

P-Squared Concepts Inc.
Minor Variance Cover Letter
243 Carruthers Ave.

City of Ottawa Committee of Adjustment
101 CentrepoinTE Drive, 4th Floor
Ottawa, On, K2G 5K7

March 10th, 2022

Attn: Mr Michel Bellemare
Secretary Treasurer

Re: 243 Carruthers Ave. (Minor Variance)
Thu Phan and Dominic Aquilina
Part of Lot 33 and Registered Plan 83

Committee of Adjustment
Received | Reçu le
2023-03-07
City of Ottawa | Ville d'Ottawa
Comité de dérogation

On behalf of our clients, we are submitting the following Minor Variance package for the property at 243 Carruthers Ave. Ottawa, ON, in order to permit the construction of a 3-storey triplex. The property is zoned R4UB and it is located in a Mature Neighbourhood. As per the provincially approved Official Plan, the subject land is within the Inner Urban transect and has an Evolving Neighbourhood designation.

The proposal requires the following variances:

- A) Lot area. The Zoning By-Law requires a minimum lot area of 300 m² (As per Table 162A, V, Zoning By-Law 2008-250, as amended).
The lot is 283.8 m², which represents a 5.4% deficiency.
- B) Rear yard soft landscaping. The Zoning By-Law requires a minimum rear yard soft landscaping area of 35 m² (As per Section 161, (15) (b) (i), Zoning By-Law 2008-250, as amended).
The proposal's rear yard soft landscaping consists of 34.6 m² which represents a 0.4 sq.m deficiency.
- C) Rear yard soft landscaping dimensions. The Zoning By-Law requires that the rear yard soft landscaping consists of an aggregated rectangular area of at least 25 sq.m where the long side is less than twice the size of the short side (As per Section 161, (15) (b) (iv), Zoning By-Law 2008-250, as amended).
The proposal's rear yard soft landscaping's rectangular area is a total of 16.98 m² which represents a 8.02 sq.m deficiency.

All other zoning requirements are met including the building height, principal building setbacks, yard areas, front yard landscaping, and other specific requirements for the R4UB zone. The lack of soft landscaping in the rear yard is due to the prioritisation of parking spaces for the tenants of the triplex. This prioritisation of parking over landscaping is offset by the addition of balconies (3.56 m² each) for the second and third floors. Additionally, Parkdale Park is within a 5 minute walking distance from the subject property which has facilities like a wading pool, children's play equipment, open green space, and is a location for various community events. The addition of parking, despite not being a requirement, is also validated based on the current streetscape conditions such as residents parking in the street and their driveways. Many dwellings on Carruthers Ave are multi-unit dwellings and have single lane driveways to rear yard parking. This addition of parking is convenient and attractive for potential tenants. It should also be noted that we are removing the existing non-complying shed which encroaches onto the property to the north.

The project has gone through a Streetscape Character Analysis review and it was determined that an attached garage/carport is prohibited, a single driveway is permitted, and the lot was required to have a front facing door.



Figure 1. 243 Carruthers, a 2-story single detached dwelling, looking north.



Figure 2. 243 Carruthers looking northeast. Note the parked vehicles to the left of the existing building and the approximate location of the **site lot lines.**



Figure 3. 227 Carruthers, a 3-storey single detached dwelling built between 2015 and 2017.



Figure 4. 267, 269, 271, and 273 Carruthers, two sets of semi-detached dwellings with SDUs built between 2017 and 2019. Each primary dwelling has a parking space located in the rear yard accessed via a central single lane driveway. Note the vehicle forced to park in the street, and the vehicles parked to the right of the houses.

