

**Committee of Adjustment**  
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2023-07-26

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

July 25, 2023

Attention: City of Ottawa Committee of Adjustments  
101 Centrepointe Drive, 4<sup>th</sup> Floor.  
Ottawa, ON K2G 5K7

RE: 531-533 Broadhead Ave. (Minor Variance Application, Lot 55 Plan 364

On Behalf of our client we are submitting a Minor Variance application for the lands at 531-533 Broadhead Avenue to permit a semi-detached dwelling with Secondary Dwelling Units fronting on Broadhead Avenue.

Each unit is proposed with a single lane driveway and attached garage fronting on Broadhead Avenue. The property is zoned R3R in the City of Ottawa Zoning By-Law and currently houses a semi-detached dwelling fronting onto Broadhead Avenue.

The proposal requires the following variance:

- Attached front facing Garages. To permit the construction of two front facing attached garages despite the dominate pattern of the streetscape character analysis being 1A (no front facing garage or carport). Whereas the Zoning By-Law states any front facing garage or carport is subject to the following: Within the Mature Neighbourhood Overlay, no such garage or carport is permitted subject to the SCA (Section 139, (3) (c)).

The proposal conforms to all other Zoning By-Law requirements such as setbacks, building height, landscaping, and parking.

This letter describes the existing conditions of the site and its surrounding context, the proposed development, and the rational in support of the application.

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**Site Location and Context:**

The subject property is located in the Westboro neighbourhood and is within Ward 15 – Kitchissippi. The property is an interior lot that front onto Broadhead Avenue. The property is located within the boundaries of Iona Street to the North, Laderoute Avenue to the East, Clare Street to the South, and Tweedsmuir Avenue to the West. The subject property has a frontage of 12.7 meters, a lot depth of 51.17 meters, and an approximate lot area of 649.86 square meters.

