circulée 60m 

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Enterprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE



SUBJECT LAND / TERRE EN QUESTION

130 rue Kenilworth St.
372A av. Holland Ave.



NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

June 12, 2024 (Revised July 11th, 2024)

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa, ON, K2G 5K7

Attention: Michel Bellemare, Secretary - Treasurer

Dear Mr. Bellemare:

**Reference: 130 Kenilworth Street and 372A Holland Avenue
Applications for Consent and Minor Variance
Our File No 124063**

Committee of Adjustment
Received | Reçu le

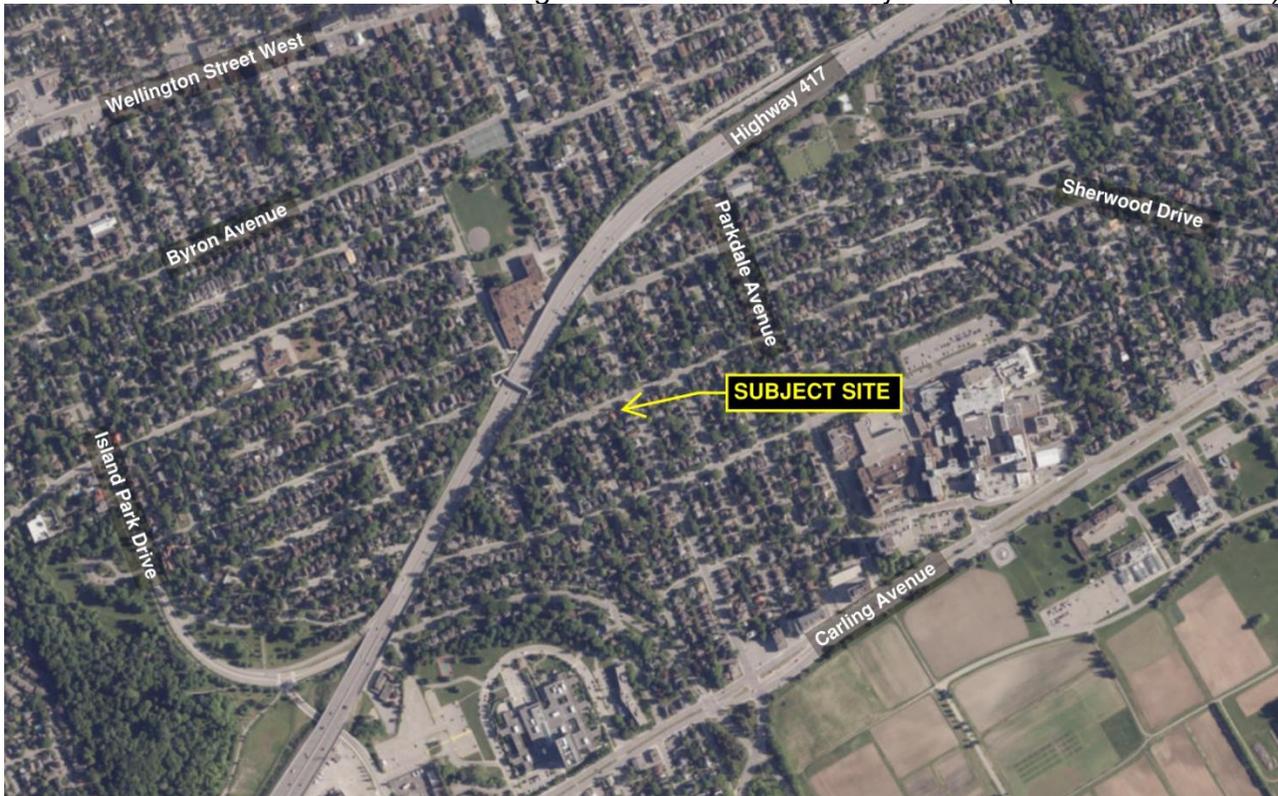
Revised | Modifié le : 2024-07-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Novatech has been retained by the owner of the property municipally known as 130 Kenilworth Street and 372A Holland Avenue (the "Subject Site") to prepare and file applications for Consent and Minor Variance to sever the existing corner lot, which is developed with a semi-detached dwelling. The severance will allow each half of the existing semi-detached dwelling to be conveyed separately. Easements are proposed to support continued access to the shared driveway and to provide access to a shed for each lot.

This letter describes the existing conditions of the site and its surrounding context, the proposed development, and provides a rationale in support of the applications.

Figure 1: Location of the Subject Site. (Source: GeoOttawa).