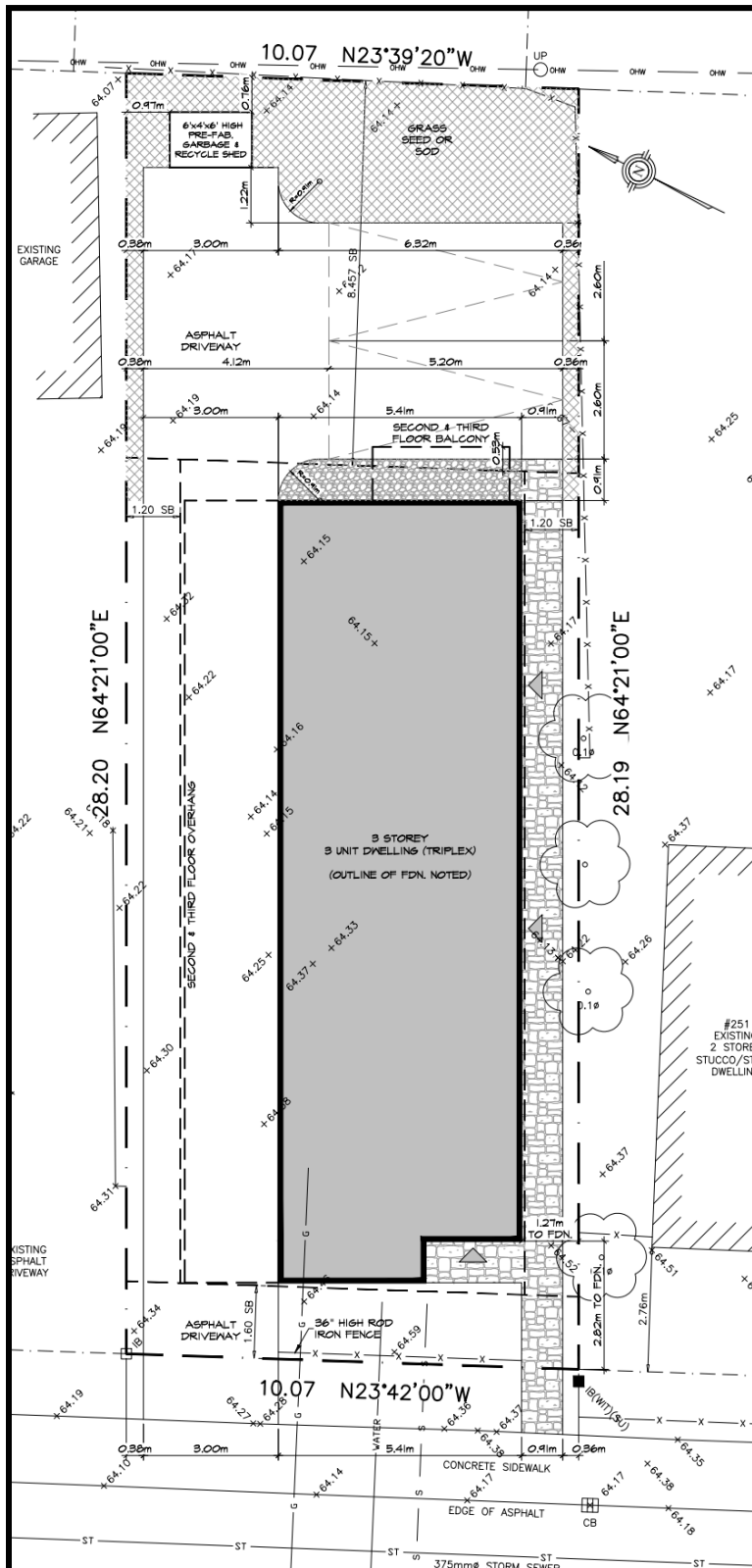


Figure 6. Site plan.

The four (4) tests of a Minor Variance as per Section 45 of the Planning Act are:

1. The application is minor in nature

It is our opinion that the variances requested are minor in nature. The difference between the required and provided lot area is 16.2 m². The types of dwelling permitted on a lot of 283.8 m² would be limited to detached, duplex, semi-detached, and townhouse. That said, it was decided that a triplex would be best suited for this site to maximise the lots potential and it represents an appropriate developable density in this area.

The single lane driveway to the rear yard parking is consistent with the streetscape characteristics of Carruthers Ave and various other streets in the neighbourhood, such as Pinhey and Hinchey. Additionally, the client wishes to make parking accessible via the single wide driveway for the potential tenants of the building rather than relying on street parking. It is understood that the provided parking is located in the rear yard in place of soft landscaping. The provided rear yard soft landscaping area is 34.6 sq. m compared to the Zoning By-Law requirement of 35 sq. m, which is a difference of 0.4 sq. m. The discrepancy between the required and provided rear yard soft landscaping is compensated by the inclusion of balconies on the second and third floor as amenity space, as well as proximity to Parkdale Park as open greenspace.

