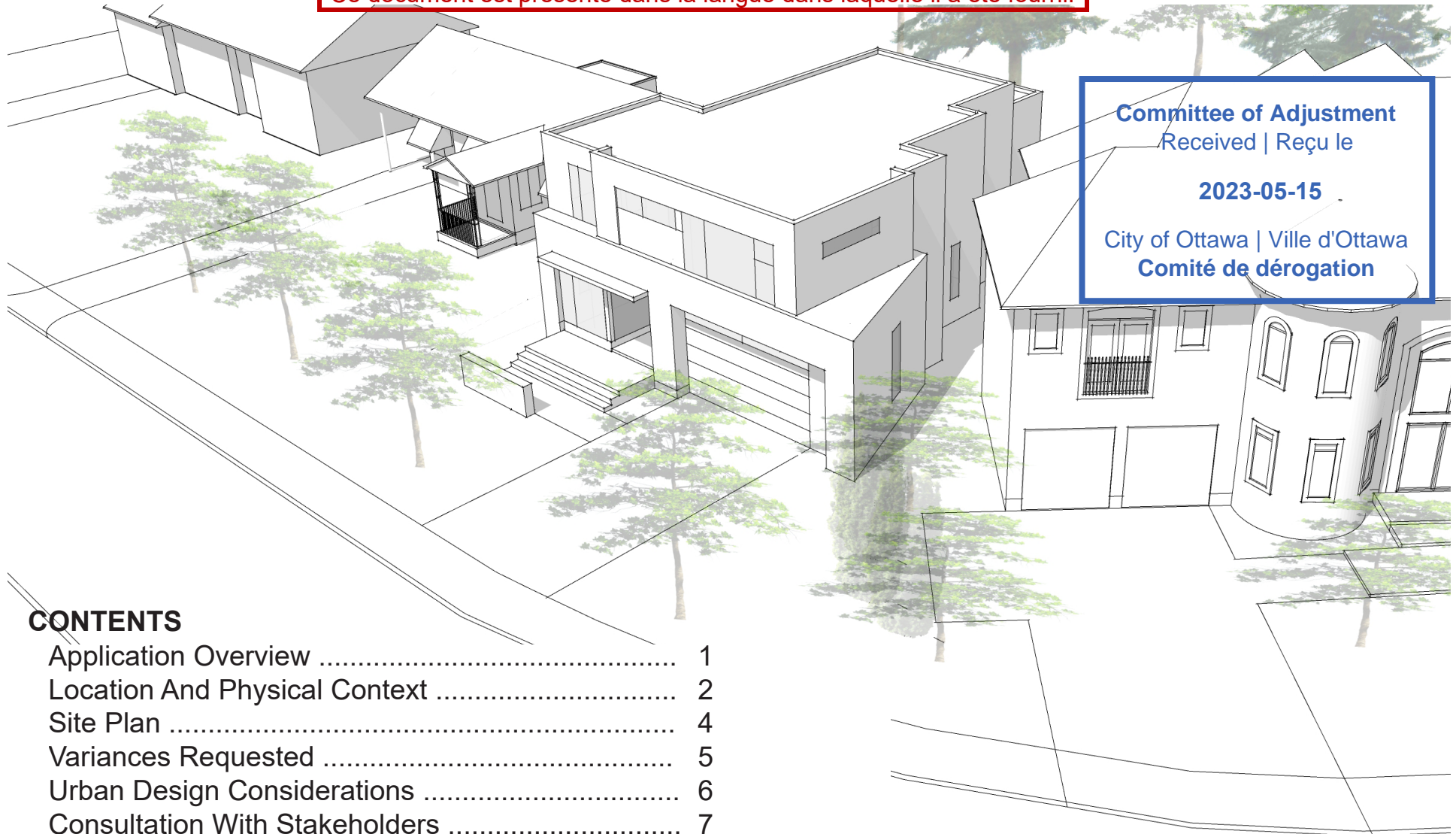


This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.



