

Update Aug 15 2023

Based on the feedback we have received, and the additional variances required, and the adjournment of this application is appropriate. We have submitted all the documentation and clarifications to the Committee of Adjustment requested by the City of Ottawa Planning Staff as part of their request for an adjournment sine die. We have also submitted the fees required for the recirculation.

Our preference would be to set a hearing date based on the Committee of Adjustment assessment of processing the file and mandatory public comment periods.

We have scheduled a public hearing date for June 12th 2023. I have attached the invitation to this letter. There have been constructive discussions through email regarding the character of the neighbourhood and character of the existing buildings. While I am not a heritage planner, in my responsibilities a sustainable development specialist for the Federal Government I worked on Government of Canada Heritage Buildings have given me a firm grounding in heritage buildings characteristics. I did a conference presentation regarding sustainability and heritage buildings interrelationship. I have also worked with City of Ottawa Heritage Staff on my clients' projects in Rockcliffe Park.

I have discussed the nature of the community concerns with my client. My client did contact the City of Ottawa prior to purchasing the properties was no information around heritage were provided. In my emails with City of Ottawa Staff this information was confirmed. I have reviewed the Vanier Patrimoine Modeste project at pmvanier.com. While it is my opinion that there is no official obligation on the part of my client to retain the existing building(s) he is prepared to do so if his costs of the development are covered with no loss and no profit. If this cannot be achieved, which I think is likely given that the building currently do not have any heritage status. However, my client wishes to understand the key heritage architectural elements that characterize the unique nature of the streets in this part of Vanier. My client has agreed to review the choice of materials and building detailing to based on the public meeting and other submissions.

1) Introduction

The application is a request for consent for a lot line adjustment and then to sever 1 property into 2 properties. Included in the request is a variance for the two newly created lots to permit a driveway to each proposed semidetached dwelling and a reduced lot area for three of the proposed semidetached dwellings

2) Proposal

The 2 properties currently have 2 single family dwellings, one on each property. These dwellings will be demolished. The proposed development consists of 2 semidetached buildings with 2 dwellings in each semidetached building. These will face Olmstead Street. A lot for a single-family home will also be created facing Levis Ave. The existing 2 single family dwellings will be demolished to make room for the 5 new dwellings.

The neighbourhood consists of a mix of low rise apartments, semidetached dwellings, triplexes and single family homes. The zoning is R4UA and R4UA-c and is in Schedule B2 - Inner Urban Transect in the official plan. It is in the evolving neighbourhood overlay area.

Variance Type 1

The overall lot size for the proposed semidetached dwellings is 716.7. The lot area requirement for a semidetached dwelling is 180 sqm. For 4 semidetached dwellings the requirement is 720 sqm. All the proposed lot widths for each semidetached dwelling are 6.81m or greater. The lot width requirement under the zoning bylaw is 6.0 m so all the proposed semidetached dwellings have a greater lot width than required.

Variance Type 2

A variance is required due to the proposed semidetached building form. The City of Ottawa has interpreted Table 139(3) Driveway Regulations as “if the zone that a lot is located in has a permitted lot width for the dwelling type proposed” is 6m or less than no driveway is permitted”. This interpretation is even if the property has an actual lot width of more than 6m. In this case the lot widths not including the corner sight triangle are a minimum of 6.8m in lot width. City of Ottawa staff have indicated that this anomaly was to have been corrected, but our understanding is that they have not been corrected.

Variance Type 3

A variance is required for lot area from the required 180 sqm to permit a lot area of 159.8 sqm for the northerly semidetached. All the Semis have a lot with that exceeds the min lot width of 6.0m required under the bylaw with lot widths of a min of 6.82 m. The proposed building setbacks and heights are fully complied with and therefore the variance should be considered minor as it maintains the zoning bylaws intent of semidetached buildings on a min lot frontage of 6m or greater.

3) Rational

a) Under the current zoning bylaw and official plan the variances and consent requested are minor for the following reasons:

- They are minor and desirable.
 - The building setbacks, massing and street pattern fully conform to the zoning bylaw and the lot width is greater than the 6m that would restrict the lot from having a driveway
The overall lot area is only 3.3 sqm less the zoning bylaw requirement
- The general intent and purpose of the Zoning By-law is maintained
 - the intent of the bylaw is to permit the single-family detached and semi-detached dwellings.
- The general intent and purpose of the Official Plan is maintained;
 - The official plan supports this kind of gentle intensification of land uses compatible with the current urban fabric.
- The Ontario Planning Act supports intensification in residential urban areas

b) the consent to sever complies with the City of Ottawa Official Plan and Zoning Bylaw. As noted above it fully conforms with the zoning bylaw. This permits vertically attached building to be severed into individual properties without variances as long as they comply with the current zoning bylaw

c) The Consent to Sever with a plan of subdivision complies with the Planning Act in that it represents orderly development