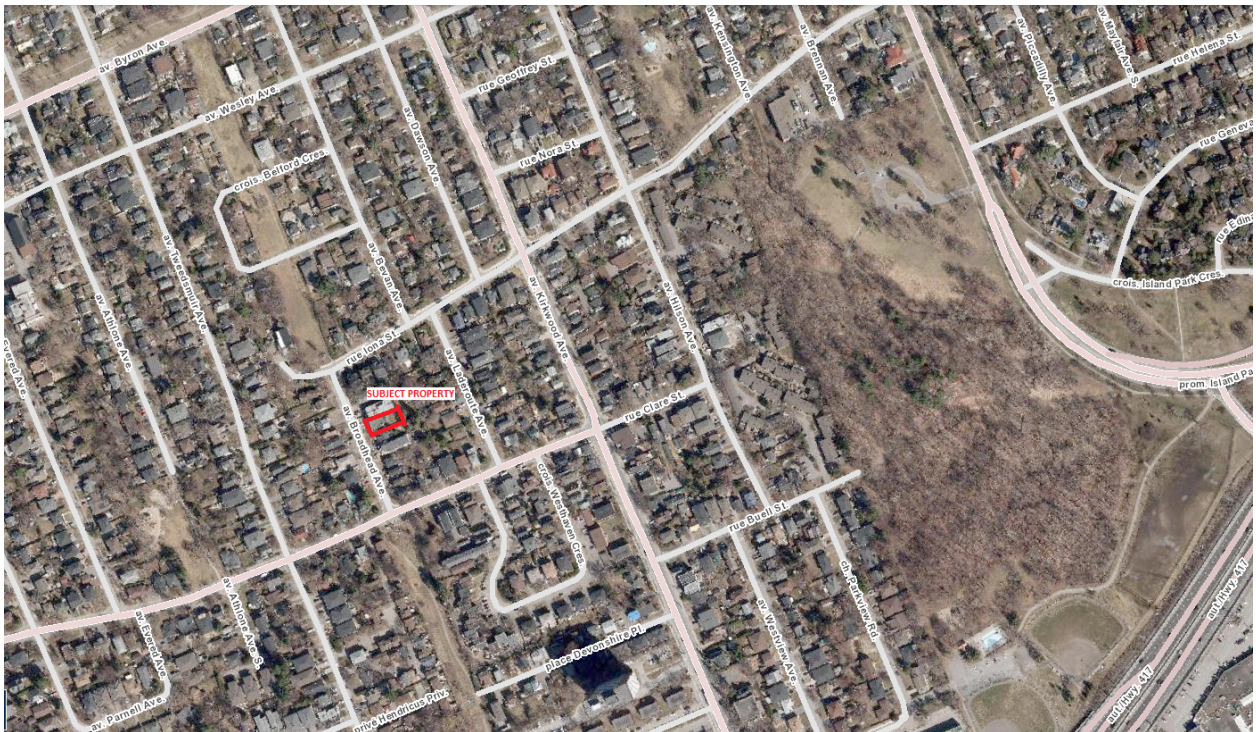


Figure 1 – Site Location

The subject property is Zoned R3R In the city of Ottawa Zoning By-Law 2008-250. The property is located within the mature neighbourhood overlay and is within the inner urban area B.



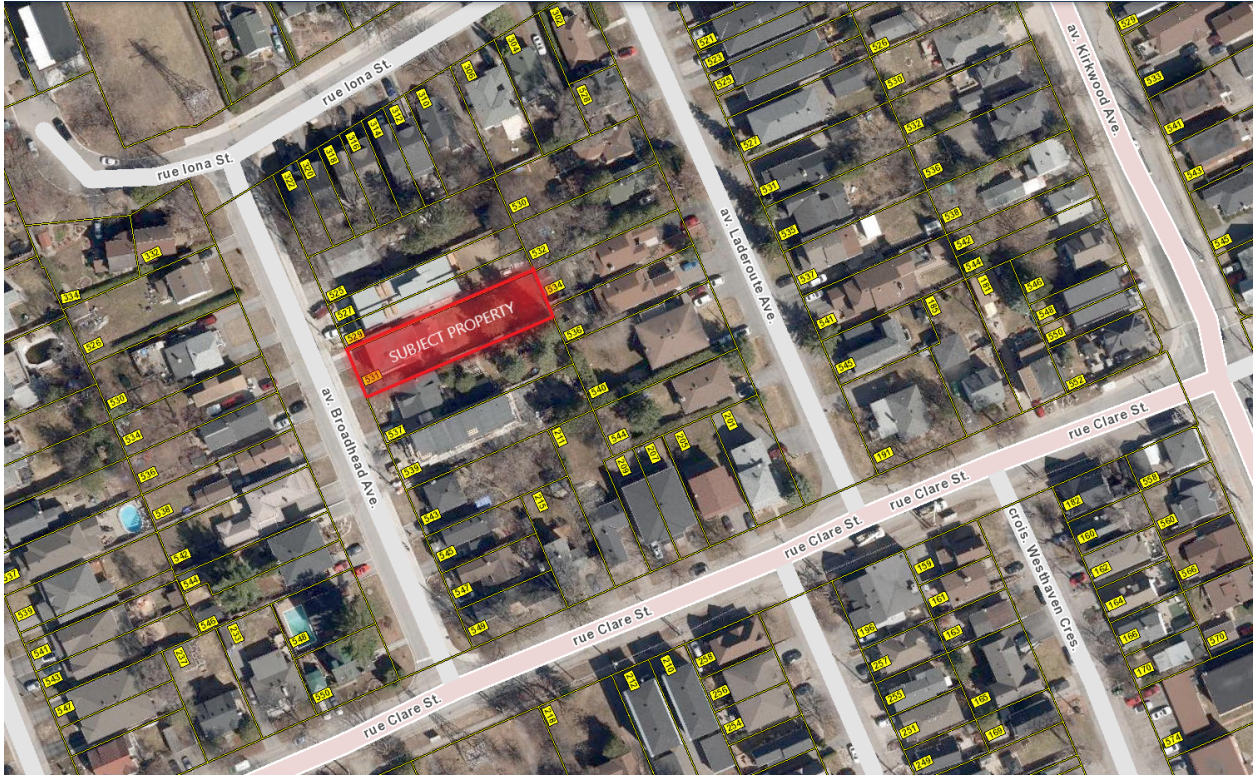


Figure 2 – Subject Property

The subject property is currently developed with a semi-detached dwelling. The neighbouring area is similarly developed with a number of semi-detached dwelling old and new. Many of these semi-detached dwellings include single driveways and front facing garages.