2. The application is desirable for the appropriate development of the lands in question.

Scott St. Secondary Plan

The purpose of this secondary plan is to direct greater intensification to certain areas while maintaining the low-rise character in other areas. The introduction of the Neighbourhood Line indicated on the schedules of this secondary plan provides the clear distinction between these low-rise areas of communities and the other areas within the secondary plan that are anticipated to undergo significant change. *The subject site is located within the Scott St. Secondary Plan designated as "Low-rise Neighbourhood" and the maximum height listed for the site as per the secondary plan is 3 storeys.*

Section 3 - principles and goals of the Plan

6. Promote design excellence, by:

b. Ensure all new buildings enhance adjacent streetscapes and the pedestrian experience; *The building is built as close to the front lot line as possible given the Zoning By-Law front yard setback requirement of 1.6m. We have also proposed a*

paved walkway from the existing sidewalk to unit entrances of the proposed building. These factors will not deter pedestrian movement along the street and enhance the Carruthers streetscape.

c. Ensure durable and high-quality materials are used for buildings and landscapes. *The hard landscaping proposed on site consists of a new asphalt driveway and interlocking paver walkways. The building's cladding materials include brick along the first storey and portions of the front and rear facades, and high quality siding on the remainder of the building.*

Section 4 - Land designations, building heights, and locations

4.5. Low-rise Neighbourhood Designation

32) Permitted use as per Schedule A - Designation Plan is Low-Rise Neighbourhood, anticipated to change over time or undergo a small amount of change through small-scale infill and intensification. *This low-rise triplex represents intensification through infill development in an existing neighbourhood.*

34) The maximum permitted building height in Mechanicsville is four storeys, in north Hintonburg three storeys and in Wellington Village three storeys. *The subject site is located in Hintonburg, north of Armstrong St. and consists of 3 storeys.*

Provincially approved Official Plan

2.1 Big Policy Moves

Policy 1 - Achieve, by the end of the planning period, more growth by intensification than by greenfield development.

This balanced approach to growth management is intended to mitigate the effects of growth on land consumption, avoid spaces of agricultural or ecological importance, efficiently use public services and moderate the impacts to municipal financial resources to service growth. The balanced approach continues to promote a mix of housing supply. *This proposal represents intensification via infill development that results in an increased unit count from one to three units. The proposal will make use of existing public infrastructure and transit services located on Wellington St. W and Scott St., which are Mainstreet Corridors. The subject property is located approximately 200 m from Wellington St. W and approximately 250 m from Scott St.*

2.2.1 Intensification

Policy 1 - Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods.

The growth management strategy includes a 60 per cent intensification target by 2046. This means that by 2046, 60 per cent of all new dwelling units will be built in existing neighbourhoods as opposed to undeveloped greenfield lands. *This proposal is replacing a single detached dwelling with a 3-storey, 3 unit building. This represents infill development resulting in a more compact, efficient design. Intensifying the subject land will support the evolution towards a 15-minute neighbourhood. Many daily needs such as grocery, basic retail, restaurants, and medical centres are within a walking distance on Wellington St. W from the subject site.*

4.2 Housing

The Official Plan strives to facilitate a diversity of housing options for both private ownership and rental. *All three units will be rental units.*

4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

1) A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by:

a) Primarily regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology, *Carruthers Ave. features a range of low-rise dwelling types from single detached to apartment dwellings. The addition of a triplex will improve the diversity of dwelling types and it is compatible with the overall density, built form, height, massing, and design on Carruthers Ave.*

b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability. *Two of the proposed units are 3-bedroom units which are attractive units for families. This size of unit is larger than the typical rental unit which usually contains one or two bedrooms.*

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-minute neighbourhoods 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. *Missing middle housing is defined as ground-oriented, low-rise, multi-unit residential developments between three and*

sixteen units. This proposal is a compact, 3-unit development and so it fits within the category of missing middle housing. It contributes to the evolution of the 15-minute neighbourhood through its proximity to Scott St (a transit corridor) and Wellington St. W (a retail and service corridor).

3. It conforms to the general intent of the Official Plan.

Official Plan

Table 7 - Minimum and Maximum Height Overview based on Official Plan Policy

Inner Urban transect, designated as a neighbourhood permits low-rise: minimum 2 storeys, generally permit 3 storeys, allow built height of up to 4 storeys where appropriate. *The Carruthers Ave. streetscape is split between two and three storey developments. It would not be appropriate to propose a four storey development in this area, and since the development is a triplex it makes the most sense to propose that each unit is contained in one storey.*

5.2 Inner Urban Transect

The Inner Urban Transect includes the pre-World War II neighbourhoods that immediately surround the Downtown Core, and the earliest post-World War II areas directly adjacent to them.

