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April 4, 2023

Committee of Adjustment

City of Ottawa
101 Centrepointe Drive,
Ottawa, Ontario K2G 5K7

Attention: **Mr. Michel Bellemare**
Secretary Treasurer
And Committee Members



Re: **Reactivate sine die application for Minor Variance for lands at 56 Starwood Road, Ottawa, ON.**
Lots 1816, 1817, 1818 & 1819
Registered Plan 375
Ward 8, College
Zoning R1FF [632], Zoning By-law 2008-250

Dear Mr. Bellemare,

Hossein Alkhalil and Soumaya Azzam have retained Miroca Design Consulting Services to act as agent on their behalf for the preparation of Minor Variance Application for their lands known municipally as 56 Starwood Road, Ottawa, Ontario.

The following materials have been enclosed in support of these applications:

1. 1 copy of the completed Application Form
2. 1 copy this cover letter prepared by Miroca Design Consultants Inc.
3. 1 full-sized copy and 1 reduced copy of the Draft Reference Plan showing each of the proposed lots, prepared by Farley, Smith & Denis Surveying Ltd.
4. 1 full-sized copy and 1 reduced copy of the Site Plan and Elevation Drawings prepared by Miroca Design Consultants Inc.
5. 1 copy of the Tree Information Report and Revised Tree Replacement Plan prepared by Dendron Forestry Services.
6. 1 copy of the signed Boundary Tree Declaration.
7. A cheque payable to the City of Ottawa, and a copy of the Deed showing ownership.

At the February 1, 2023 hearing, this application was adjourned sine die in order to confirm removal permission for a boundary tree with 52 Starwood Road. The property owner has since come to an agreement for removal of the boundary tree (#5 on TIR) with their neighbour at 52 Starwood, and has agreed to plant two replacement trees (#3 and #4 on TRR) on the neighbour's property in compensation. The signed Boundary Tree Declaration is enclosed, along with the revised TRR detailing the replacement trees as agreed with the neighbor. With that concern being resolved, the owner now wishes to reactivate this application for minor variances.

Purpose of the Application

The existing property consists of four full lots on a Plan of Subdivision. There is presently a 2-storey single family dwelling on the property, which is to be demolished. The owner would like to divide their lot into two separate parcels of land, consisting of Part 1 and Part 2 on the attached Draft 4R Plan. It is proposed to construct two new 2-storey detached dwellings, one on each newly created parcel of land. The proposed new dwellings will have a floor area of approx. 3,200 sq.ft each.

Relief Requested

In order to proceed, the owner requires the Authority of the Committee for Minor Variances as follows:

- | | |
|---|---|
| <u>Part 1</u>
<i>Proposed New
2-Storey
Detached
Dwelling</i> | a) To permit a reduced lot width of 15.20 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A] |
| | b) To permit a reduced lot area of 440.7 square metres, whereas the By-law requires a minimum lot area of 600 square metres. [Table 156A] |
| <u>Part 2</u>
<i>Proposed New
2-Storey
Detached
Dwelling</i> | c) To permit a reduced lot width of 15.205 metres, whereas the By-law requires a minimum lot width of 19.5 metres. [Table 156A] |
| | d) To permit a reduced lot area of 440.6 square metres, whereas the By-law requires a minimum lot area of 600 square metres. [Table 156A] |

Zoning Bylaw 2008-250 | R1FF [632], Table 156A

Section 139 – Low-Rise Residential in All Neighbourhoods Within the Greenbelt

Section 144 – Alternative Yard Setbacks Affecting Low-Rise Residential in the R1 to R4 Zones Within the Greenbelt

Existing Conditions and Area Overview

There is a 2 storey dwelling on the property which was constructed in the 1950s, and has a floor area of approximately 1,900 sq.ft. Access to the property is provided from Starwood Road which is a neighborhood street. Transit service is provided along Merivale Road to the East, Baseline Road to the North, and Meadowlands Drive to the South. The area is well served by a range of commercial and community amenities principally along Merivale Road to the East. To the West you will find Algonquin College, and College Square Shopping Centre.