Committee of Adjustment
Received | Reçu le
2023-05-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

CONTENTS

Application Overview	1
Location And Physical Context	2
Site Plan	4
Variances Requested	5
Urban Design Considerations	6
Consultation With Stakeholders	7
Planning Evidence	8
The Four Tests For Minor Variances	10
Consent Application	11

1. APPLICATION OVERVIEW

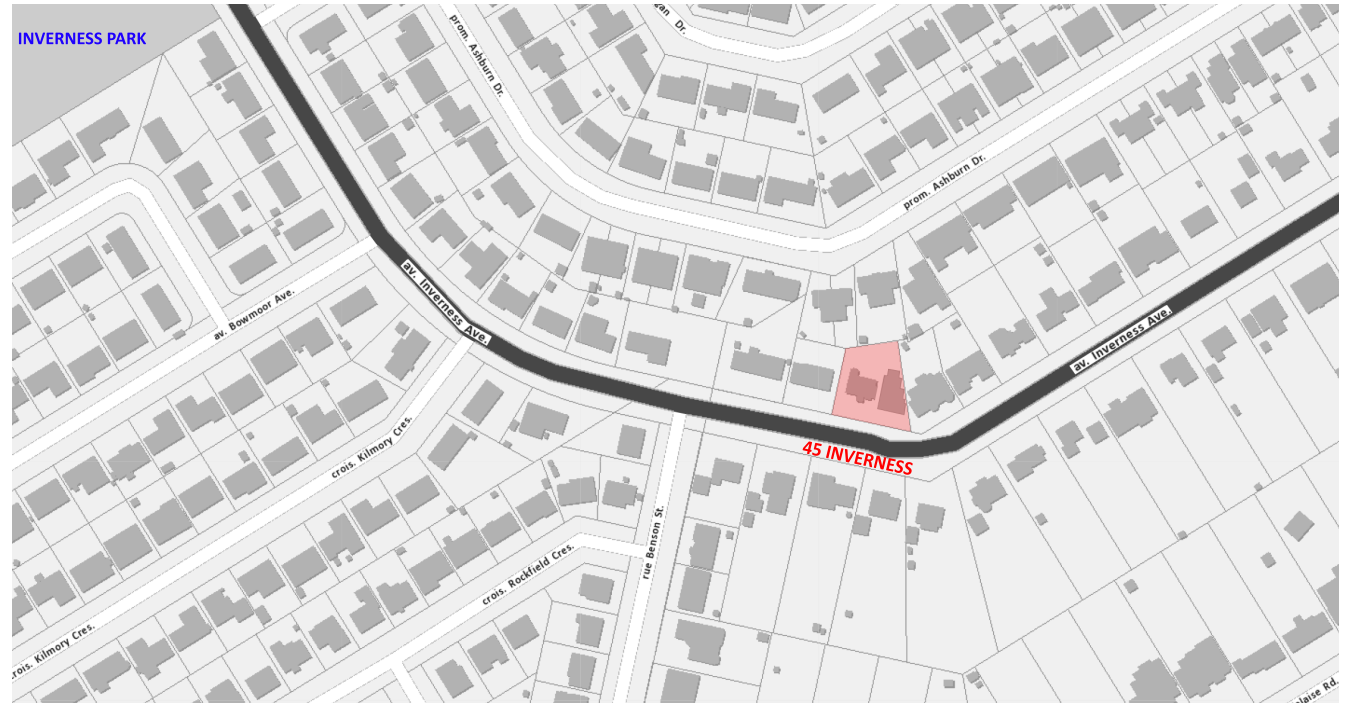
- Deals with the division of the property at 45 Inverness Ave into 2 lots to accommodate the retention of the existing single-family dwelling (with minimal demolition) and the construction of a new single-family dwelling.
- OP designation of the property is Outer Urban Transect
- Property Zoning is R1FF
- The proposed development requires:
 - Authority of the committee for variances from the Zoning By-law for lot size
 - The consent of the committee for severance.