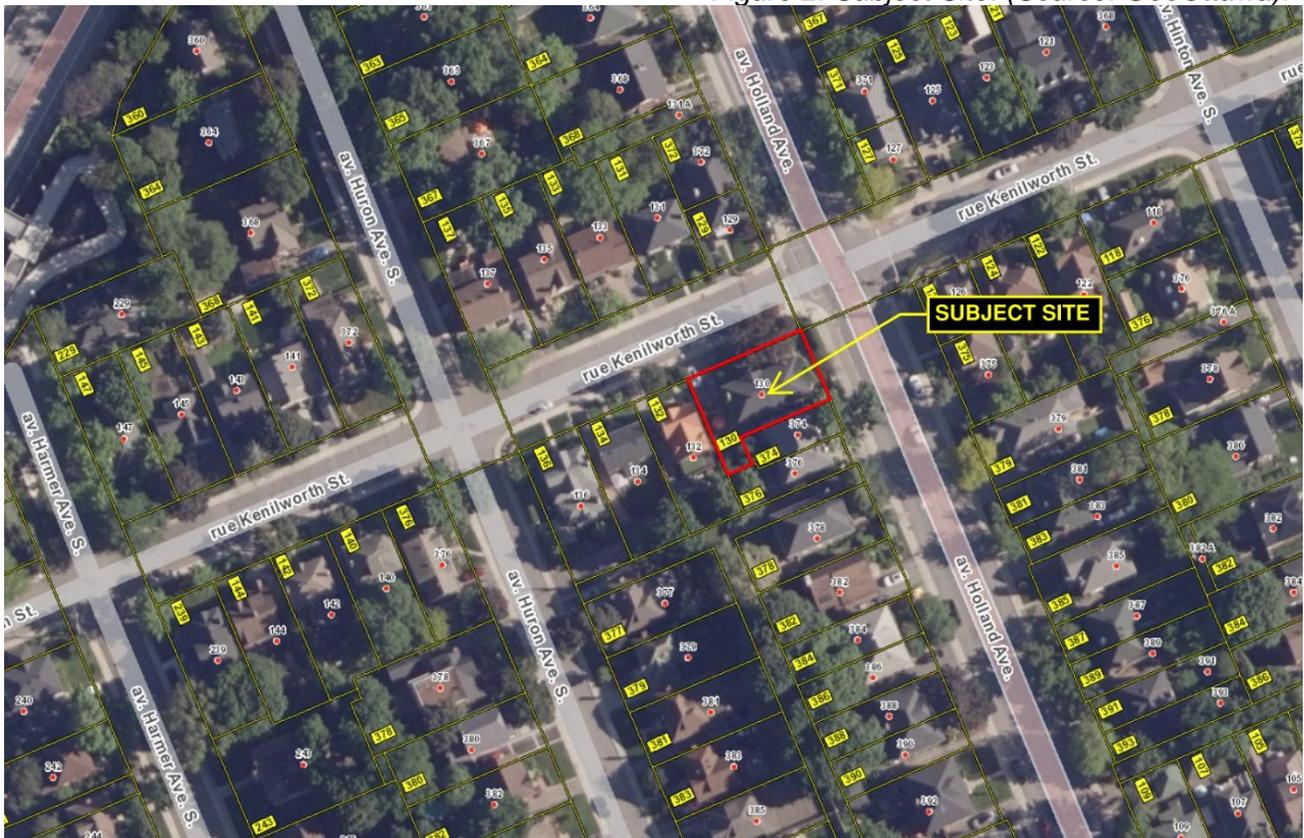


Site and Context

Site

The Subject Site is located in the Civic Hospital neighbourhood within Ward 15 – Kitchissippi in the City of Ottawa (see Figure 1). The Subject Site is a corner lot located on the south side of Kenilworth Street and the west side of Holland Avenue (see Figure 2). The Subject Site is in a block that is bounded by Kenilworth Street to the north, Ruskin Street to the south, Huron Avenue South to the west, and Holland Avenue to the east. The Subject Site has 25.6 metres of frontage along Kenilworth Street and 15.37 metres of frontage along Holland Avenue. The Subject Site has a lot area of 427 square metres. The Subject Site is identified as Part of Lots 250 & 251, Registered Plan 207509, City of Ottawa.

Figure 2: Subject Site. (Source: GeoOttawa).



The Subject Site is designated Minor Corridor within the Inner Urban Transect in the City of Ottawa Official Plan. The Subject Site is zoned R3I – Residential Third Density, Subzone I in the City of Ottawa Zoning By-law 2008-250. The site is subject to the Mature Neighbourhoods Overlay. The site is not subject to the Heritage Overlay or the Floodplain Overlay. The site is currently developed with a two-storey semi-detached dwelling (see Figure 3 and Figure 4).

Figure 3: Existing Building on the Subject Site (Holland Avenue). (Source: Google Maps).



Figure 4: Existing Building on the Subject Site (Kenilworth Street). (Source: Google Maps).



M:\2024\124063\DATA\APPLICATIONS\06_CONSENT AND MINOR VARIANCE\COVER LETTER\124063_130KENILWORTHSTREET&372AHOLLANDAvenue_COVERLETTER_FINAL_REVISIED_JULY11.DOCX

Surrounding Context

The abutting property to the west and the property across the street to the north of the Subject Site are developed with two-storey detached dwellings. The abutting property to the south and the property across the street to the east of the Subject Site are developed with two-storey semi-detached dwellings. The Subject Site is located within a residential neighbourhood comprised mostly of detached dwellings and semi-detached dwellings. The site is close to Highway 417 and is within 400 metres of The Ottawa Hospital Civic Campus.

Kenilworth Street is a two-lane road with one lane of travel in each direction that runs in a west-east direction between Fairfax Avenue and Fairmont Avenue. Sidewalks are provided on both sides of the street. Both sides of the street have on-street parking. Holland Avenue is a two-lane road with one lane of travel in each direction that runs in a north-south direction between Scott Street and Carling Avenue. Sidewalks are provided on both sides of the street and both sides of the street have on-street parking. Bus routes 53, 80, 86, and 89 run along Holland Avenue and connect to Tunney's Pasture.

Proposed Development

The proposed Consent and Minor Variance applications seek to sever the existing lot at 130 Kenilworth Street and 372A Holland Avenue, which is developed with a semi-detached dwelling. The severance will create separate ownerships for each half of the semi-detached dwelling and allow them to be conveyed separately.

The existing semi-detached dwelling has a separate civic address for each half. The civic addresses for each unit are 130 Kenilworth Street and 372A Holland Avenue. 130 Kenilworth Street faces Kenilworth Street and 372A Holland Avenue faces Holland Avenue. The units are separated by a party wall in a north-south direction. A double driveway on Kenilworth Street provides access to one parking space for each unit.

The proposed severance line follows the existing party wall which separates the units. The existing semi-detached dwelling is proposed to remain. Easements are proposed to maintain the existing shared parking arrangement between the two units.

Lot 1 (Part 1 and Part 2) has a lot width of 11.44 metres and a lot area of 176.6 square metres. Lot 2 (Parts 3-6) has a lot width of 14.2 metres and a lot area of 250.7 square metres.

An easement over Part 5 in favour of Parts 1 and 2 will provide for continued access to existing parking. An easement over Part 6 in favour of Parts 1 and 2 will provide access to one of the two sheds at the end of the existing driveway for the future owners of Parts 1 and 2.

There is an existing easement (Instruments N578875 and N715551) over Parts 2 and 4 which provides a right-of-way for "persons, animals and vehicles". The easements are also shown on the abutting property to the south (374 Holland Avenue).

Figure 5: Draft Reference Plan Excerpt. (Source: Annis, O'Sullivan, Vollebakk Ltd.).

