

Planning Rationale For Minor Variance and Consent January 3, 2024

1303, 1303A, 1305, 1307, 1309, 1311, 1313 & 1313A Coldrey Avenue,
Ward 16 – River Registered Plan 221 Part of Block 2



Introduction

Jane Thompson Architect has been retained by 777 Somerset St. Inc. to act as their agent to prepare and submit an application for minor variance and consent for the property municipally known as 1313A, 1313, 1311, 1309, 1307, 1305, 1303A & 1303 Coldrey Avenue. In addition to this planning rationale describing the 6 applications for minor variances and 7 applications for severance/consent, please find enclosed the following for your consideration:

- / 6 completed application forms for variances – 1313 Coldrey Avenue (Unit 2), 1311 Coldrey Avenue (Unit 3), 1309 Coldrey Avenue (Unit 4), 1307 Coldrey Avenue (Unit 5), 1305 Coldrey Avenue (Unit 6) and 1303A Coldrey Avenue (Unit 7);
- / 8 completed application forms for severance/consent – Unit 1 through Unit 8;
- / A completed Authorization form, signed by the registered property owner;
- / A Tree Information Report as per the City of Ottawa’s Tree Protection By-law;
- / A Survey Plan of the affected property;
- / A Draft Reference Plan, 1 full-size copy and 1 reduced copy;
- / A Utility Report;
- / A Parcel Abstract Page and Confirmation of Ownership;
- / A Context Plan & Photo Panel Sheet showing the affected property and surrounding properties; and
- / A Site Plan w/ landscaping.

1. Site Information and Context

The subject property, on Coldrey Avenue, is located in the Carlington neighbourhood within River ward. The lot is situated approximately at the midpoint of Coldrey Avenue between the intersections at Kirkwood Avenue and Merivale Road. The property has a frontage of 48.07m and a lot depth of 35.67m. The property is legally described as Plan 221, Parts 1 and 2.

The subject property’s street is composed of a mix of institutional, commercial and residential buildings (see Context Plan and site photos). Within the block there are townhouses, 1 & 2 storey single detached homes, low rise apartments, an elementary school, the Carling Community Health Centre and a mercantile building. The property fronts onto the parking lot for the Carling Community Health

Centre and yard for St. Elizabeth Public School. The adjacent properties contain a semi-detached dwelling on the west side and a 7-unit townhouse block on the east side which shares its driveway with the subject property. The rear neighbours to the north are 3 single family dwellings which face onto Thames Street.

On the subject property there is an existing 8-unit townhouse building with paved parking at the rear. Two driveways, one on each side of the building, provide access to the parking area. Each 2 storey townhouse has a street facing door with walkway to the street and soft landscaping. In the rear, a second door from each townhouse provides access to a private backyard space and the shared parking. Currently residents park directly against the north property line (10 spaces). As well, some residents have converted their backyard space to parking. Each townhouse has its own municipal services.

2. Proposed Development

The proposal for the property is for 8 lots to be created and sold individually. Each lot will be severed to include one townhouse dwelling with yards and one rear yard parking spot. Easements will be created to allow the shared use of the driveway, 3 visitor parking spots, a snow storage area and hydro corridor. The existing shared driveway along the West side of the property will be narrowed to allow more soft landscaping while the shared driveway on the East side will remain as is. The rear driveway and parking will be reconfigured to meet current zoning by-law parking and driveway dimensions, to provide additional soft landscaping, and to create a landscaped buffer between the parking spaces and the neighbours to the north. Fences and storage units at the front of the property will be removed.

The proposed severed lots will have frontages ranging from 9.41m to 4.83m, depths ranging from 30.39m to 35.67m and lot areas ranging from 149m² to 323m².

The front yard walkways will be widened with new pavers. A new solid wood fence will be installed around the north perimeter of the site and between the individual lots in the rear yards. Measures will be taken to protect the existing mature backyard trees adjacent to the property line. One existing distinctive tree will be removed in the rear which has been determined to be in poor condition and conflicts with the new parking layout. Two new front yard trees will be planted to compensate as per the Tree Information Report plan with all existing front yard trees retained.

3. Variances Required

The purpose of these applications is to request variances to the City of Ottawa Zoning By-Law 2008-250 and request Consent/Severance. All of the variances reflect the existing conditions of townhouses built around 1960 to narrower width and lot area than current standards in a R3A zone.