5.2.1 Enhance or establish an urban pattern of built form, site design and mix of uses

4) The Inner Urban Transect shall continue to develop as a mixed-use environment, where:

e) Increases in existing residential densities are supported to sustain the full range of services noted in Policy A (Hubs and a network of Mainstreets and Minor Corridors provide residents with a full range of services within a walking distance from home, in order to support the growth of 15-minute neighbourhoods). *The increased unit count in the development should be supported due to its proximity to the Hub located between Parkdale and Holland, as well as various Mainstreet Corridors. The Parkdale / Holland Hub contains a variety of publicly accessible spaces such as parks and markets, as well as restaurants, medical centres, and professional services. The Wellington St. Corridor also features restaurants as well as various retail stores, banks, gas stations, and a community centre. The Scott St. Corridor is a transit corridor adjacent to the Tunney's Pasture LRT station as well as more than 8 regular, off-peak, and on-peak bus routes.*

5) The following policies apply to private approaches:

c) Further to the above, development applications may be required to: re-use existing private approaches. *The existing dwelling includes an asphalt driveway located on the north side of the lot and is 3.87 m in width. The proposed single lane driveway is also proposed on the north side of the lot and is positioned to replace the existing driveway. The resulting driveway width will decrease by 1.27 m to 2.6 m in width. In essence, the majority of the current private approach will be retained for the proposed triplex development.*

5.2.2 Prioritise walking, cycling and transit within, and to and from, the Inner Urban Transect

2) The transportation network for the Inner Urban Transect shall:

b) Accommodate motor vehicle access and movement provided doing so does not erode the public realm nor undermine the priority of pedestrians, cyclists and transit users. *This site accommodates motor vehicle access via a single lane driveway located on the north side of the lot which leads to two parking spaces in the rear yard. The intention behind relegating the parking to the rear yard was to avoid impacts on the existing streetscape characteristics and pedestrian experience. Additionally, there is minimised risk of parking overflow onto the street and sidewalk because we are providing parking in the rear yard, which will avoid undermining the priority of pedestrians and cyclists.*

5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect

1) 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 proposal is approximately 400 m from the Parkdale / Holland Hub, as well as approximately 200 m and 250 m from Wellington St. W and Scott St (respectively). The Growth Management Framework supports intensification within existing neighbourhoods and stresses the importance of the 15-minute neighbourhood. Our proposal is an intensification project that is adding residential units in a neighbourhood that can support them.*

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; *This low-rise development proposal is a triplex, which represents missing-middle housing, is a housing type that will add diversity to Carruthers Ave.*

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; *The proposed triplex is 3-storeys.*

6.3 Neighbourhoods

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, except:

a) Where existing zoning or secondary plans allow for greater building heights; *The proposal is a low-rise development and conforms with the goals of the Zoning By-Law and the Scott St Secondary Plan whose maximum permitted heights are 11m or 3-storeys, respectively.*

4. It conforms to the general intent of the Zoning By-law.

The purpose of the R4 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; *While the General Urban Area is no longer applicable to the Zoning By-Law, the goals of the R4 zone are applicable to the Inner Urban transect boundary. This development represents a residential building form within the range of detached to low-rise apartment and is under 4 storeys.*

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. *The proposed development is compatible with the existing land use patterns as Carruthers Ave has a variety of residential housing types between two and three storeys. The proposed building and front yard landscaping will be better maintained and therefore will enhance the residential character of the property.*

In conclusion, the proposal is non-compliant on lot area, rear yard soft landscaping, and rear yard setback for an accessory structure. The lot area deficiency is not unique to 243 Carruthers Ave. Deficient lot areas can be seen at 227, 246, 248, 254, 269, 267, 273, and 271 Carruthers Ave. with deficiencies ranging from less than 5 sq.m to greater than 20 sq.m.

Secondly, the choice to include two rear yard parking spaces in lieu of soft landscaping in the rear yard is to increase the appeal of the units to families and decrease the reliance of on-street parking. The lack of rear yard soft landscaping is accommodated by the site's proximity to Parkdale Park which is approximately 400m walking distance (or 5 minutes) away. Moreover, the provided balconies for the second and third floors adds about 7 sq.m of usable outside amenity space and will decrease the reliance on the rear yard for amenity areas.

Third, the dimensions of the rear yard soft landscaping area do not conform to the Zoning By-Law requirement which states the minimum aggregated rectangular area is 25 sq.m. This is to ensure there is space for tree planting; however, we are providing a rectangular soft landscape area of 16.98 sq.m in the rear yard.