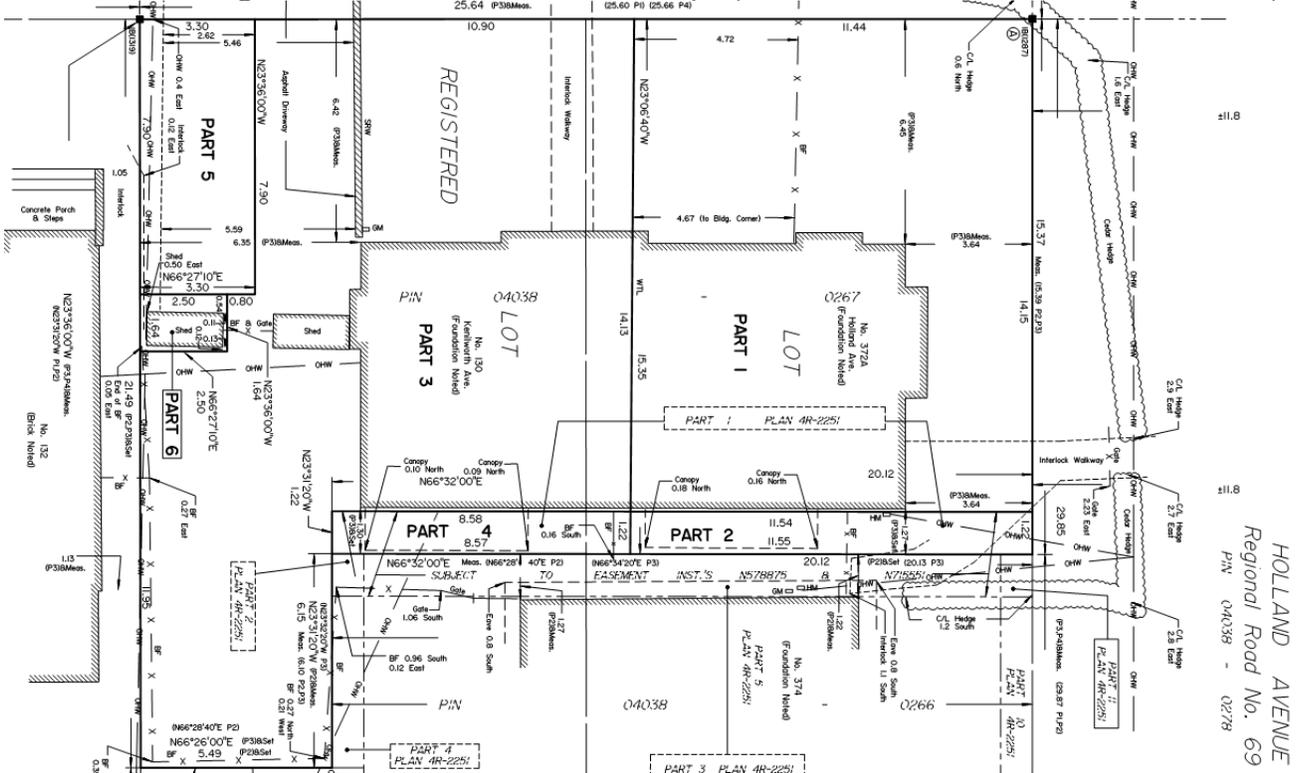
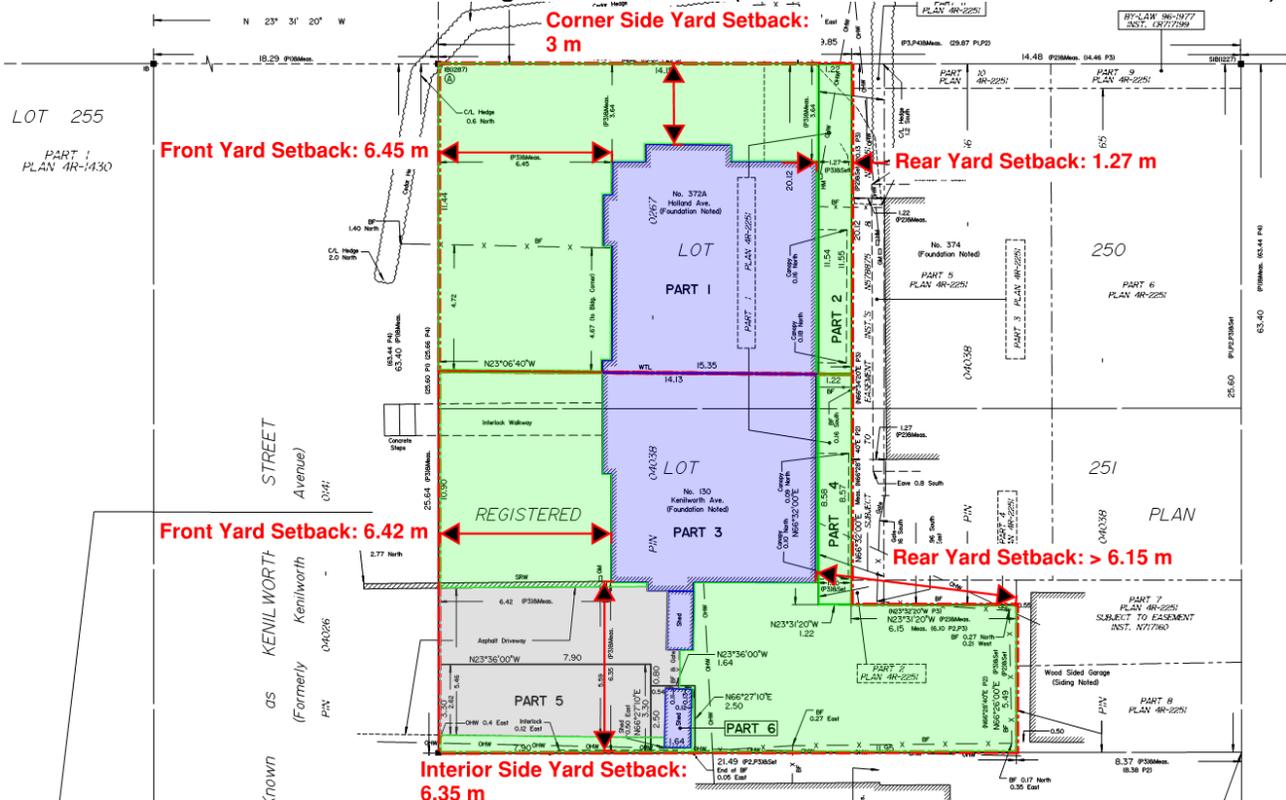


Figure 6: Site Plan. (Source: Annis, O'Sullivan, Vollebakk Ltd.).



M:\2024\124063\DATA\APPLICATIONS\06_CONSENT AND MINOR VARIANCE\COVER LETTER\124063_130KENILWORTHSTREET&372AHOLLANDAVENUE_COVERLETTER_FINAL_REVISD_JULY11.DOCX

Consent Applications

Consent Application 1:

This application will create the easterly corner lot, identified as Part 1 and Part 2 on the Draft Reference Plan (Figure 5). The proposed lot width is 11.44 metres. The proposed lot depth is approximately 15.37 metres. The proposed lot area is 176.6 square metres.

Consent Application 2:

This application will create the westerly interior lot, identified as Parts 3-6 on the Draft Reference Plan (Figure 5). The proposed lot width is 14.2 meters. The proposed lot depth is approximately 21.8 metres (irregular). The proposed lot area is 250.7 square metres.