Neighbourhood Character

The City View residential neighborhood generally reflects a classic suburban model, and was first established in the late 1940s into the 1960s. Housing along Starwood Road, and throughout the neighbourhood, is characterized by single family bungalows and 2-storey homes on wide lots, which generally consist of four full lots on a Plan of Subdivision. Additionally, there are countless examples throughout the neighbourhood of the replacement of the existing homes by larger 2-storey single family dwellings, through dividing the existing wide lots in half, with each parcel encompassing 2 full lots on the plan of subdivision. Many of these new dwellings utilize the maximum allowable building envelope and building height. This has occurred frequently throughout the City View Neighborhood over the past 10 years, maximizing the residential development on these properties, and creating a varied pattern of development in terms of lot fabric, and built form.

Four Tests

In support of the proposed application, the four tests for minor variances as provided for in Section 45(1) of the Planning Act, have been reviewed as follows:

1. General Intent and Purpose of the Official Plan is Maintained

Transects and Neighborhoods

This property is located within the Outer Urban Transect, under the Evolving neighbourhoods designation on Schedule B3 in the New Official Plan. The OP recognizes the City View neighbourhood as suburban under Sec. 5.3.1. and Table 8. Lots in City View generally reflect the classic suburban model, with recent developments following a more conventional suburban model. Sec. 5.3.4. of the OP directs that these neighbourhoods shall accommodate residential growth, and gradually transition away from a suburban model and move towards urban built forms as described in Sec 5. Table 6 in the OP.

- This proposal meets the intentions of the OP by providing gentle intensification/growth in the neighborhood that is respectful of the established suburban context, while gradually moving towards a more urban model. In keeping with the OP, the proposed site design incorporates more lot coverage on smaller lots, and includes space for soft landscape, trees and hard surfacing that is sensitive to the context of the street. The proposed new detached homes are in keeping with the detached low-rise character of the neighborhood, with height, massing and context-sensitive design characteristics, while also moving towards a more urban built form, with 2 functional stories and ground-oriented principal entrances facing the public realm.

Housing

Section 4.2.1 of the New Official Plan supports a diverse range of flexible and context-sensitive housing options in all areas of the city. These are to be provided through the Zoning By-law by regulating the density, built form, height, massing and design of residential development, rather than regulating through restrictions on building typology. The OP promotes diversity in unit sizes, densities and tenure options within neighbourhoods, including diversity in bedroom count availability; and permits a range of housing options across all neighbourhoods to provide the widest possible range of price, and occupancy.

- This proposal meets the intentions of the New Official Plan as it is a residential use that is permitted in the Neighbourhood designation. It maintains the low-rise residential character of the neighbourhood, and increases the housing stock, by replacing a single detached dwelling with two new large-household detached dwellings.

Cross-Cutting Issues

Sec 6.3 of the OP speaks to the intention for the development, maturity and evolution of 15 minute neighborhoods. Energy and Climate Change direction is discussed in 2.2.3, and Healthy and Inclusive Communities are discussed in Sec. 2.2.4. Sec. 3.2 of the OP details the residential intensification targets, including large-household dwellings for Neighbourhoods and Minor Corridors.

- This proposal meets the intentions of the OP by taking full advantage of established transit service, water and sewer services and the network of roads and designated cycling routes. It supports intensification in the outer urban area rather than developing lands at the periphery of the City, and supports the intensification targets for large-household dwellings for neighbourhoods. It contributes to a sustainable community by providing residential uses in close proximity to the rapid transit system, and a range of community amenities including employment and retail uses, thereby reducing travel and improving accessibility.

2. General Intent and Purpose of the Zoning By-law is Maintained

The Zoning of the subject property is Residential First Density, Subzone R1FF [632]. The intent of this zone is to limit development to detached dwellings, while allowing other residential uses to provide additional housing choices within detached dwelling residential areas. Development is to be regulated in a manner that is compatible with existing land use patterns so that the detached dwelling residential character of the neighbourhood is maintained or enhanced.