Figure 7. Subject property shown in context with other properties on Carruthers Ave. that have non-compliant lot areas outlined based on how deficient the lots are.

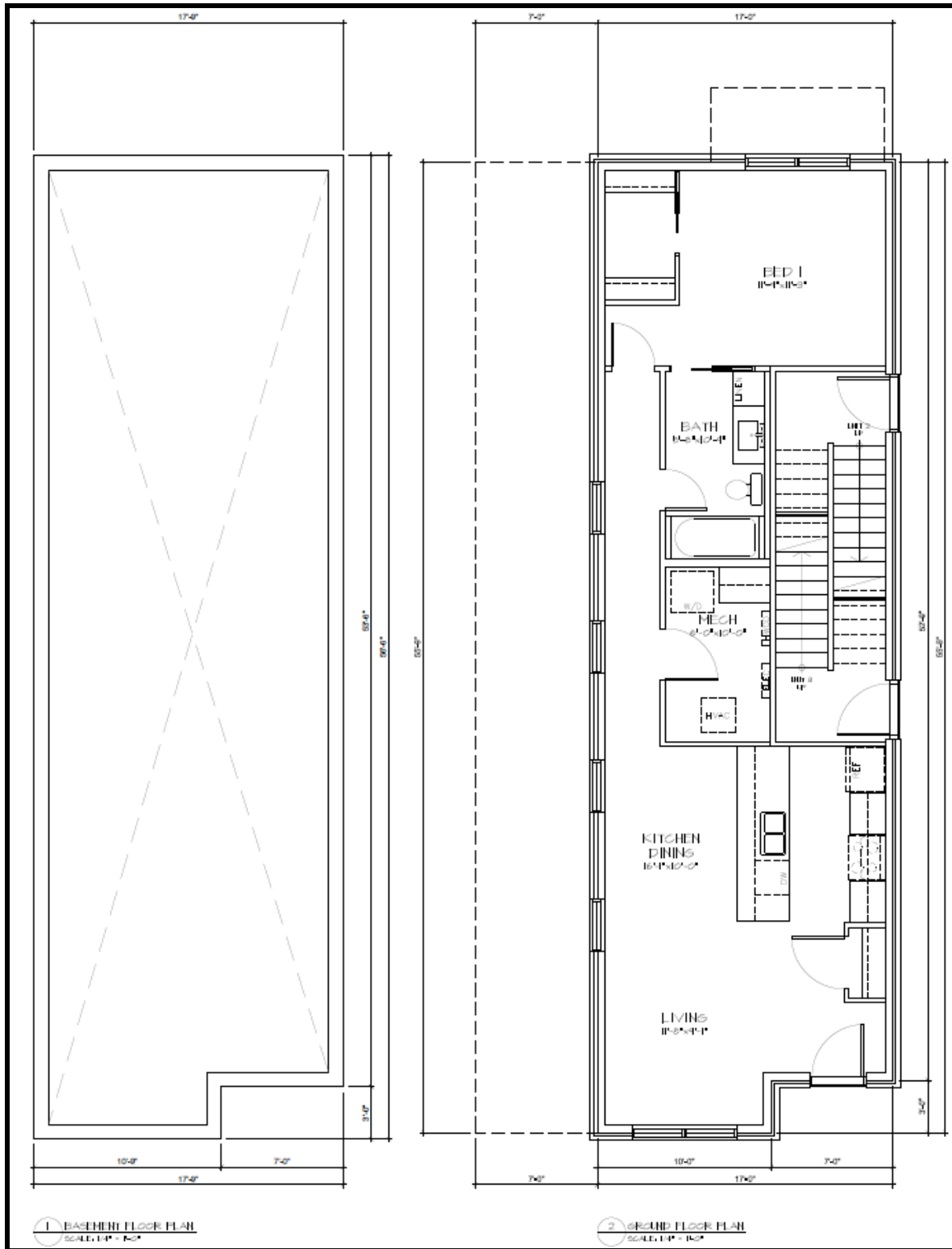
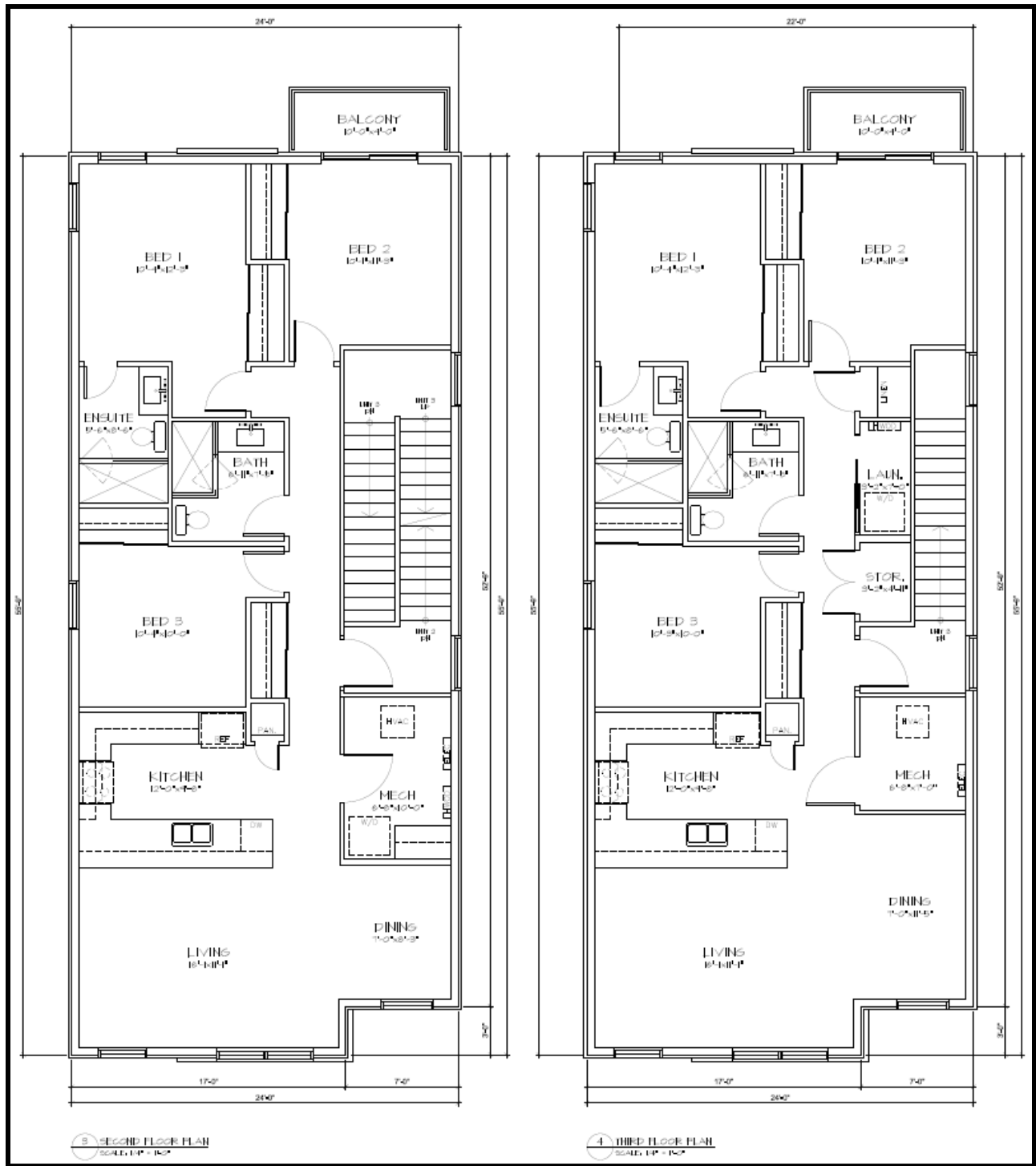


Figure 8. Basement and ground floor of the triplex showing unit 1. (For illustration purposes only)



Figures 9. Second and third floors of the triplex showing units 2 (left) and 3 (right). (For illustration purposes only)

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At this time we are also submitting the following in support of the application:

- Completed application form (1 original)
- Application fees
- Full size copy (and an 8 ½ x 11 reduction) of the site plan showing the proposed new building
- Full size copy (and an 8 ½ x 11 reduction) of the architectural elevation plans of the proposed building from all four sides
- Tree Information Report
- Full size copy (and an 8 ½ x 11 reduction) of the survey plan of the entire property
- Owners authorisation

Please notify the applicant when the signs are ready for this property. Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 695 0192 or via email at planning@p2concepts.ca

P-Squared Concepts

A handwritten signature in black ink, appearing to read "J. Paoloni". The signature is fluid and cursive, with a large initial "J" and "P".

Jasmine Paoloni, Planner