This application requests easements over Part 5 and Part 6 in favour of Parts 1 and 2 for an existing driveway access and parking and for an access to an existing shed.

Consent Rationale

Planning Act

Subsection 53(1) of the Planning Act states:

“53(1) An owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).”

The proposed severances and easements do not necessitate the construction of new public infrastructure, including roads and services. The proposed severances result in the creation of one new lot to create separate ownerships for an existing semi-detached dwelling. The lots will have a shared driveway. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states:

“53(12) A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.”

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

“51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,”

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposed severances and easements have regard for the following matters of provincial interest:

- the development of healthy, safe, and liveable communities
- the efficient use of land and resources
- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management system

(b) whether the proposed subdivision is premature or in the public interest;

The Subject Site is located within the City of Ottawa's urban boundary and is in a fully developed neighbourhood. The proposed severances create separate ownerships for an existing semi-detached dwelling which is currently on one lot. The proposed easements will maintain access to the existing driveway and parking spaces and allow access to one of the sheds on Parts 5 and 6 for Parts 1 and 2. The proposed severances and easements are not premature and are in the public interest.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The Inner Urban Transect provides direction for enhancing an urban pattern of built form, site design, and mix of uses.

Policies 3 & 4 of Section 5.2.3 state that:

3) Along Minor Corridors, permitted building heights are as follows, subject to appropriate height transitions and stepbacks:

a) Generally, not less than 2 storeys and up to 4 storeys, except where a secondary plan or area-specific policy specifies different heights;

4) All buildings along Mainstreets or Minor Corridors shall have active entrances facing the Mainstreet or Minor Corridor, regardless of use.

Policy 2 of Section 6.2.2 states that:

2) In the Minor Corridor designation, this Plan shall permit a mix of uses which support residential uses and the evolution of a neighbourhood towards 15-minute neighbourhoods. Development may:

a) Include residential-only and commercial-only buildings;

The proposed severances and easements result in the creation of one new lot to establish separate ownership for each half of an existing semi-detached dwelling. The existing building on the site will be retained, maintaining the existing residential use and built form. The proposed severances and easements conform to the policies of the Official Plan.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed severances result in the creation of two lots to provide separate ownership for each half of an existing semi-detached dwelling. The proposed easements allow the unit at 372A Holland Avenue to maintain access to the current driveway and parking space and to have access to a shed.

Minor variance applications have been filed in support of the consent applications to permit front yard parking spaces and a 5.6-metre-wide shared driveway for 130 Kenilworth Street and to permit a parking space to be located on a different property from the use for which it is provided for 372A Holland Avenue. The front yard parking and the driveway represent existing conditions. The subdivision of land will not affect the built form or site design. The land is suitable for the proposed severances and easements.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

No new housing units are proposed. No affordable housing units are proposed.

(e) 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;

The consent applications do not propose any new highways.

(f) the dimensions and shapes of the proposed lots;

The proposed severances will result in the creation of one new lot. The severance line is based on the existing party wall that currently separates the semi-detached dwelling. The proposed easements maintain the existing driveway and parking arrangement. The lots are appropriately sized and shaped to accommodate the existing building.

(g) 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 on the existing or proposed lots, beyond the provisions of the Zoning By-law.

(h) conservation of natural resources and flood control;

The Subject Site is not located in any floodplains or areas of natural interest.

(i) the adequacy of utilities and municipal services;

The Subject Site is within the urban boundary and has access to municipal sanitary, stormwater, and water servicing. The severance will not have any impacts on the adequacy of utilities and municipal services.

(j) the adequacy of school sites;

The proposed severances and easements will not result in any additional units. Approval of the proposed severances and easements will not affect the adequacy of school sites.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

A road widening may be required along Holland Avenue as a condition of consent approval.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Approval of the proposed severances and easements will not affect the available supply and efficient use of energy.

(m) 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); 2016, c. 25, Sched. 4, s. 8 (2).

The proposed development is not subject to site plan control.

The proposed severances meet the criteria set out in Section 51(24) of the Planning Act.

Provincial Policy Statement

Section 3(5) of the Planning Act states:

"A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision,"

A decision by the Committee of Adjustment with respect to a planning matter must be consistent with the Provincial Policy Statement (PPS). The Provincial Policy Statement provides policy direction on matters of provincial interest that are related to land use planning and development.

Policy 1.1.1 states:

"Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;"*

The proposed consents result in one new lot to create separate ownership for each unit of an existing semi-detached dwelling and provide continued access to driveway and parking for the unit at 372A Holland Avenue. The consents do not result in development or land use patterns that cause

environmental, public health, and safety concerns and do not affect the expansion of settlement areas.

The proposed severances and easements are consistent with the policies of the Provincial Policy Statement.

Minor Variance Application

The proposed minor variances are listed below:

130 Kenilworth Street:

- a) To permit parking spaces to be located in a required and provided front yard, whereas the Zoning By-law prohibits a parking space to be established in a required and provided front yard. (Section 109(3)(a)(i)).
- b) To permit a shared driveway with a width of 5.6 metres, whereas the Zoning By-law permits a maximum width of 3 metres for a shared driveway. (Section 139, Table 139(3)).

372A Holland Avenue:

- c) To permit a parking space to be located on a different lot than the use for which it is provided, whereas the Zoning By-law requires a parking space to be provided on the same lot as the use. (Section 100(1)(c)).