#### Surrounding Context:

The Subject Property is located in a neighbourhood mainly consisting of detached dwelling and semi detached dwellings on similar sized lots. There is a mix of newer and older homes in the area. Many of the neighbouring properties, particularly the semi-detached dwellings have front facing attached garages. The property located directly beside the subject property consists of a semi-detached dwelling with front facing garages.



Figure 3 – Neighbouring Property (527 & 529 Broadhead Avenue)

In Figure 4 below you can see there is a great number of properties in the surrounding area that have front facing garages (these properties are highlighted in yellow).





Figure 4 – Surrounding Properties with Front Facing Garages.

lona street and Clare street are just outside of the scope of the streetscape character analysis for the subject property but both these street border the block of the subject property and consist of majority front facing garages. See below figures 5 and 6.



Figure 5 – 322, 320, 318, 316, 314 & 312 lona Street





Figure 6 – 207 & 209 Clare Street.

**Proposed Development:**

The Minor Variance application will facilitate the development of a 3 storey semi-detached dwelling on the Subject Property. Each semi-detached will include a secondary dwelling unit in the lower level. The two proposed dwelling units will face Broadhead Avenue and will both include a single driveway and a front facing attached garage.

The proposed development will maintain the required 30% soft landscape which will help maintain the desired curb appeal in the neighbourhood. Overall the proposed development will fit in well with the neighbourhood and surrounding area, which consists of old and new detached and semi-detached dwelling with majority having a single lane driveway and many having front facing garage or carports.



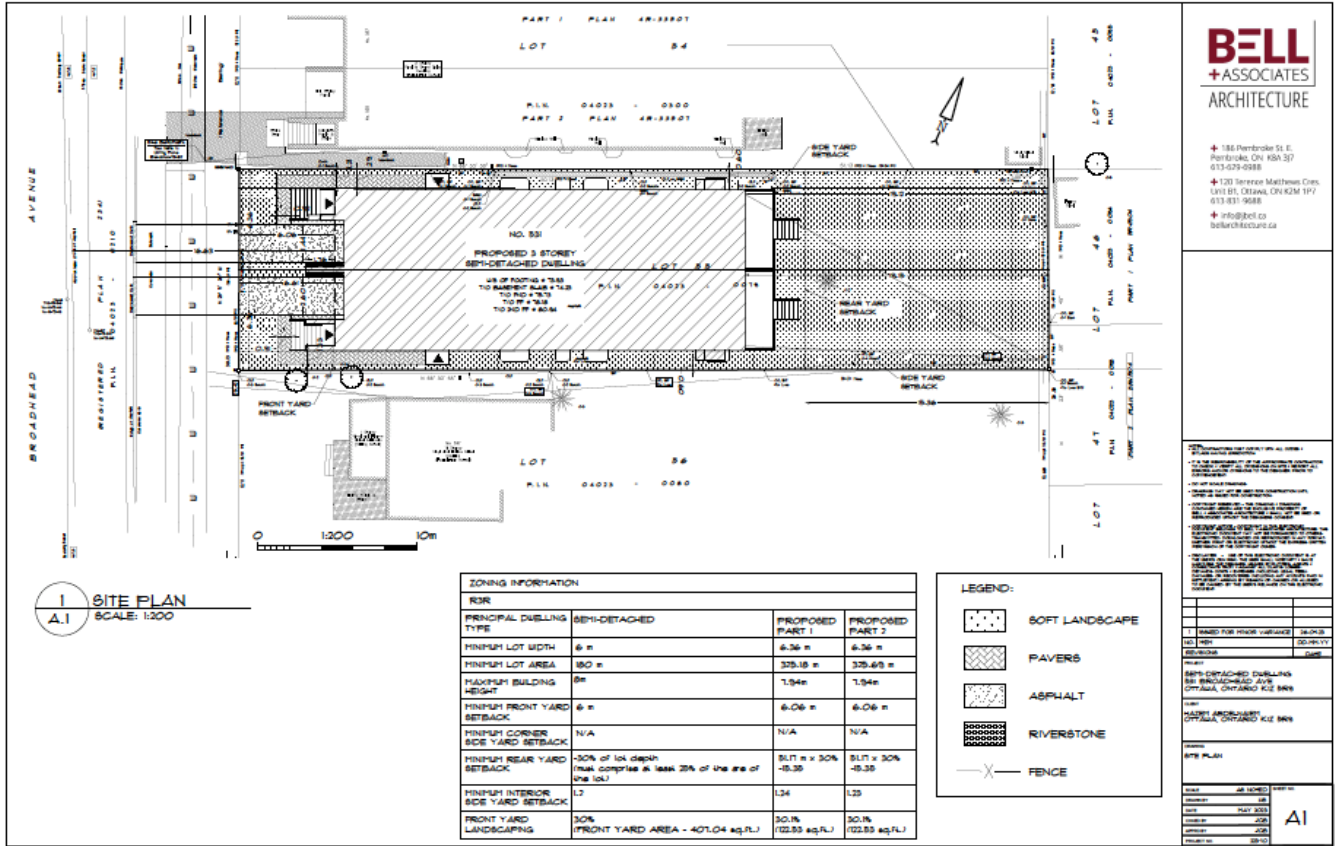
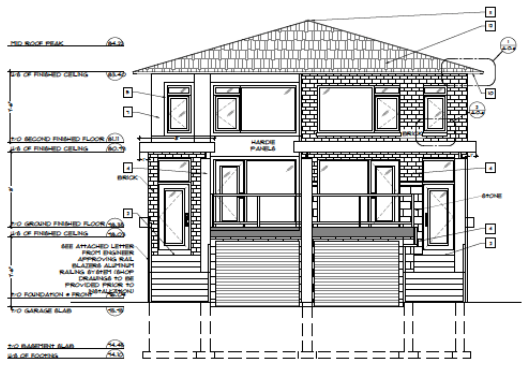
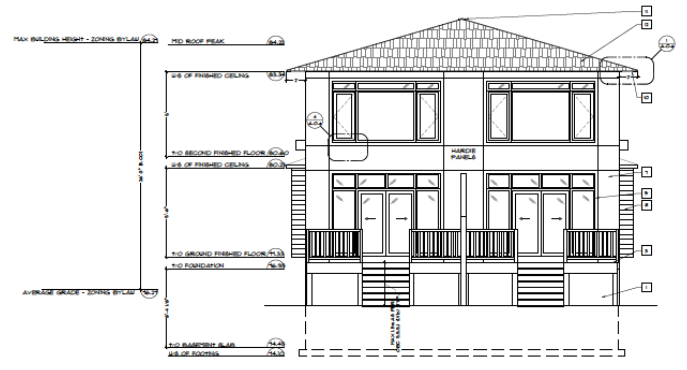