Street View from Inverness Ave

2. LOCATION AND PHYSICAL CONTEXT

- The site is located on the north side of Inverness Ave between Benson Street and Goodwin Ave.
- The site is within 2km from Merivale Road and 1km from Fisher Ave and is well served by shopping centres/ grocery stores, schools, community centres and public transportation.
- The Inverness streetscape is generally 1&2-storey single family homes with a mix of styles including traditional, midcentury modern and contemporary modern.
- Characterized by mature trees, and grassy front yards lining the residential street.



Location Plan



Street View of Site from Inverness Ave



View Across the Street from Site



View of Site from the East



View of Site from the West



View across the street from East of Site



View across the street from West of Site

LEGEND

- 45 Inverness
- High-Rise Apartments
- Townhouses
- Assembly Buildings



CONTEXT MAP

**45 COMMITTEE OF ADJUSTMENT
PLANNING RATIONALE
INVERNESS AVENUE**

COLIZZA BRUNI

architecture

3. SITE PLAN

PARCEL DESCRIPTION:

- Part 1: Retained Lot
- Part 2: Severed (Bell Easement)
- Part 3: Severed Lot

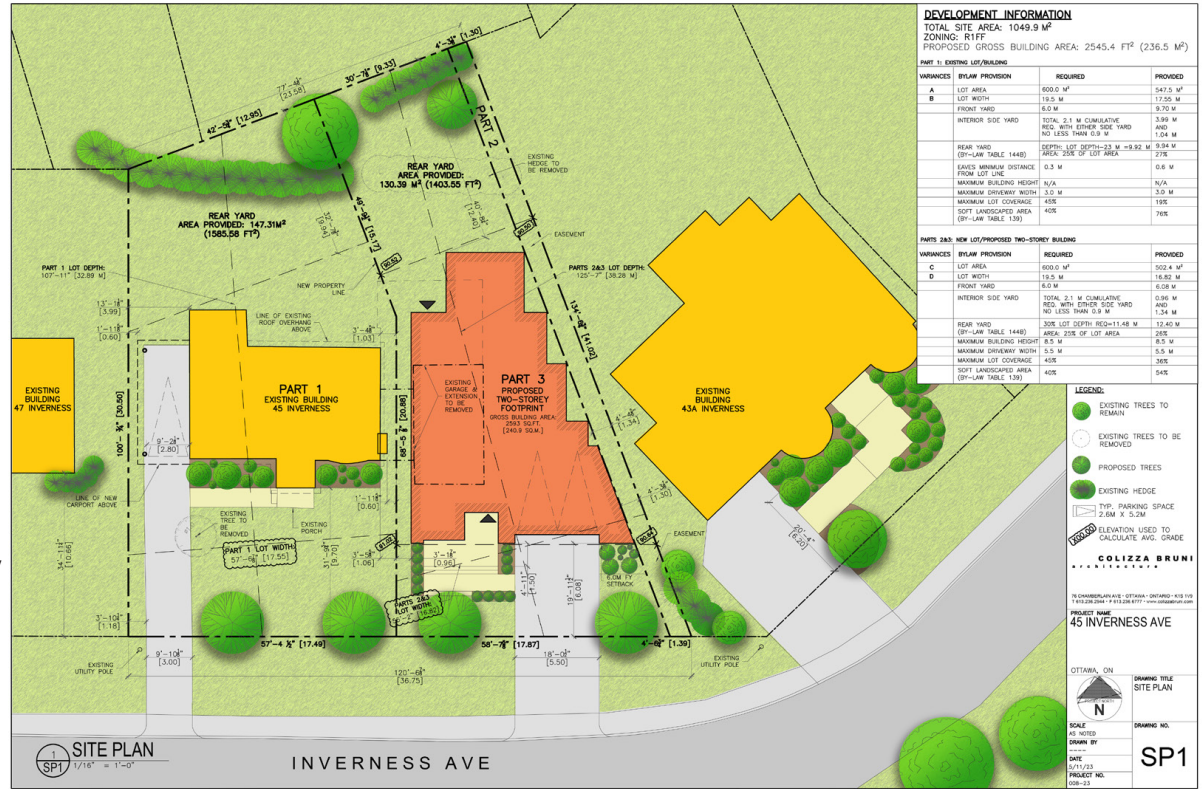
SITE ORGANIZING INFLUENCES:

The building's configuration and location were influenced by the following factors:

- The desire to retain the existing home.
- The existing irregular lot lines and curving roads.