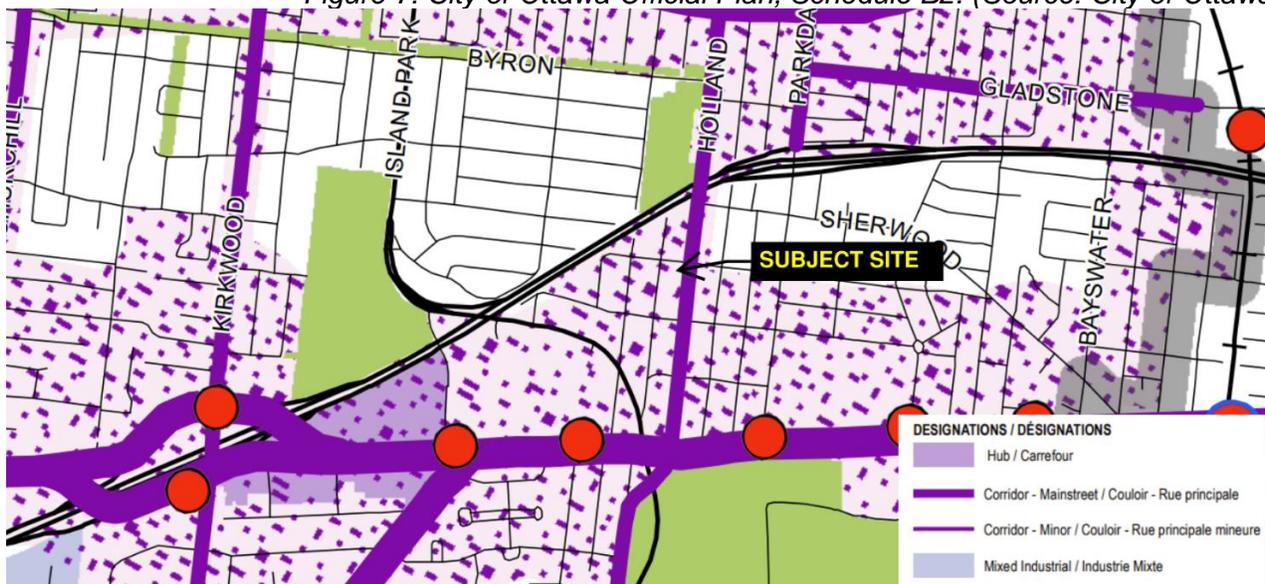
Minor Variance Rationale

Section 45(1) of the Planning Act sets out the four tests for minor variances.

The first test for a minor variance is that the general intent and purpose of the Official Plan is maintained.

The Subject Site is designated Minor Corridor within the Inner Urban Transect in the City of Ottawa Official Plan.

Figure 7: City of Ottawa Official Plan, Schedule B2. (Source: City of Ottawa).



M:\2024\124063\DATA\APPLICATIONS\06_CONSENT AND MINOR VARIANCE\COVER LETTER\124063_130KENILWORTHSTREET&372AHOLLANDAvenue_COVERLETTER_FINAL_REVISÉD_JULY11.DOCX

Inner Urban Transect:

Section 5.2 of the Official Plan sets out policies for the Inner Urban Transect. The Inner Urban Transect is comprised of pre-World War II neighbourhoods that immediately surround the Downtown Core and the earliest post-World War II areas directly adjacent to them. The older neighbourhoods reflect the urban built form, while post-war neighbourhoods reflect suburban characteristics.

Section 5.2.1 recognizes the urban and suburban characteristics of the Inner Urban Transect. The intended characteristic for the Inner Urban Transect is urban.

The requested minor variances recognize existing conditions. The existing semi-detached dwelling on the Subject Site provides parking spaces in the corner side yard. The parking spaces are accessed by a shared driveway that is 5.6 metres wide. One parking space is provided for each half of the existing semi-detached dwelling. By severing the Subject Site, this existing parking condition is now in the front yard of Parts 3-6. The proposed development does not increase or decrease the number of private approaches on the site and does not increase or decrease the number of driveways or parking spaces provided. The proposed development does not increase the size of the driveways. The proposed development does not relocate any of the parking spaces or alter the existing shared parking arrangement.

Corridors:

Section 6.2 sets out policies for Corridors, which are defined as bands of land along specified streets whose planned function combines a higher density of development, a greater degree of mixed uses, and higher-level street transit than abutting Neighbourhoods, but lower than Hubs. The Corridors designation includes two sub-designations. The Subject Site is a Minor Corridor.

The requested variances recognize the existing parking in the corner yard, which will become the front yard of Parts 3-6 once the lot is severed and the existing driveway width. Parts 3-6 will thus be providing front yard parking. The existing dwelling is to remain and no new private approaches or driveways are proposed. The proposed development does not increase the size of the driveway. The proposed development does not alter the existing shared parking arrangement, where one parking space is provided for each half of the existing semi-detached dwelling. The existing driveway to the parking spaces in the front yard is located on Kenilworth Street, which is not a Minor Corridor. The requested variances do not impact the function of the area and is appropriate for the Minor Corridor designation.

The requested variances maintain the intent and purpose of the City of Ottawa's Official Plan.

The second test for a minor variance is that the general intent and purpose of the Zoning By-law is maintained.

The Subject Site is zoned R3I – Residential Third Density, Subzone I in the City of Ottawa Zoning By-law 2008-250.

The purpose of the R3 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.

The following uses are permitted in the R3 zone, as per Section 159 of the Zoning By-law:

- (1) The following uses are permitted uses subject to:
- (a) the provisions of subsection 159 (3) to (13);
 - (b) a maximum of three guest bedrooms in a bed and breakfast;
 - (c) a maximum of ten residents is permitted in a group home; and
 - (d) a maximum of ten residents is permitted in a retirement home, converted.
- bed and breakfast**, see Part 5, Section 121
- detached dwelling**
- diplomatic mission**, see Part 3, Section 88
- duplex dwelling**, see Part 5, Section 138 (By-law 2010-307)
- group home**, see Part 5, Section 125
- home-based business**, see Part 5, Section 127
- home-based daycare, see Part 5, Section 129
- linked-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)
- park**
- planned unit development**, see Part 5, Section 131
- retirement home, converted** see Part 5, Section 122
- additional dwelling unit**, see Part 5, Section 133
- semi-detached dwelling**, see Part 5, Section 138 (By-law 2010-307)
- three-unit dwelling**
- townhouse dwelling**, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2014-189)
- urban agriculture**, see Part 3, Section 82 (By-law 2017-148) (By-law 2018-206)

The zoning provisions that apply to the Subject Site are summarized in Table 1 below.

Table 1: Zoning Provisions

| Provision | Required | Provided – Part 3-6 | Provided – Part 1 & 2 | Section |
|--------------------------------------|---|----------------------|------------------------|--------------------------|
| Minimum Lot Width (m) | 7.5 m | 14.2 m | 11.44 m | S.160, Table 160A |
| Minimum Lot Area (m ²) | 225 m ² | 250.6 m ² | 176.6 m ² * | S.160, Table 160A |
| Minimum Front Yard Setback (m) | 3 m | 6.42 m | 6.45 m | S.160, Table 160A |
| Minimum Rear Yard Setback (m) | Part 3 & 4: 25% of the lot depth (5.5 m) Part 1 & 2: 1.2 m | 6.15 m | 1.27 m | S.144(3); S.144(5)(b) |
| Minimum Corner Side Yard Setback (m) | 3 m | N/A | 3 m | S.160, Table 160A |

| | | | | |
|---|--|-----------------------|----------------|---------------------|
| Minimum Interior Side Yard Setback (m) | 1.2 m | 6.35 m/0 m (attached) | 0 m (attached) | S.160, Table 160A |
| Minimum Interior Yard Area | Parallel line from minimum required RYS of abutting lot for distance equal to 30% of lot width | N/A | Not provided | S.144(6) |
| Minimum Aggregate Front Yard Soft Landscaping | 40% | 53% | > 40% | S.139, Table 139(1) |
| Maximum Driveway Width | 3 m | 5.6 m (shared) | 5.6 m (shared) | S.139, Table 139(3) |

*existing legally non-complying

Semi-detached dwellings are permitted in the R3 Zone. The existing semi-detached building will be kept, with the proposed consent application establishing separate ownerships for each half of the dwelling.

