

Variance Cover Letter
Shirin Roshanafshar
150 Lyman Street
2023.12.12

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INTRODUCTION

Minor Variances Requested

To permit a front facing attached garage where no front facing attached garage is permitted according to the Streetscape Character Analysis for the street. (Section 140, Table 140A).

Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment applications.

1. Application Form
2. Cover letter, Planning Rationale (this document)
3. Tree Information Report
4. Survey Plan
5. Site Plan
6. Elevation drawings
7. Fee

Site

The subject site is a rectangular interior lot located along the South side of Lyman Street in Westboro. The property is currently developed with a single-storey detached dwelling. The following list provides the lot dimensions for 150 Lyman Street:

- Lot frontage: 40 ft
- Lot depth: 100 ft
- Lot area: 4,000 square feet

Proposed Development

The proposed development is to demolish the existing 1 storey detached dwelling on the property and construct a new, 2-storey detached dwelling. The new dwelling will feature a single driveway leading to a front-facing attached garage. The development will provide increased living space for the current homeowners and accommodate their family's needs within their lot and include a basement rental secondary unit. The primary dwelling features four bedrooms while the secondary dwelling unit features two bedrooms.

Why do we want an attached garage?

- Protection from storms and other acts of god: July 28, 2023 hail storm caused severe damage to vehicles on Lyman street, including \$12K damage to the car parked at 150 Lyman
- Electric vehicle battery preservation: long exposure to extreme cold weather causes damage to electric vehicle batteries
- Better curb appeal: bikes, toys, strollers, etc will be nicely stored in a garage and not visible on the street
- More green space and play area in the backyard compared to detached garages at the back of the property
- Reduce hardscaping that can contribute to urban heat island effect

SUPPORTING STUDIES

Streetscape Character Analysis

The letter of confirmation from City of Ottawa dated April 26th, 2023, identifies that

the character group for the subject is ABA. Permissions for an ABA character group are detailed below:

- Front-facing Attached Garages and Carports: A — Front-facing garage not permitted.
- Access/Driveway/Parking: B — A single driveway or shared driveway is permitted
- Location of Front Door: A — Front door must face the street.



Tree Information Report Summary

The findings of the tree inventory indicate a total of 2 trees on the subject property or within the vicinity of impact on neighbouring property, both trees shall be preserved and retained provided appropriate tree protection measures are implemented.

The following recommendations are suggested to minimize impacts to trees identified for protection.

- Tree protection barriers and fencing should be erected at locations prescribed on Tree Protection Drawing in accordance to the Tree Protection Specification in Appendix "B".
- Tree protection measures will have to be implemented prior to construction phase to ensure the trees identified for preservation and protection are not impacted by the development.
- Branches and roots that extend past prescribed critical root zone and/or adjusted tree protection zones that require pruning must be pruned by a qualified Arborist or other tree professional. All pruning of tree roots and branches must be in accordance with good arboricultural practices.

- Site visits, pre, during and post construction is recommended by Ottawa Tree Reports to ensure proper utilization of tree protection barriers.

- Trees should also be inspected for damage incurred during construction to ensure appropriate corrective pruning or other mitigation measures are implemented.

The Four Tests

Based on the comments below, we believe that the proposed development conforms to the Four Tests, and the the relevant policy, including the *Provincial Policy Statement 2020 (PPS)*, the *Official Plan 2021 (OP)*, and the *Urban Design Guidelines for Low-Rise Infill Housing, 2023 (UDGLRIH)*.

1. The application is minor in nature.

- Relocation of the garage to the front increases the amount of outdoor amenity area and would not negatively impact the site's ability to function
- Relocation of the garage to the front does not have an impact on sunlight, privacy, views, spacing and openness for neighbours

2. The application is desirable for the appropriate development of the lands in question.

- Consistent with varying exterior designs along the street and the neighbourhood at large
- The general massing of the development is not dissimilar to the recent developments at 145 Mulvihill, 150 Mulvihill, 153 Mulvihill (recently approved for a front-facing garage minor variance)
- Contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor office and principal entry, with a set-back garage (*UDGLRIH 1.1.1*)