FUNCTIONAL ASPECTS:

- The existing home can be retained and renovated.
- Site configuration of the existing home allows for the existing driveway to be relocated to the westerly side yard space in Part 1.
- A carport can be added to the west side of the existing home to replace the existing garage.
- The proposed street-facing garage and entry complement the character of the streetscape.



TREES, SOFT LANDSCAPING AND OUTDOOR AMENITY SPACE:

- The proposed rear yard exceeds the rear yard setback requirement and provides greenspace and amenity space.
- The proposed dwelling exceeds the minimum 40% soft landscaping requirement at the front yard area.
- The existing mature tree proposed to be removed (horse chestnut located in the front yard) is noted to be in poor health and removal is recommended – see arborist report.
- New trees are proposed to be planted in the front yards of both the severed and retained properties.



Street View from Inverness Ave



Aerial View

4. VARIANCES REQUESTED

PART 1:

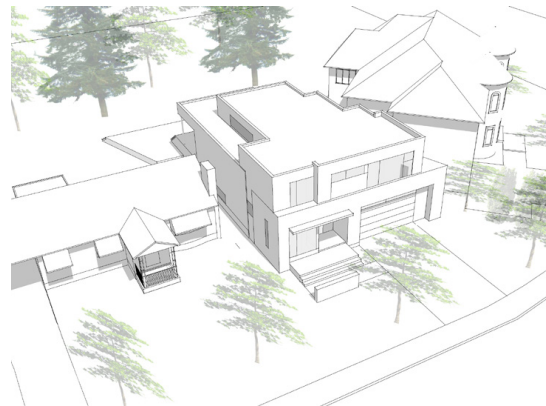
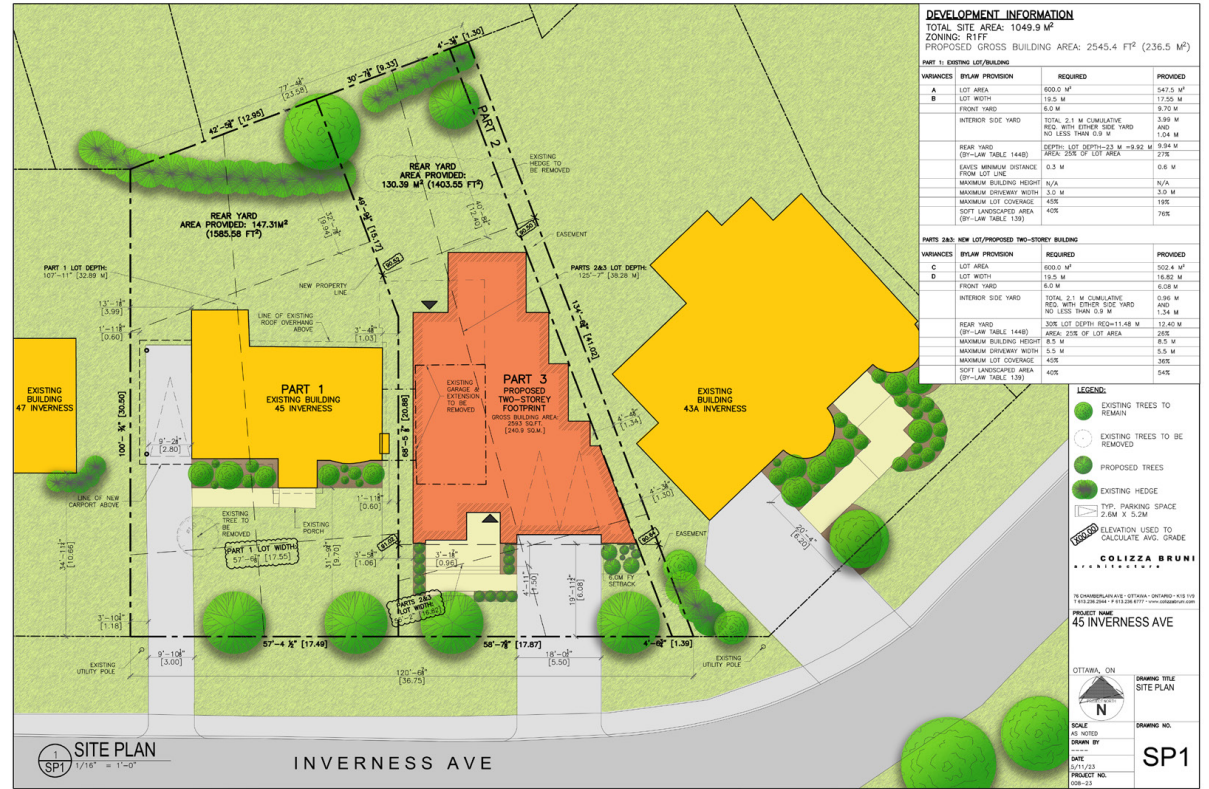
A. To permit a reduced lot area of 547.5 sqm, whereas the bylaw requires a lot area of 600 sqm (By-law Section 156, Table 156A)