A Streetscape Character Analysis is not required as per Section 140(3)(d) of the Zoning By-law, which states that:

- 3) A Streetscape Character Analysis (SCA) must be confirmed prior to any application under the Planning Act, building permit application, or approval under the Private Approach By-law, whose approval would permit:*
- d) the addition or expansion of a driveway or parking space in the front yard or corner side yard.*

The requested minor variances do not result in the addition or expansion of a driveway or parking space in the front or corner side yard. The requested variances recognize the existing driveway and parking spaces which will be located in the front yard as a result of the severance.

Variance a) requests that parking spaces be permitted in the front yard of Parts 3-6, whereas the Zoning By-law does not permit parking to be located in a required or provided front yard or corner side yard. Variance b) requests the shared driveway to be 5.6 metres in width, whereas the Zoning By-law permits a maximum width of 3 metres for a shared driveway. Variance c) requests that the parking space for 372A Holland Avenue be provided on a different lot than the use for which it is provided, whereas the Zoning By-law requires a parking space to be provided on the same lot as the use for which it is provided.

The current parking arrangement on the site has two parking spaces located in the corner side yard of the semi-detached dwelling, which is not severed. The parking spaces are accessed by a 5.6-metre wide shared driveway. The parking spaces are shared between the owners, who live at 130 Kenilworth Street, and their tenant, who lives at 372A Holland Avenue. The proposed severance results in the corner side yard becoming the front yard of Parts 3-6 and Parts 1 and 2. The existing parking spaces are proposed to be maintained, with the owners of 130 Kenilworth Street having access to one parking space and one shed and the owners of 372A Holland Avenue having access to the other parking space and the other shed. The existing driveway width is proposed to be maintained, providing continued access to the existing parking spaces. The existing shared parking

arrangement is proposed to be maintained, with 372A Holland Avenue having access to one of the parking spaces and 130 Kenilworth Street having access to the other parking space.

The requested variances recognize existing conditions. No adverse impacts are generated by the requested variances. From the street, there is no difference between the existing condition and the proposed front yard parking and driveway width resulting from the variances. The location of one parking space for 372A Holland Avenue on a shared driveway is a continuation of the existing parking arrangement. The requested variances do not result in more hardscaping or less soft landscaping than the existing condition. The variances meet the intent of the R3 Zone by maintaining the residential character of the neighbourhood.

The requested variances maintain the general intent and purpose of the Zoning By-law 2008-250.

The third test for a minor variance is that the variance is considered desirable for the use of land.

Variance a) legalizes two existing parking spaces currently located in the corner side yard, which will become the front yard by virtue of the consent application. Variance b) legalizes the existing driveway width. Variance c) permits the parking space for 372A Holland Avenue to be located on the lot for 130 Kenilworth Street, which supports the continuation of the existing parking arrangement. The requested variances are suitable and desirable as they allow the residents of the semi-detached dwelling to maintain their current shared parking arrangement. By retaining the existing parking arrangement and driveway width, less hardscaping is provided on the lot overall than if the driveway were to be extended and parking were to be provided in the rear yard. The requested variances to legalize the existing parking spaces and legalize the existing driveway width ensure that the existing soft landscaped area in the interior side yard and rear yard of 130 Kenilworth Street is maintained.

The requested variances are considered desirable for the use of land.

The fourth test for a minor variance is that the variance is considered minor in nature.

Variance a) is to permit two parking spaces in the front yard, whereas the Zoning By-law does not permit parking spaces to be located in the required or provided front yard or corner side yard. Variance b) is to permit a shared driveway to be 5.6 metres wide, whereas the Zoning By-law permits a maximum width of 3 metres for a shared driveway. Variance c) is to permit the parking spaces for 372A Holland Avenue to be located on a different lot than the use for which it is provided, whereas the Zoning By-law requires a parking space to be located on the same lot as the use for which it is provided.

The existing parking spaces are located in the provided corner side yard of the unsevered semi-detached dwelling on the Subject Site. The existing driveway provides access to these parking spaces from Kenilworth Street. The requested variance to permit front yard parking results from the corner side yard becoming the front yard of the proposed lot at 130 Kenilworth Street. There are no impacts resulting from the requested variances since they recognize an existing parking condition on the property. From the street, there is no change between the existing driveway and parking in the corner side yard and the requested driveway and parking in the front yard.

Furthermore, the impact of the front yard parking spaces and the requested driveway width on the amount of soft landscaped area is minor. Adequate soft landscaped area is provided in the front yard of the unit at 130 Kenilworth Street, with an aggregate front yard soft landscaped area of 53% of the

front yard, exceeding the Zoning By-law requirement of 40%. The width of the existing driveway and parking spaces is 5.6 metres, which is less than half the width of the newly created lot (Parts 3-6), which is 14.2 metres wide and less than 25% of the entire 25.6-metre frontage of both lots along Kenilworth Street. The requested variances will not reduce the size of landscaped areas.

Finally, there is no impact from the location of the parking space for 372A Holland Avenue on 130 Kenilworth Street. The existing shared parking arrangement has one parking space for each unit. The creation of a separate lot for each unit results in the existing parking space for 372A Holland Avenue being located on a different lot. Easements over the parking space and the shed in front of the parking space are proposed as part of the Consent application to ensure that the existing parking arrangement is maintained and that the owner of 372A Holland Avenue will have access to the parking space.

The requested variances are considered minor in nature.

Conclusion

The proposed consents at 130 Kenilworth Avenue and 372A Holland Avenue meet the criteria of Section 51(24) of the Planning Act. The consent applications are consistent with the policies of the PPS. The requested variances meet the general intent and purpose of the City of Ottawa Official Plan and the City of Ottawa Zoning By-law 2008-250 by legalizing an existing driveway width and parking condition, ensuring that no soft landscaping is removed and maintaining the residential character of the neighbourhood. The proposed minor variances meet all four tests under Section 45(1) of the Planning Act. The consent applications and minor variance application represent good land use planning.