The following are the variances required for Unit 2 through 7 (Units 1 and 8 are compliant with Zoning By-Law requirements):

Unit 2 – 1313 Coldrey Avenue

/ To permit a reduced lot area of 149.00m² whereas the By-Law requires a minimum of 180.00m².

/ To permit a reduced lot width of 4.92m whereas the By-Law requires a minimum of 6.0m.

Unit 3 – 1311 Coldrey Avenue

/ To permit a reduced lot area of 169.0m² whereas the By-Law requires a minimum of 180.0m².

/ To permit a reduced lot width of 4.88m whereas the By-Law requires a minimum of 6.0m.

Unit 4 – 1309 Coldrey Avenue

/ To permit a reduced lot area of 175.0m² whereas the By-Law requires a minimum of 180.0m².

/ To permit a reduced lot width of 4.86m whereas the By-Law requires a minimum of 6.0m.

Unit 5 – 1307 Coldrey Avenue

/ To permit a reduced lot area of 174.0m² whereas the By-Law requires a minimum of 180.0m².

/ To permit a reduced lot width of 4.98m whereas the By-Law requires a minimum of 6.0m.

Unit 6 – 1305 Coldrey Avenue

/ To permit a reduced lot area of 174.0m² whereas the By-Law requires a minimum of 180.0m².

/ To permit a reduced lot width of 4.85m whereas the By-Law requires a minimum of 6.0m.

Unit 7 – 1303A Coldrey Avenue

/ To permit a reduced lot area of 173.0m² whereas the By-Law requires a minimum of 180.0m².

/ To permit a reduced lot width of 4.92m whereas the By-Law requires a minimum of 6.0m.

4. Provincial Policy Statement 2020

The *Provincial Policy Statement* (PPS) provides policy direction on land use planning and development in Ontario for a time horizon of up to 20 years. A main objective of the PPS is to build strong communities, and promote the efficient use of land, existing infrastructure, and existing public facilities. The PPS is a guide for all development by encouraging the inclusion of an appropriate range and mix of housing, land uses and employment opportunities.

There are a number of policies that apply to the proposal, specifically policies 1.1, 1.4 and 1.6 which focus on:

- Positive residential intensification through diverse housing types and densities;
- Developing near existing infrastructure and public service facilities;
- Promoting healthy communities by encouraging active modes of transportation.

The proposed severances within the River Ward neighbourhood are in an established neighbourhood in close proximity to many amenities and bus routes providing a convenient lifestyle. There are local businesses within walking distance. The existing townhouses provide efficient use of land and consistent land use patterns. Severing these properties creates an opportunity for affordable ownership opportunities in the neighbourhood, and supports retention and enhancement of the existing housing stock. The current owners are developers of modest affordable housing projects throughout the city, and the income generated from the sale of this property will support a new affordable six unit development ready for construction.

5. Design Guidelines for Low-Rise Infill Housing

The *Design Guidelines for Infill Housing* have been developed by the City of Ottawa to help fulfil some of the design strategies as outlined in the Official Plan. It is intended as a basic framework for the physical layout, massing, functioning and relationships of infill buildings to their neighbours. Our proposal is consistent with the guidelines in the following ways:

- The townhouses contribute to an inviting, safe, and accessible streetscape by emphasizing the ground floor and street facade with principal entrances, windows and porches at street level.
- The parking solution retains established trees and 2 new trees are planted to replace 1 existing tree in poor health.
- Trees and soft landscaping are proposed adjacent to the public street and sidewalk for an attractive sidewalk edge. Ad hoc fencing and storage will be removed to improve the streetscape.
- The area of driveway and parking has been reduced to allow for greater amounts of aggregated soft landscaping in the front and rear yards.

6. Planning Act

The Ontario *Planning Act* sets out matters of provincial interest that planning authorities, including council of a municipality, should respect. This application supports the following policy direction as described in Part 1 of the *Planning Act*:

- f) the adequate provision and efficient use of communication, transportation, sewage and water and waste management systems;
- h) the orderly development of safe and healthy communities;
- j) the adequate provision of a full range of housing;
- p) the appropriate location of growth and development;
- q) the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

Four Tests Rationale

Test 1: Variance Meets the General Intent of the Official Plan

The City of Ottawa Official Plan ("OP") was amended and passed by Council on October 27th, 2021. The OP was updated further and adopted on November 24th, 2021. The OP was approved with modifications by the Ministry of Municipal Affairs and Housing on November 4th, 2022. The OP provides a vision for the future growth of the City and a policy framework to guide its development to the year 2046. Additionally, the modifications included by the Minister seek to bring the policies of the plan in line with new provincial legislation implemented through the new Bill 109 and Bill 23.