3. It conforms to the general intent and purpose of the Official Plan.

- The development represents the creation of a new home on an existing lot within an established residential area avoiding the creation of an additional lot in a Greenfield area (*PPS, 1.1.1*)
- Secondary dwelling unit represents a greater intensification of the land use and a contribution (*PPS, 1.1.3*)
- The two-bedroom secondary dwelling unit contributes to the diversity of housing in the area and to the affordable housing stock in the neighbourhood (*PPS 1.4.3; UUDGLRIH, 4.2.1*)

- The development represents densification in '15-minute neighbourhoods' which is within 600m of a future LRT station (Westboro O-Train Station), grocery stores, and walkable urban areas on Richmond Street) (*UDGLRIH, 2023, 4.1.2*)
- Maintains front yard greenspace and maintains adequate landscaping and space for front yard and/or street trees. (*UDGLRIH, 2.1.1*)
- Minimize negative impacts on climate change through an electric car charging port within a semi-heated garage (*PPS, 1.1.3.2.c*)
- The development will result in the removal of a significant amount of hardscaped driveway around the existing building
- Parking will occur within the garage and will be screened from the public realm. Residents of the secondary dwelling will use alternative transit.

4. It conforms to the general intent and purpose of the Zoning By-Law.

- The proposed development is located in the R1S Zoning which restricts the building form to detached dwellings in areas designated as General Urban Area in the Official Plan.
- The proposed development maintains the existing residential character and detached dwelling typology (*Zoning By-law, 155, Purpose of the Zone, 1*)
- The proposed secondary dwelling is consistent with the purpose to provide additional housing choices within detached dwelling residential areas (*Zoning By-law, 155, Purpose of the Zone, 2*)
- The proposed development contains two offices which will permit allow residents to work at home (*Zoning By-law, 155, Purpose of the Zone, 3*)
- Enhances the appearance of the street through an updated design and showcases newer design approaches (*Zoning By-law 155, Purpose of the Zone, 4 & 5*)
- The proposed development conforms to the R1S Subzone provisions

Based on the comments above, we believe that the proposed development conforms to the Four Tests, and the relevant policy, including the *Provincial Policy Statement 2020*, the *Official Plan 2021*, and the *Urban Design Guidelines for Low-Rise Infill Housing, 2023*.

Consultations

Support from Neighbours

On October 28th and 29th, 2023, the owner of 150 Lyman visited all 15 neighbours in the Streetscape Character Analysis to discuss plans for the front-facing garage minor variance. Each neighbour was also presented with a letter that included details of the variance application and contact details of the owner of 150 Lyman.

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Shirin Roshanafshar
613-262-4032

All neighbours the owners were able to speak with were very supportive of the build and the front facing garage. Some elderly neighbours mentioned that although they are supportive of the application, they don't use emails and are unable to send emails.

Four neighbours within the streetscape Character Analysis have expressed written support via emails to the Committee of Adjustments (see screenshots of videos below).

Email from Scott Craig, owner of 168 Lyman

150 Lyman Street construction summer 2024 



Scott Craig <scotty212@gmail.com>
to cofa@ottawa.ca, Jordan.Joanisse@gmail.com

Sun, Oct 29, 2:41PM (6 days ago)   

Hello,

I am emailing on behalf of our neighbors to say we are okay with Jordan and Shirin building their attached garage at 150 Lyman Street in summer 2024.

Best,



Scott Craig

Email from Ainsley Shepard, owner of 166 Lyman

150 Lyman St - request for variance 



Ainsley Shepherd
to cofa, me

Mon, Oct 30, 4:36 PM (5 days ago)   

Hello,

Our neighbours Jordan Joanisse and Shirin Roshanafshar plan to construct a new home at 150 Lyman St. They are requesting a variance to allow for a front-facing garage. I'm writing to you to show our support for their request. We have no concerns with their plans and application.

If you have any questions or need further explanation, please don't hesitate to contact me.

Thank you

Ainsley Shepherd
166 Lyman St
Ottawa, ON
Office 613-744-5000
Cell 613-762-4749

Email from Margaret Hillier and Derek Jansen, owners of 144 Lyman

Variance Application-150 Lyman Street 

Marg Hillier <mhillier144@gmail.com>
to cofa, me, Derek

Mon, Oct 30, 6:01AM (5 days ago)

Dear Ottawa Committee of Adjustments,

This quick note is in **support of the variance application of 150 Lyman Street** seeking permission to build a front-facing garage as part of their new home construction slated for the summer of 2024.


We have no problem with this application.

