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April 18, 2023

**Committee of Adjustment**

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

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

**Committee of Adjustment**  
Received | Reçu le

**2023-04-25**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Re: **Application for Consents to Sever and Minor Variance for lands at 481 Wentworth Avenue, Ottawa, ON.**  
Lot 58 and Part of Lot 57  
Registered Plan 324  
Ward 7, Bay  
Zoning R2F, Zoning By-law 2008-250

Dear Mr. Bellemare,

Capital Better Home Inc. has retained Miroca Design Consulting Services to act as agent on their behalf for the preparation of Consents to Sever and Minor Variance Applications for their lands known municipally as 481 Wentworth Avenue, Ottawa, Ontario.

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

1. 1 copy of the completed Application Form
2. 1 copy of 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 severed and retained lots, prepared by Farley, Smith & Denis Surveying Ltd., Ontario Land Surveyors
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 & Tree Replacement Plan prepared by Dendron Forestry Services
6. A cheque payable to the City of Ottawa, and a copy of the Deed showing ownership.

Purpose of the Application

The owner would like to sever their property into two separate parcels of land. The existing dwelling on the property is to be demolished, and it is proposed to construct two new 2-storey detached homes, with one home on each of the newly created parcels. The proposed new dwellings will have a floor area of approx. 2,800 sq.ft each.

## Consents Requested

In order to proceed, the owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1 and 2, on a Draft 4R-Plan filed with the application. The separate parcels will be as follows:

Part No.	Frontage	Depth	Area	Municipal Address
1	11.445m	30.48m	348.6 m <sup>2</sup>	___ Wentworth Avenue
2	11.445m	30.48m	348.8 m <sup>2</sup>	___ Wentworth Avenue

## Relief Requested

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

Part 1:

- a) To permit a reduced lot width of 11.44 metres, whereas the By-law requires a minimum lot width of 15 metres. [Table 156A]
- b) To permit a reduced lot area of 348.6 square metres, whereas the By-law requires a minimum lot area of 450 square metres [Table 156A]

Part 2:

- c) To permit a reduced lot width of 11.44 metres, whereas the By-law requires a minimum lot width of 15 metres. [Table 156A]
- d) To permit a reduced lot area of 348.8 square metres, whereas the By-law requires a minimum lot area of 450 square metres [Table 156A]

## Zoning

Zoning Bylaw 2008-250 | R2F

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

Section 140 – Low-Rise Residential Development within the Mature Neighbourhoods Overlay

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 1-storey dwelling with attached garage on the property which was constructed in the 1940s-50s, and has a floor area of approximately 1,000 sq.ft. Access to the property is provided from Wentworth Avenue, which is a neighbourhood street. Transit service is provided along Carling Avenue to the South and Richmond Road to the North, the Transitway is close by the West. The area is well served by a range of commercial and community amenities, principally along Carling Avenue to the South and Richmond Road to the North.

## Neighbourhood Character

The Wood Park residential neighborhood is post-war neighbourhood with classic suburban characteristics, and was generally built in the 1940s-50s. Housing along Wentworth Ave. is characterized by 1 and 2-storey single family homes. The replacement of the existing homes by larger 2-storey detached and semi-detached dwellings on smaller severed lots has occurred throughout this area in the last 5 to 10 years to maximize residential development on these lots.

## 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 Inner Urban Transect, under the Evolving Neighbourhood Overlay on Schedule B2 in the New Official Plan. The Woodpark neighbourhood is a post-war neighbourhood with reflects classic suburban characteristics. Sec. 5.2.4. of the OP directs that these Inner Urban neighbourhoods shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. This is to be implemented through the Zoning By-law by supporting a wide variety of housing types with a focus on missing-middle housing and higher-density low rise residential development.

- This proposal meets the intentions of the OP by providing growth in the neighborhood that is respectful of the established classic 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 the detached low-rise character of the neighborhood, with height, massing and design that fits in with the neighbourhood's context 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 Evolving Neighbourhood designation. It maintains the low-rise residential character of the neighbourhood, and increases the housing stock, by replacing one 1-storey detached dwelling with two 2-storey detached dwellings. The homes have been designed with provisions for potential future secondary dwelling units in the basement level, offering potential for additional housing types and future tenure of more units for missing-middle housing.

#### **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 Inner 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 Second Density, Subzone R2F. The intent of this zone is to restrict the building form to detached and two principal unit buildings, while allowing a number of other residential uses to provide additional housing choices within the second density residential areas. Ancillary uses are permitted for the principal residential use to allow residents to work at home. Development is to be regulated in a manner that is compatible with existing land use patterns so that the detached and two principal dwelling, residential character of a 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 varied detached and semi-detached residential character of the neighborhood. The proposed reduced 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.

The intent of Section 140 of the Zoning By-law and the Streetscape Character Analysis is that development should be consistent with the streetscape's dominant characteristics. This proposal is consistent with the established character of the street which predominantly features single width driveways, leading to either single attached, or detached garages.

## 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

Relief is requested for reduced lot widths and areas for both parcels. The proposed dwellings will meet or exceed all other performance standards of the By-Law in terms of building setbacks, height and soft landscaping in the front yard. The proposed lots are generally consistent with the existing pattern of development found throughout the neighborhood, and do not pose any adverse impact to the lot fabric or the character of the street.

## Urban Design Guidelines for Low-rise Infill Housing

The proposed new dwellings at 481 Wentworth Avenue 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 direct 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 and 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.

## Pre-consultations

Pre-consultations were held with Alex Gatien in the Development Review Department, and Hayley Murray, Planning Forester. A copy of the proposal was provided to the Woodpark Community Association for their review and comments, they have indicated no concerns with the proposal.

A flyer explaining the proposal has been distributed to all surrounding neighbours.

## Conclusion

With respect to the Consents, it is our opinion that Section 53(1) of the Planning Act has been satisfied and a plan of subdivision is not necessary for the orderly development of the land and all provisions of Section 51(24) of the Planning Act have been met.

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 Consents and 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.