City-Wide Policies include promoting healthy 15-minute neighbourhoods and enabling greater supply and diversity of housing options throughout the city.

This property is designated *Inner Urban Area Transect*, with *Evolving Neighbourhood Overlay* under the *Official Plan*, which encourages a range of housing types to meet the needs of all ages, incomes and life circumstances. The *Official Plan* aims to manage anticipated growth in the Ottawa area by encouraging intensification that enhances and builds upon established building patterns, creating compact developments within existing urban areas well served by transit, walking cycling and existing infrastructure.

City of Ottawa Official Plan Schedule B2 – Inner Urban Transect

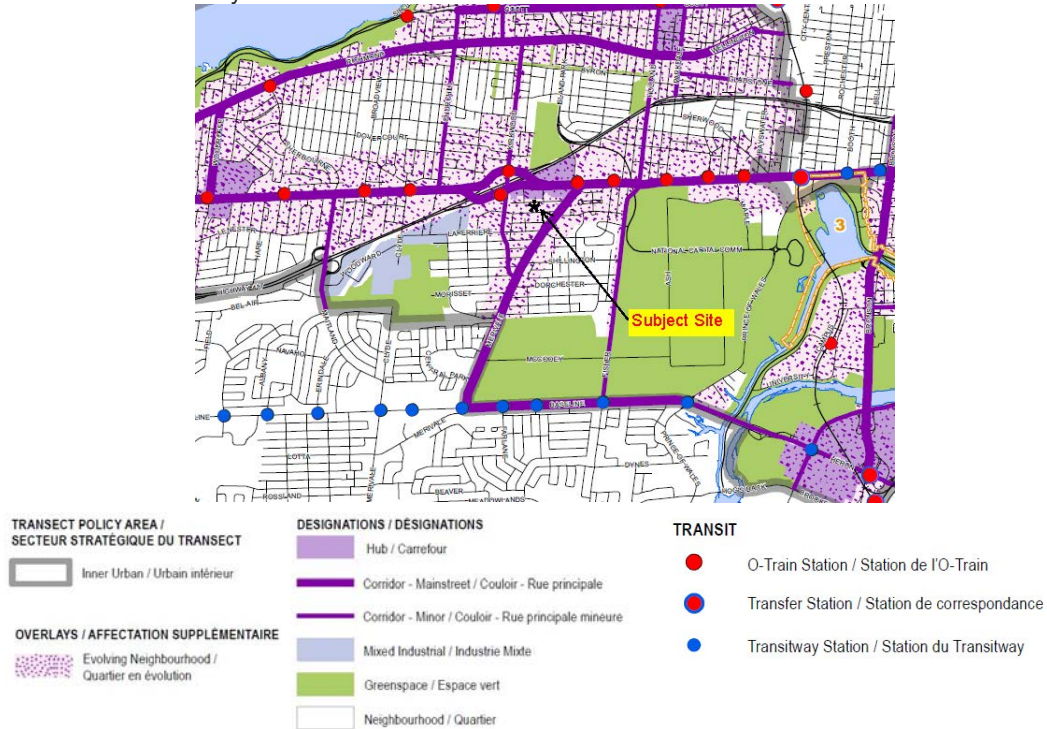


Table 6 – General Characteristics of Urban Built Form and Suburban Built Form and Site Design

URBAN	SUBURBAN
Shallow front yard setbacks and in some contexts zero front yards with an emphasis on built-form relationship with the public realm	Moderate front yard setbacks focused on soft landscaping and separation from the right-of-way
Principal entrances at grade with direct relationship to public realm	Principal entrances oriented to the public realm but set back from the street
Range of lot sizes that will include smaller lots, and higher lot coverage and floor area ratios	Larger lots, and lower lot coverage and floor area ratios
Minimum of two functional storeys	Variety of building forms including single storey
Buildings attached or with minimal functional side yard setbacks	Generous spacing between buildings
Small areas of formal landscape that should include space for soft landscape, trees and hard surfacing	Informal and natural landscape that often includes grassed areas
No automobile parking, or limited parking that is concealed from the street and not forming an integral part of a building, such as in a front facing garage	Private automobile parking that may be prominent and visible from the street

The proposal is consistent with the Urban policies set out in the above table as 2 storey townhouses with individual entrances at grade. Soft landscaping in the front and rear yards encourage a direct relationship to the public realm. The attached buildings provide minimal yet functional side yard setbacks for the end units with soft landscaping. Parking is concealed from the street and integrated into the yards to maximize soft landscaping.