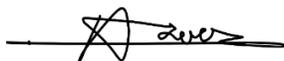
In support of the applications for consent and minor variance, please find enclosed:

- *Cover Letter (revised)* (one copy)
- *Complete Consent Application Form 1 (revised)* (one original copy)
- *Complete Consent Application Form 2 (revised)* (one original copy)
- *Complete Minor Variance Application Form 1 (revised)* (one original copy)
- *Complete Minor Variance Application Form 2 (one original copy)*
- *Draft Reference Plan (revised)* (one 8.5x11 copy and one 11x17 copy)
- *Site Plan (one 8.5x11 copy and one 11x17 copy)*
- *Existing Building Elevations (one 8.5x11 copy and one 11x17 copy)*
- Parcel Abstract (one copy)
- Email confirmation that Tree Information Report is not required (one copy).

Should you have any questions regarding these applications, please do not hesitate to contact me.

Yours truly,

NOVATECH



Arjan Soor, M.PL
Planner

| SCHEDULE | | | | | |
|-------------|------|-------------------|--------|-------------------|--|
| AREA (Sq.m) | PART | LOT | PLAN | PIN | |
| 162.5 | 1 | PART OF 250 | | | |
| 14.1 | 2 | PART OF 250 | | | |
| 210.0 | 3 | PART OF 250 & 251 | 207509 | ALL OF 04038-0267 | |
| 10.5 | 4 | PART OF 250 & 251 | | | |
| 28.1 | 5 | PART OF 251 | | | |
| 4.1 | 6 | PART OF 251 | | | |

Parts 2, 4: Subject to easement Inst.'s N578875 & N715551.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation



PLAN OF SURVEY OF
PART OF LOTS 250 & 251
REGISTERED PLAN 207509
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:100
0 1 2 3 4 Metres

The intended plot size of the plan is 914 mm in width by 762 mm in height when plotted at a scale of 1:100.

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate

- I CERTIFY THAT:
- This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 - The survey was completed on the ___ day of _____, 2024.

Date _____
E. H. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-_____.

Notes & Legend

- Denotes Survey Monument Planted
- Survey Monument Found
- SIB - Standard Iron Bar
- SSIB - Short Standard Iron Bar
- IB - Iron Bar
- IP - Iron Pipe
- (WIT) - Witness
- (AOG) - Annis, O'Sullivan, Vollebek Ltd.
- Meas. - Measured
- (P1) - Registered Plan 207509
- (P2) - Plan 4R-2251
- (P3) - (1287) Plan December 21, 1994
- (P4) - (1319) Plan November 12, 1993
- WTL - Centreline Wall to Line
- CL - Centreline
- OHW - Overhead Wires
- HM - Hydro Meter
- GM - Gas Meter
- SRW - Stone Retaining Wall
- BF - Board Fence

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

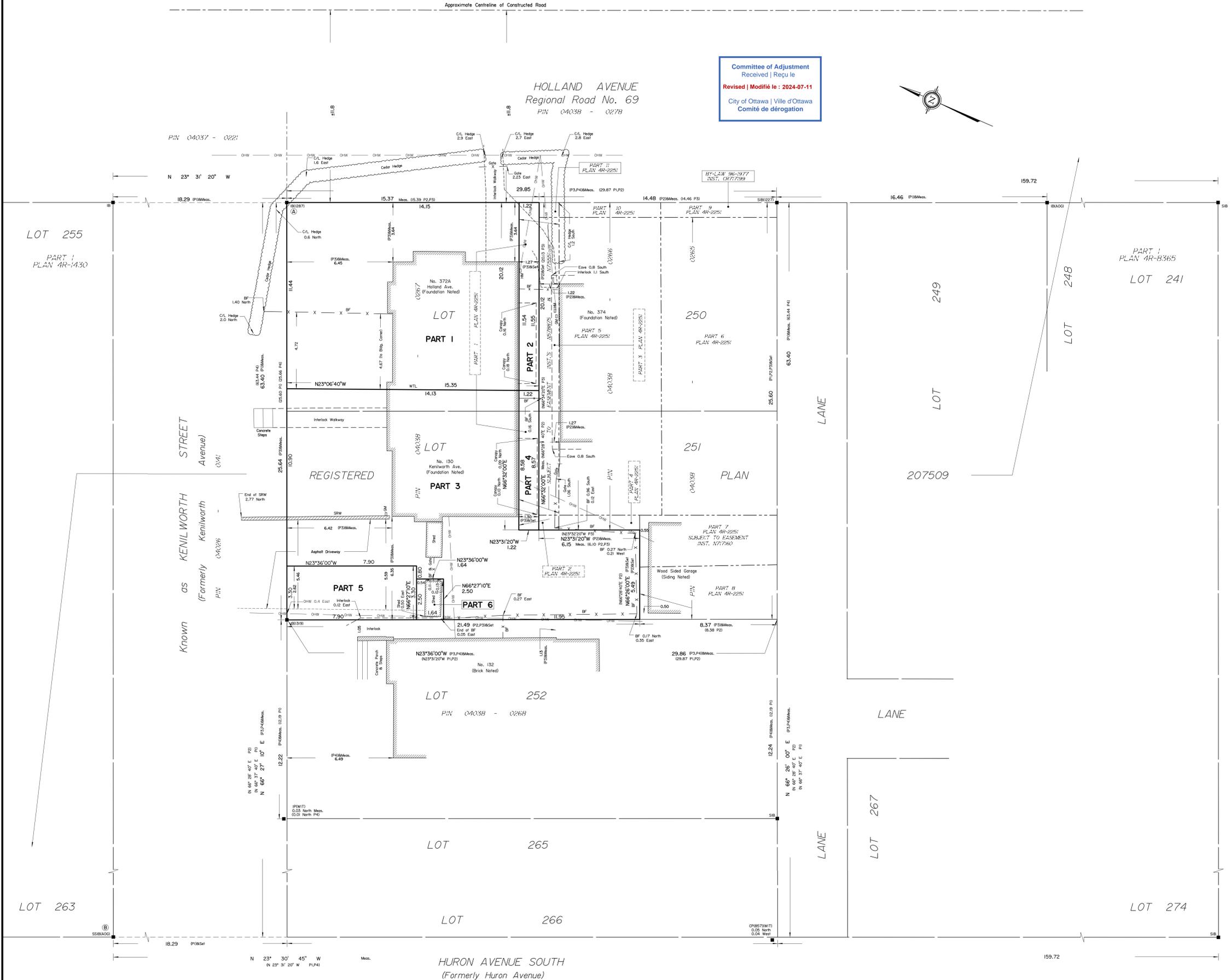
For bearing comparisons, a rotation of 0°32'40" counter-clockwise was applied to bearings on plans P1, P2, P3, P4.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

- .01919680005 Northing 5027191.26 Easting 361496.76
- .01919680105 Northing 5024915.16 Easting 373971.65
- .Point A Northing 5029494.00 Easting 365209.86
- .Point B Northing 5028475.43 Easting 365143.44