- This proposal meets the intentions of the Zoning By-law by providing new detached dwellings which are compatible with existing land use patterns and the detached residential character of the neighborhood. The proposed lot widths and areas are fully functional for the intended use, and the proposed dwellings will meet all other performance standards of the Zoning By-law in terms of building setbacks and height.

3. Desirable for the appropriate development of use of the property

We feel that this proposal is desirable for the area as it provides intensification in the heart of the City, while still maintaining adequate private yard amenity space and greenery. The proposed design will protect mature trees wherever possible, under direction of a professional arborist. Existing trees on site have been assessed throughout the planning stage, and the design will follow the arborist's advise on best practices to maintain and protect them, or replace with new desirable trees where applicable.

The design will work towards improving the site grading and drainage, and to mitigate any impact to adjacent properties, in accordance with the City of Ottawa requirements. This may include culverts, retaining walls and/or other measures following the recommendations of a professional engineer.

We feel that this proposed site design maintains, or enhances, the residential character of the neighbourhood. The dimensions of the proposed lots are appropriate for the intended use, and are compatible with the established lot fabric. The design is respectful of the adjacent properties, and seeks to avoid and/or mitigate any privacy concerns or impact to the neighbors.

The minor variances are respectful of the existing character of the neighbourhood and are desirable for the general intent and purpose of the Zoning By-law, creating detached dwelling units. Through gentle intensification in the context of the neighborhood, taking advantage of existing infrastructure services, and proximity to community amenities, this proposal is desirable for the intentions of the Official Plan.

4. The variance is minor

Regarding the reduced lot widths and areas for both parcels:

The proposed new lots are consistent with the existing pattern of development found throughout the neighborhood, and are functional for the intended use, being detached residential. The proposed new lots will meet and exceed the requirements for soft landscaping, and the proposed new dwellings are respectful of the maximum 45% lot coverage required in the Zoning By-law for City View.

Please see attached Lot Fabric Map, demonstrating similar 50ft lots throughout the surrounding neighborhood. In particular, please note similar lots nearby at 80-82 Starwood, 39-37 Starwood, 35-37 St. Claire, 62-64 St Claire, 63-65 St. Claire, 66 Chippewa, among others.

Urban Design Guidelines for Low-rise Infill Housing

The proposed new dwellings at 56 Starwood Road were designed in consideration of the purpose and objectives of the Urban Design Guidelines for Low-rise Infill Housing. The proposal incorporates setbacks which preserve and integrate existing natural features, and are consistent with the cultural landscape of the neighbourhood. The design maintains rear yard amenity space that is generally consistent with the pattern of the neighboring homes. The proposed dwellings feature primary entrances that are inviting and visible from the street, articulation of the front façade, and distinguishing characteristics creating distinct identities for the units.

Provincial Policy Statement (2020)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development across Ontario. Sections 1.1 – 1.4 of the PPS directs that land use planning shall be carried out in a manner that:

- Promotes efficient development patterns that contribute to long-term sustainability on a province-wide basis as well as in local communities;
- Takes advantage of opportunities for intensification and redevelopment that optimize the use of existing of planned infrastructure and public service facilities;
- Promotes a compact built form which supports the use of alternative transportation modes and public transit.

This proposal supports the policies of the PPS by providing intensification in the form of new residential accommodation within the City's urban area where infrastructure and services already exist and are in close proximity to service facilities. The proposed use of land will promote an efficient, cost effective pattern of development located within proximity to a range of community services and amenities and well-oriented within the City's roadway and transit system.

Conclusion

With respect to the Minor Variances, it is our opinion that the variances are desirable for the appropriate development or use of the land, the general intent and purpose of the Official Plan and Zoning By-law are maintained, and the variances sought are minor.

We believe that the Minor Variances sought represent good land use planning and are appropriate for the subject property.

We trust this is satisfactory. Please do not hesitate to contact us if you require further information.

Regards,

Michael Segreto
Miroca Design Consulting Services Inc.