B. To permit a reduce lot width of 17.55 m whereas the By-law requires a lot width of 19.5m (By-law Section 156, Table 156A)

PART 3

C. To permit a reduced lot area of 502.4 sqm, whereas the By-law requires a lot area of 600 sqm (By-law section 156-Table 156A)

D. To permit a reduce lot width of 16.82 m, whereas the By-law requires a lot width of 19.5 m (By-law section 156-Table 156A)



Aerial View



Rear Yard View

5. URBAN DESIGN CONSIDERATIONS

- From a sustainability point of view, the proposed development retains and refurbishes an existing home.
- The proposed development achieves a “streetscape fit” by:
 - Keeping the existing home and developing a home that is under 3000sf. This results in 2 homes that are similar in scale to the existing streetscape, as opposed to removing the existing dwelling and developing 1 large home.
 - The home is designed with a dominant 1 storey form at the front to achieve a scale and massing that is compatible with the existing streetscape.
 - New trees are proposed for the front yards of both lots to add to the street tree canopy.



Street View From Inverness Avenue Looking East

6. CONSULTATION WITH STAKEHOLDERS

- City planning staff – met with city staff along with correspondence via email. Staff had no concerns.
- Abutting/adjacent neighbours – the owner met with abutting neighbours and the neighbors across Inverness. There were no concerns noted in the meetings and most were happy the existing home was being retained
- Parkwood Hills Community Association (PHCA) – CBA reached out to PHCA via email. At the time of this submission, we had not received a response from the PHCA.



Street View From Inverness Avenue Looking West

45 COMMITTEE OF ADJUSTMENT
PLANNING RATIONALE
INVERNESS AVENUE

COLIZZA BRUNI

architecture

7. PLANNING EVIDENCE

VARIANCES A-D:

The proposal is seeking a reduction in lot area and lot width for both the retained and severed lots. The lots on Inverness Ave and in the neighbourhood vary in size and the reduced lot width and area would not be out of character within the neighbourhood.



PROPERTY FOOTNOTE:

- | | |
|---------------------------------|----------------------------------|
| 1. LOT AREA = 587m ² | 10. LOT AREA = 565m ² |
| 2. LOT WIDTH = 18.3m | 11. LOT AREA = 568m ² |
| LOT AREA = 596m ² | 12. LOT WIDTH = 18.3m |
| 3. LOT WIDTH = 15.9m | LOT AREA = 653m ² |
| 4. LOT WIDTH = 15.3m | 13. LOT WIDTH = 16.6m |
| 5. LOT AREA = 575m ² | LOT AREA = 490m ² |
| 6. LOT WIDTH = 15m | 14. LOT WIDTH = 16.7m |
| 7. LOT AREA = 585m ² | 15. LOT WIDTH = 18.3m |
| 8. LOT WIDTH = 18.3m | LOT AREA = 555m ² |
| 9. LOT WIDTH = 18.3m | 16. LOT WIDTH = 15.3m |
| LOT AREA = 557m ² | |