Test 2: Variance Maintains the General Intent of the Zoning By-Law

The subject property is zoned R3A by the Comprehensive Zoning By-law 2008-250. The following chart indicates the required and proposed zoning for the development with non-compliant elements in **bold text**.

Mechanism	<u>Min. Lot Width</u>	<u>Min. Lot Area</u>	<u>Max. Building Height</u>	<u>Min. Front Yard Setback</u>	<u>Min. Rear Yard Setback</u>	<u>Min. Interior Side Yard Setback</u>
<u>R3A</u>	6.00m	180m ²	10.00m	6.00m	-28% of lot depth for lots greater than 25m, but no more than 32m. -30% of lot depth for lots greater than 33m.	1.20m, 0.00m
<u>Unit 1:</u> Parts 1, 2, 3	9.41m	287m ²	±6.00m	6.05m	14.06m	4.41m, 0.00m
<u>Unit 2:</u> Parts 4, 5, 6	4.92m	149m²	±6.00m	6.05m	14.05m	0.00m
<u>Unit 3:</u> Parts 7, 8, 9, 10, 11	4.88m	169m²	±6.00m	6.06m	14.05m	0.00m
<u>Unit 4:</u> Parts 12, 13, 14, 15, 16	4.86m	175m²	±6.00m	6.06m	19.34m	0.00m
<u>Unit 5:</u> Parts 17, 18, 19, 20, 21	4.98m	174m²	±6.00m	6.07m	19.34m	0.00m
<u>Unit 6:</u> Parts 22, 23, 24, 25, 26	4.85m	174m²	±6.00m	6.07m	19.34m	0.00m
<u>Unit 7:</u> Parts 27, 28, 29, 30, 31	4.92m	173m²	±6.00m	6.08m	19.34m	0.00m
<u>Unit 8:</u> Parts 32, 33, 34, 35, 36, 37, 38	9.25m	323m ²	±6.00m	6.08m	19.35m	4.16m, 0.00m

The requested variances are for the non-compliant lot areas and lot widths for a townhouse dwelling for Units 2 through 7. Units 1 and 8 meet the zoning by-law and do not require variances.

At the north east corner of the property, the zoning changes to R4UC. In this zone a townhouse is permitted a lot width of 4.5m and lot area of 135m which the subject lots would comply with.

Townhouse dwellings are a permitted use in the R3 Zone.

The new lots, while smaller in width and area than the zoning requirements allow, will not change the existing streetscape. In redesigning the parking at the rear of the property, improvements to privacy and soft landscaping will be made, an increased consistency across the rear yards. By ensuring each home has access to a yard, 1 parking space and shared visitor parking spaces which comply with the zoning regulations, the development is made more compatible with the existing land use patterns and character of the neighbourhood thereby meeting the third density residential zoning intent.

Section 137: Amenity Area

No amenity area is required for a two storey townhome in R3a zoning.

Section 139: Minimum Aggregated Soft Landscaping

The required landscaped area for a property where the required front yard setback is +3.0m and has a lot width less than 8.25m is 30% in the front yard. The proposed percentage of the front yard soft landscaping exceeds the requirement for all units.

Mechanism	<u>Minimum Front Yard Landscaping</u>
<u>Table 139(1)</u>	30% of front yard area
<u>Unit 1:</u> Parts 1, 2, 3	31.21m ² (55%)
<u>Unit 2:</u> Parts 4, 5, 6	23.61m ² (79%)
<u>Unit 3:</u> Parts 7, 8, 9, 10, 11	23.34m ² (79%)
<u>Unit 4:</u> Parts 12, 13, 14, 15, 16	23.18m ² (79%)
<u>Unit 5:</u> Parts 17, 18, 19, 20, 21	24.18m ² (80%)
<u>Unit 6:</u> Parts 22, 23, 24, 25, 26	23.24m ² (79%)
<u>Unit 7:</u> Parts 27, 28, 29, 30, 31	23.64m ² (79%)
<u>Unit 8:</u> Parts 32, 33, 34, 35, 36, 37, 38	34.98m ² (62%)

Section 101: Minimum Parking Space Rates

According to Zoning By-Law provisions, properties in Area X: Inner Urban of schedule 1A do not require any off-street parking for residential use buildings for the first twelve units.