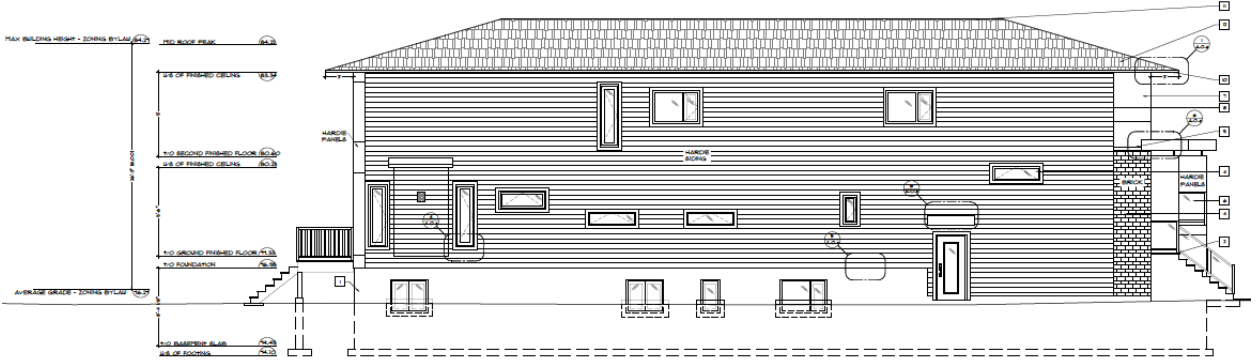
Figure 7 – Site Plan Excerpt



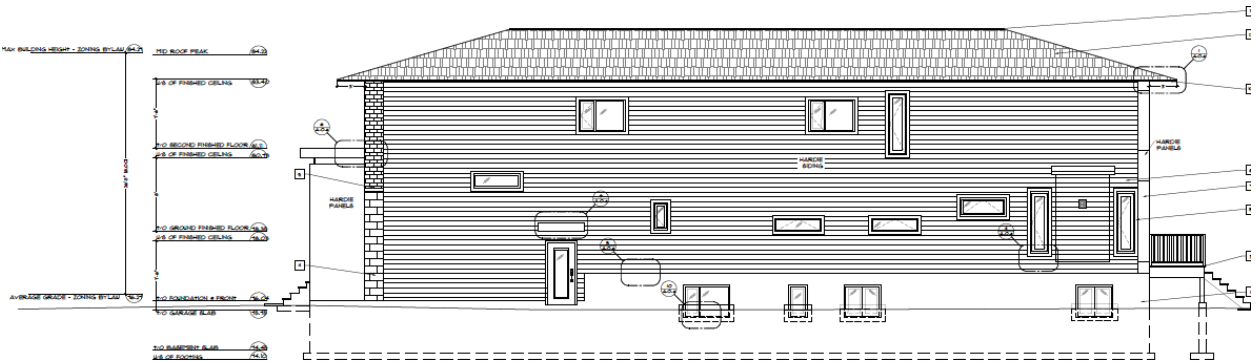
1 WEST ELEVATION  
 A-T SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
 A-T SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION  
 A-B SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION  
 A-S SCALE: 1/4" = 1'-0"

Figure 8 – Elevations Excerpt



### Streetscape Character Analysis:

The Subject Property is within the Mature Neighbourhood Overlay. As per section 140(3) a Streetscape Character Analysis (SCA) is to be conducted prior to any application under the Planning Act. A Streetscape Character Analysis was submitted to the City on Wednesday, July 19, 2023. City staff confirmed that the dominant character groups for both are “ABA” in their concurrence letter dated July 21, 2023.

The first letter determines the characteristics for garages, carports, and parking. The Subject Property is part of Character Group A, which is dominated by dwellings where no garage or carport is attached to the front façade or corner façade of the dwelling. The second letter determines the characteristics for driveways and legal front yard parking. The Subject Property is part of Character Group B, which is dominated by individual and shared driveways. The third letter determines the characteristics for principal entranceways. The Subject Property is part of Character Group A, which is dominated by principal entranceways that are located on the front façade of dwelling units and face the street.

The four (4) tests of a minor Variance as per Section 45 of the Planning Act are as follows;

**1. The Variance is minor.**

In our opinion the variance requested is minor in nature. The construction of an attached garage is present in the neighbourhood, although the streetscape character analysis for Broadhead avenue resulted in ABA the neighbouring streets exhibit mainly front facing attached garages. In addition the neighbouring property at 527 & 529 Broadhead have front facing attached garages therefore the proposed development already exists on Broadhead Avenue.

**2. The variance is desirable for the appropriate development or use of the property.**

As per the urban Design Guidelines for Low-rise Infill Housing we believe the proposed development is desirable for this area.

*1.0 Streetscapes*

*1.1 Contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor and street façade of infill buildings. Locate principal entries, windows, porches and key internal uses at street level.*

The front entrances, porches, balconys and driveways all front facing elements that bring attention to the façade and are inviting. There are also two secondary entrances on either side of the units at ground level.

*1.2 Reflect the desirable aspects of the established streetscape character.*

The majority of Broadhead Avenues streetscape consists of front facing Main entrances, single lane driveways, detached or semi-detached dwellings with a mix of soft and hard landscaping in the front yard area. Our proposal will maintain these characteristics.

*1.3 Expand the network of public sidewalks, pathways and crosswalks to enhance pedestrian safety.*

Both the primary and secondary units will have access to the public side walk along Broadhead Avenue.

*2.0 Landscape*

*2.1 Landscape the front yard and right-of-way to emphasize aggregated soft landscaping as much as possible and provide adequate soil volume for the planting of large sized trees.*

The proposed development will maintain the required front yard soft landscape area of 30% and trees will be planted on each side.

### 3. The general intent and purpose of the Zoning By-Law is maintained.

The subject property is zoned R3R which consist of the following zoning provisions.