LEGEND:

- SITE (45 INVERNESS)
- PROPOSED LOT WIDTHS = 18.4m
- LOT AREAS = 547m² & 502m²
- PROPERTIES NOT CONFORMING TO ZONING REQUIREMENTS

Zoning & Lot Analysis

45 COMMITTEE OF ADJUSTMENT
PLANNING RATIONALE
INVERNESS AVENUE

COLIZZA BRUNI

architecture

IRREGULAR LOT:

The proposed severance results in “irregular” lot lines, however, the existing lot is irregular and many of the existing lots in the neighbourhood have irregular lot lines. The irregular lot lines are a result of the curving roads and are part of the character of this neighbourhood.

LEGEND:

-  SITE (45 INVERNESS)
-  IRREGULAR LOT SHAPES



8. THE FOUR TESTS FOR MINOR VARIANCES

1) THE VARIANCES ARE MINOR IN NATURE

When applying the “impact test”, the variances are considered minor as they do not create undue adverse impacts on its surroundings.

2) THE VARIANCES MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW

The general intent and purpose of the zoning by-law are maintained, as the proposed development is compatible with the residential character of the neighbourhood.

TO NOTE:

- The property is zoned R1FF. The stated purpose of this zoning by-law is to:
 - Restrict the building form to detached dwellings in areas designated as general urban area in the official plan;
 - Allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;
 - Permit ancillary uses to the principal residential use to allow residents to work at home;
 - Regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced; and
- The general intent and purpose of the performance standards in the zoning by-law are effective to ensure proper functionality of development while mitigating impact on adjacent properties. The proposed development and the existing home (that is to be retained) meet all the performance standards of the zoning by-law for setbacks and height.
- The reduced lot width and area is similar to several existing lots in the neighbourhood that do not conform to the minimum lot sizes prescribed in the zoning by-law.

3) THE VARIANCES MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN

The variances maintain the intent of the policies stated in the new official plan.

TO NOTE:

The proposed development represents an opportunity to meet provincial policy, op policies and the goals of intensification to take advantage of an existing oversized lot with existing municipal services and infrastructure

4) THE VARIANCES ARE DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE LAND

The test for appropriateness is measured by how well a development “fits” into its physical context... its compatibility. The proposed development does “fit well” into its physical environment and therefore is desirable for the appropriate development or use of the subject land.

TO NOTE:

- The proposed design considers the design suggestions in the city’s “urban design guidelines for low-rise infill housing”
- The proposed design meets all the zoning requirements in Section 139 “Low-Rise Residential Development in All Neighbourhoods within the Greenbelt” including driveway width, location of garage/parking, Front yard landscaping etc
- The variances are desirable for appropriate development and use of the land because they will accommodate a modest amount of intensification in a manner that will be compatible to the existing built fabric.
- The proposed development, although not exactly the same as the existing buildings in the vicinity, it “fits well” within its physical context and “works well” with those functions that surround it;

9. CONSENT APPLICATION

The consent applications meet the criteria in section 51(24) of the Ontario planning act for orderly development, including, but not limited to:

- Through intensification the consent applications are allowing for the efficient use of communication, transportation, sewage, and water services & waste management systems.
- Provincial policies generally identify infill development as appropriate for growth and development.
- Infill development by its nature promotes sustainable principles and locations like this that are close to public transit, support public transit and are oriented to pedestrians.
- The proposed development is not premature, as it is designed to integrate into the existing lot fabric, which has available municipal roads, lights and services.
- The consent applications are in the public interest, as they are consistent with provincial and municipal policies, particularly policies encouraging intensification and an efficient use of land public services.
- The proposed parcels will enjoy frontage and direct access to a public street



Street View From Inverness Avenue Looking East