1 parking space per townhouse will be provided with 3 visitor parking spaces. The 11 new parking spaces are located in the rear yard and not visible from the street. The locations provide for more soft landscaping than currently exists.

Test 3: Variance is Desirable and Appropriate for the Development of the Lands

As the townhomes are existing, the 2 requested variances for each interior unit, lot width and area, are dictated by the centre line of the townhomes and the property boundaries. The existing streetscape and yards will be improved by increasing the soft landscaping, including a landscape buffer between the subject properties and the rear neighbours.

Test 4: Variance is Minor in Nature

The requested variances for lot area, 149m - 175m², and lot width, 4.85m - 4.98m, for the existing townhouses are minor and reasonable. The proposed setbacks and lot areas have existed for years within the R3 zone as one lot and mirror the general characteristics of the surrounding neighbourhood.

7. Consent to Sever

Unit 1 – 1313A Coldrey Avenue

/ Part 1(right-of-way), Part 2, Part 3(right-of-way and hydro easement).

Unit 2 – 1313 Coldrey Avenue

/ Part 4, Part 5 (right-of-way), Part 6 (right-of-way and hydro easement).

Unit 3 – 1311 Coldrey Avenue

/ Part 7, Part 8 (right-of-way), Part 9 (right-of-way and hydro easement), Part 10 (easement for parking), Part 11.

Unit 4 – 1309 Coldrey Avenue

/ Part 12, Part 13 (right-of-way), Part 14 (right-of-way and hydro easement), Part 15 (easement for parking), Part 16.

Unit 5 – 1307 Coldrey Avenue

/ Part 17, Part 18 (right-of-way), Part 19 (right-of-way and hydro easement), Part 20 (easement for parking), Part 21.

Unit 6 – 1305 Coldrey Avenue

/ Part 22, Part 23 (right-of-way), Part 24 (right-of-way and hydro easement), Part 25 (easement for parking), Part 26.

Unit 7 – 1303A Coldrey Avenue

/ Part 27, Part 28 (right-of-way), Part 29 (right-of-way and hydro easement), Part 30 (easement for parking), Part 31.

Unit 8 – 1303 Coldrey Avenue

/ Part 32, Part 33 (right-of-way), Part 34 (right-of-way and hydro easement), Part 35 (easement for parking), Part 36, Part 37 (right-of-way), Part 38 (right-of-way and hydro easement).

The severances will create 8 lots for which the land is suitable and is dictated by the number of townhouses existing on the site. As the townhouses are existing, there will be no undesirable impact to the adjacent neighbours. The severances will create an opportunity for home ownership at a more affordable price than a new development. The sale of the properties will allow the current owner the financial means to develop an infill project in the downtown core which will provide much needed affordable rental units. Parking and driveways will be delineated to avoid cars travelling and parking haphazardly on the property as they currently do. The lot divisions follow the centreline of the demising walls and will purposely create lots suitable for the size of the townhouses. Utilities and municipal services are adequate with individual utilities already in place. A public school is conveniently located directly in front of the properties. Conservation of natural resources and flood control are addressed with preservation of existing neighbouring trees, additional plantings and soft landscaping.

8. Supporting Studies and Consultation

A tree information report has been prepared which addresses the existing mature trees and provides a plan for preservation. The one distinctive tree to be removed at the rear is in poor health and will be replaced with two new trees in the front yard, contributing to the street view canopy cover.

Consultation has occurred with the city planning staff, city infill forester, a solicitor, Ward Councillor, Community Association and surrounding property neighbours.

9. Conclusion

This proposal coincides with the design intent of the general urban area of the Official Plan, Provincial Policy Statement, and Design Guidelines for Infill Buildings. It will continue to provide much needed housing in existing townhouses with enhanced streetscape and yards.

Should you have any questions please do not hesitate to contact me.

Sincerely,
Jane Thompson, OAA