Kindest regards,

Margaret Hillier and Derek Jansen
Owners - 144 Lyman Street, K1Z 6Y1

Email from Lesley Dawes, owner of 165 Lyman St.

New Construction with Front-facing Garage at 150 Lyman St. Inbox x


 **(null) DAWES** <ldawes@rogers.com> Mon, Oct 30, 12:21PM (5 days ago) ☆ ↶
to Ottawa, me ▾

Michel Hebert and I live at 165 Lyman St. We have no objection to the variance application submitted by Jordan Joannis and Shirin Roshanafshar for a front-facing garage as part of construction next year at their home at 150 Lyman St.

Lesley Dawes Oct 30, 2023, 12:44 PM

Sent from my iPad

Consultation with Ward Councillor

 **Leiper, Jeff** Mon, Oct 23, 7:15AM ☆ ↶ ⋮
to Alice, me, Jordan ▾

Good morning, Shirin. I know it's suggested you speak with the councillor, but that's really a formality. I don't get hands-on to CoA files and neither oppose nor support applications. An email with your plans and requested variances would be great, but it's not something I insist on nor will I generally delve too deep into them. Single attached garages have generally been getting approved by the Committee these days. I'm personally opposed to double garages and double driveways. If you are proposing a double, I'd ask you to please consider at least making the driveway permeable.

Consultation with local community association



Lorne Cutler
to James, me ▾

Tue, Oct 24, 11:20AM ☆ ↶ ⋮

Shirin

Thank you for writing and welcome to the neighbourhood. Do you already live in a condo in the area or are you moving from another part of the City?

I have copied James Murray on my response as he also works on development issues for the community association.

Typically, with respect to the consultation process, it is recommended that you let the neighbours on the street know what you are doing as well as keeping the community association in the loop. If you haven't met with the neighbours, the Committee of Adjustment may delay your hearing (if there are any objections) because you haven't met with the affected neighbours first to try to reach a settlement of any contentious issues.

Our community association typically only objects to a variance if it sets a very serious precedent and/or a number of neighbours are opposed and they have legitimate arguments. Otherwise, if the variance is minor and no one objects, we usually do not. That being said, once you have your drawings ready you should send us a copy so we can see the nature of the variance.

A number of new homes have been built on Mulvihill and Lyman over the last few years, some with garages and some with car ports.

As a community group, I would state that we are often concerned when the property has mature healthy trees and the applicant is planning to chop them down to make the construction easier.

Are you able to say at this time, the address of your property on Lyman.

Regards

Lorne Cutler
President
Hampton Iona Community Group
lacutler@magma.ca
www.hamptoniona.ca

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Shirin Roshanafshar
613-262-4032



Shirin R <shirinr@gmail.com>
to Lorne, James, Jordan ▾

Tue, Oct 24, 11:54 AM ☆ ↶ ⋮

Hi Lorne and James,

Thanks so much for your response.

My husband Jordan and I currently live in a condo at 485 Richmond, so we're already in the neighbourhood, however, as we're growing our family, the current 1 bedroom condo is not sufficient for us :)

The address is 150 Lyman.

We understand and value the importance of chatting with neighbours, we will be starting on this in the next couple days!

Our architect is working on our site plan currently, once that is ready, we will be happy to share those with you.

Yes there are 3 new builds on Mulvihill, two of them are diagonal to our backyard, one of them is being built now with an attached garage. We noticed with the other two that have car ports, over the summer we could visibly see various bikes, tools, and toys under the shed, which looked like quite a bit of clutter.

The property only has two very small trees, one in the front and one in the backyard. We've also contacted the City Infill Forester group as part of the consultation, we're looking forward to their feedback.

Thank you,

Shirin



Shirin R <shirinr@gmail.com>
to Lorne, James, Jordan ▾

Oct 30, 2023, 9:23 PM ☆ ↶ ⋮

Hi again Lorne and James,

Over the weekend, we dropped by Lyman street both Saturday and Sunday to chat with the neighbors, regarding our new construction plans and the garage variance. Out of the 16 houses on Lyman, we were not able to chat with 5 as they were not home, everyone else we had great chats with and were all very supportive. 4 of them have already sent support emails to Comm of Adj as well. For the neighbours we were not able to catch, we left letters at their door.

Could you please advise if there's any other information that you would need from us please to provide your support for our attached garage variance?

Thank you very much,

Shirin and Jordan