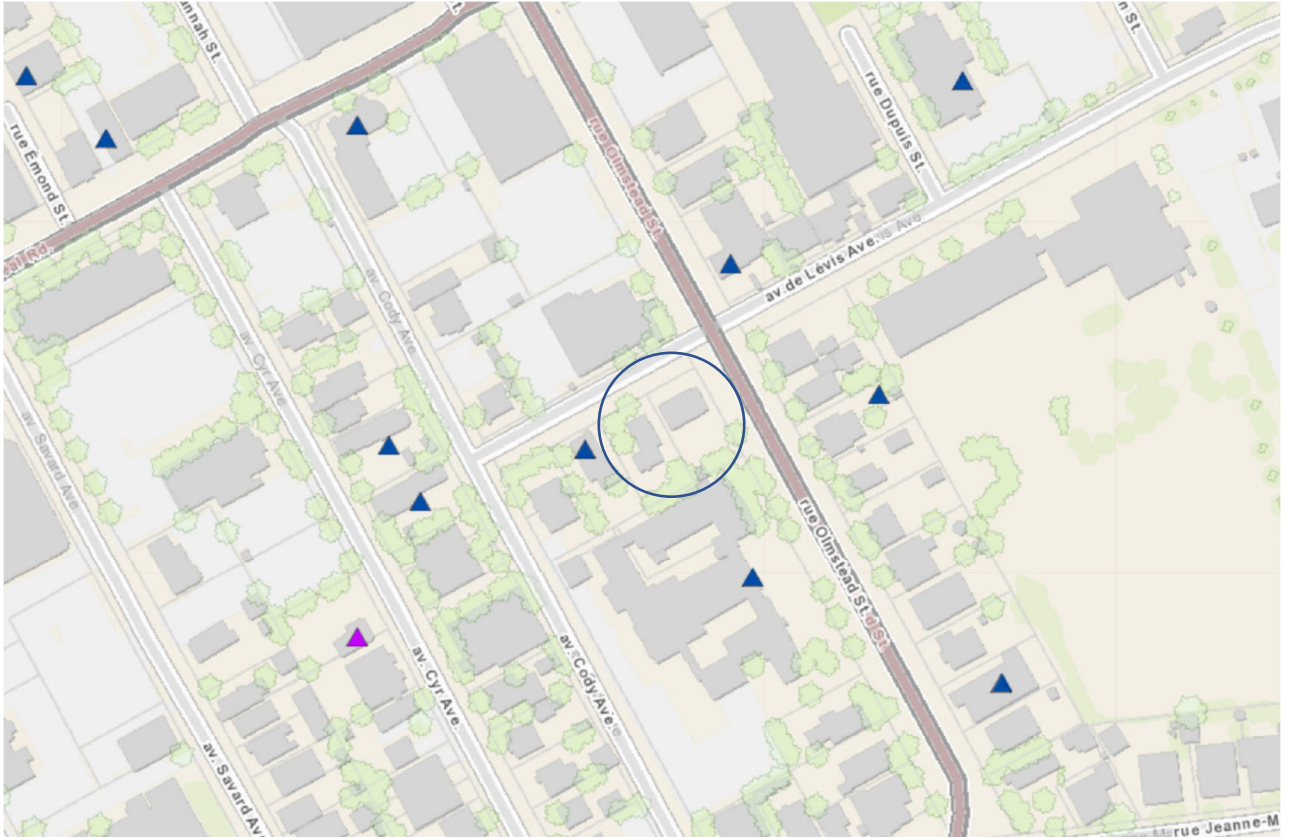
- 1) Adequate services, sewer, hydro, water and transportation are available
- 2) No new public infrastructure is created
- 3) No changes in land use are being made



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The owners of 304 Olmstead Street & 206 Lévis Avenue have applied for variances and a lot line adjustment/sever to permit the construction of 2 semidetached buildings (4 semidetached dwellings with secondary units and a detached dwelling with a secondary unit). The existing properties have 2 detached dwellings that are to be demolished.

The request consists of variances to permit a driveway and garage. A public zoom call has been scheduled for June 12th at 6:30pm (see below)



Join Zoom Meeting

<https://us02web.zoom.us/j/89601510034?pwd=QmVZaTVjUTZoZDdydnNjZW1mcnlMUT09>

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Feel free to call me or contact me by email regarding this application to the Committee of Adjustment: Chris, cjalkotzy@modulink.ca, 613 869 4965