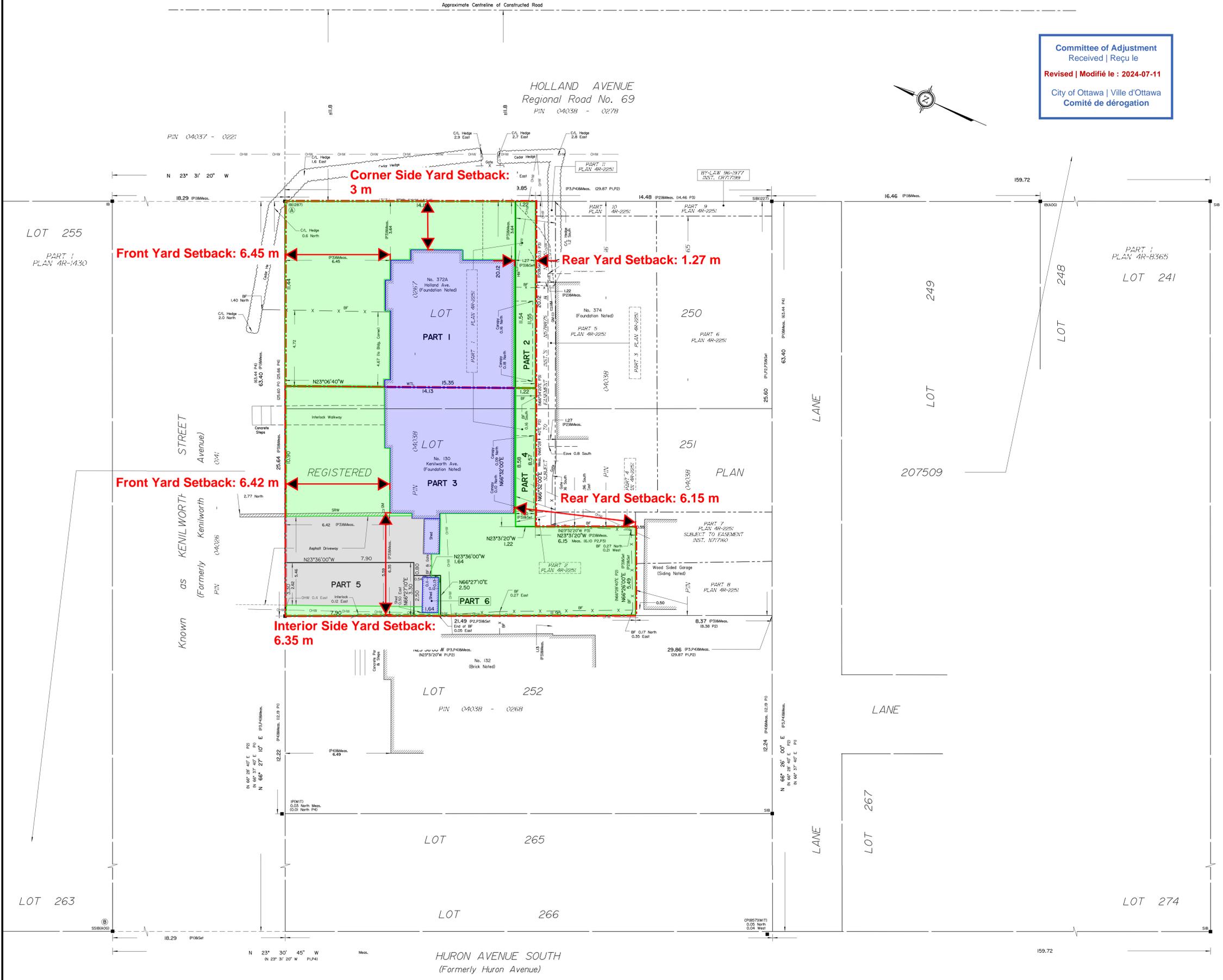
Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.



| SCHEDULE | | | | |
|-------------|------|-------------------|--------|-------------------|
| AREA (Sq.m) | PART | LOT | PLAN | PIN |
| 162.5 | 1 | PART OF 250 | | |
| 14.1 | 2 | PART OF 250 | | |
| 210.0 | 3 | PART OF 250 & 251 | 207509 | ALL OF 04038-0267 |
| 10.5 | 4 | PART OF 250 & 251 | | |
| 28.1 | 5 | PART OF 251 | | |
| 4.1 | 6 | PART OF 251 | | |

Parts 2, 4: Subject to easement Inst.'s N578875 & N715551.

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation



PLAN OF SURVEY OF
PART OF LOTS 250 & 251
REGISTERED PLAN 207509
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebek Ltd.

Scale 1:100
0 1 2 3 4 Metres

The intended plot size of the plan is 914 mm in width by 762 mm in height when plotted at a scale of 1:100.

Metric
DISTANCES AND COORDINATES SHOWN ON THIS PLAN
ARE IN METRES AND CAN BE CONVERTED TO FEET BY
DIVIDING BY 0.3048.

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the ___ day of _____, 2024.

Date _____
E. H. Herweyer
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-_____.

- Notes & Legend
- Denotes Survey Monument Planted
 - Survey Monument Found
 - SIB - Standard Iron Bar
 - SSIB - Short Standard Iron Bar
 - IB - Iron Bar
 - IP - Iron Pipe
 - (WIT) - Witness
 - (AOG) - Annis, O'Sullivan, Vollebek Ltd.
 - Meas. - Measured
 - (P1) - Registered Plan 207509
 - (P2) - Plan 4R-2251
 - (P3) - (1287) Plan December 21, 1994
 - (P4) - (1319) Plan November 12, 1993
 - WTL - Centreline Wall to Line
 - CL - Centreline
 - OHW - Overhead Wires
 - HM - Hydro Meter
 - GM - Gas Meter
 - SRW - Stone Retaining Wall
 - BF - Board Fence

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999939.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, and are referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°32'40" counter-clockwise was applied to bearings on plans P1, P2, P3, P4.

Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680005 and 01919680105, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

- .01919680005 Northing 5027191.26 Easting 361496.76
- .01919680105 Northing 5024915.16 Easting 373971.65
- .Point A Northing 5029484.00 Easting 365209.86
- .Point B Northing 5028475.43 Easting 365143.44

Caution: Coordinates shown, in themselves, be used to re-establish corners or boundaries shown on this plan.



NORTH ELEVATION

Committee of Adjustment
Received | Reçu le
2024-07-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION 1



SOUTH ELEVATION 2



EAST ELEVATION