#### Section 159

#### Permitted Uses

1. The following uses are permitted uses subject to:
  1. the provisions of subsection 159 (3) to (13);
  2. a maximum of three guest bedrooms in a bed and breakfast;
  3. a maximum of ten residents is permitted in a group home; and (By-law 2014-189)
  4. 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

secondary 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)

III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m2)	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)
Semi-Detached	6	180	8	6	4.5	varies <sup>2</sup>  30% =  <b>15.36</b> (part 5 section 144)	1.2
Proposed	6.35 (each)	324.535 (each)	7.94	6.06	n/a	19.15	1.24 & 1.23

Front yard Landscaping area: Requires 30% Proposed 30.1%

The Proposed development complies with all zoning regulations of Section 139, 144, 146, 159, and 160.

The Subject Property is subject to the Mature Neighbourhood Overlay. The Streetscape Character Analysis for the Subject Property identified the dominant character groups as ABA. Table 140A provides provisions related to garages, carports, and parking within the Mature Neighbourhood Overlay. In Character Group A, the following regulation applies:

- (i) “No front-facing or corner-facing attached garage or carport is permitted 140 (8) (b).”

The proposed development includes front facing attached garages for both side of the semi-detached dwelling. We are requesting a variance to allow for these attached garages to be permitted, where the results of the Streetscape Character Analysis do not permit attached front facing garages or carports.

The intent of the Mature Neighbourhood Overlay and Streetscape Character Analysis is to ensure that new development remains consistent and compatible with the existing neighbourhoods dominate characteristics. The intent of the Section 139 and 140 provisions regulating garages and carports is to ensure that garages do not dominate the front façade of the building and to enhance the streetscape by minimizing the visual impact of vehicles. Despite including front-facing attached garages, the proposed development meets the intent of Section 139, Section 140, and the Streetscape Character Analysis. The proposed development complies with the provisions of Section 139(3)(a) and (b) which state:

*3. “Any garage or carport facing the front lot line or side lot line abutting a street is subject to the following:*

*(a) the entrance to the garage or carport must be set back at least 0.6m further from the applicable lot line than either*

*(i) the principal entrance; or*

*(ii) The front edge of a landing or porch, giving access to the principal entrance, or the portion of a projecting landing or porch that does not fall within a required yard.*

*(b) Despite 139(3)(a)(ii), the garage or carport may not be more than 0.6m closer to the front lot line or side lot line abutting a street than is the principal entrance to the dwelling; or”*

The proposed attached garage for both side of the proposed semi-detached dwelling are set back from the front wall by 0.61 meters.

The proposed front facing attached garages will also enhance the streetscape by minimizing the visual impact of parked vehicles in front of the dwelling by providing the garage as enclosed vehicle storage. The garages will also house storage for garbage and recycling, bicycles and yard equipment hence minimizing the visual impact of such items being located in the front and side yards.

**4. The general intent and purpose of the Official Plan is maintained.**

As per the Official Plan the proposed development supports Intensification and Diversifying Housing options.

The intent of policy 2.2.1 in the official plan is to direct growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods, provide housing options for larger households and to improve public amenities and services. The proposed development supports to evolution 15-minute neighbourhoods as the subject property is located just 10 minutes from Richmond Road which contains many shops and amenities. The proposed development also provides more housing options as the subject property currently consists of 2 units and we are proposing 2 primary units and 2 secondary units for a total of 4 units.

**Conclusion:**

The proposed development of the 3 storey semi-detached dwelling with secondary dwelling units and 2 front facing attached garages at 531/533 Broadhead Avenue maintains the general intent and purpose of the City of Ottawa Zoning By-Law and Official Plan. The proposed development provides development Intensification and Diversifying Housing options that fit well with the existing context of the neighbourhoods in the area. The proposed variance is desirable for the use of the land. Therefore, the variance is minor in nature and all four tests under Section 45(1) of the Planning Act have been met.

In support of the application for a minor variance please find additional documents enclosed:

- A completed Application Form – 1 copy
- Cover letter – 1 copy
- Survey Plan – 1 full sized copy and 1 reduced copy
- Site Plan - 1 full sized copy and 1 reduced copy
- Tree Information Report – 1 copy
- Elevation Drawings for all side – 1 full sized copy and 1 reduced copy
- Streetscape Character Analysis Concurrence Letter – 1 copy

Please do not hesitate to contact me should you have any questions regarding the above.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'Jim Bell', with a stylized flourish extending from the end.

James Bell  
President & Architectural Designer  
jim@jbell.ca