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**MIROCA DESIGN INCORPORATED**  
EST. SINCE 1986

October 18, 2023

**Committee of Adjustment**

City of Ottawa  
101 CentrepoinTE Drive,  
Ottawa, Ontario K2G 5K7

Attention: **Mr. Michel Bellemare**  
Secretary Treasurer  
And Committee Members

**Committee of Adjustment**  
Received | Reçu le

2023-10-26

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

Re: **Application for Minor Variance for lands at 505 Dawson Avenue, Ottawa, ON.**  
Part of Lot 9, Registered Plan 448  
Ward 15, Kitchissippi  
Zoning R2G, Zoning By-law 2008-250

Dear Mr. Bellemare,

14899237 Canada Inc. has retained Miroca Design Consulting Services to act as agent on their behalf for the preparation of Minor Variance Applications for their lands known municipally as 505 Dawson Avenue, Ottawa, Ontario.

The following materials have been enclosed in support of these applications:

1. 1 copy of the completed Application Form
2. 1 copy of this cover letter prepared by Miroca Design Consultants Inc.
3. 1 full-sized copy and 1 reduced copy of the proposed Draft Reference Plan, prepared by Farley, Smith & Denis Surveying Ltd., Ontario Land Surveyors
4. 1 full-sized copy and 1 reduced copy of the Site Plan, Elevation Drawings, and 3D Streetscape prepared by Miroca Design Consultants Inc.
5. 1 copy of the Tree Information Report & Tree Replacement Plan prepared by Dendron Forestry Services
6. A cheque payable to the City of Ottawa, and a copy of the Deed showing ownership.

Purpose of the Application

The owner would like to construct two new 2-storey semi-detached homes on their property, the existing dwelling on the property is to be demolished. The proposed new dwellings will have front facing attached garages, and have a floor area of approx. 2,000sq.ft each.

## Relief Requested

In order to proceed, the owner requires the Authority of the Committee for Minor Variances as follows:

### Part 1:

- a) To permit a front-facing attached garage, whereas the By-law states that a front-facing garage is not permitted as per the outcome of the Streetscape Character Analysis. [Sec. 139(3)(b) & Sec. 140(8)(b)]

### Part 2:

- b) To permit a front-facing attached garage, whereas the By-law states that a front-facing garage is not permitted as per the outcome of the Streetscape Character Analysis. [Sec. 139(3)(b) & Sec. 140(8)(b)]

## Zoning

Zoning Bylaw 2008-250 | R2F

Section 139 – Low-Rise Residential in All Neighbourhoods Within the Greenbelt

Section 140 – Low-Rise Residential Development within the Mature Neighbourhoods Overlay

Section 144 – Alternative Yard Setbacks Affecting Low-Rise Residential in the R1 to R4 Zones Within the Greenbelt

*Table 1: Zoning Provisions*

Zoning Provisions	Required	Provided: Part 1	Provided: Part 2
Min. Lot Width	7.5m	8.19m	10.44m
Min. Lot Area	225m <sup>2</sup>	236.6m <sup>2</sup>	334.3m <sup>2</sup>
Max. Building Height	8m	7.75m	7.75m
Min. Front Yard Setback (Dawson)	6m	6.05m	6.05m
Min. Corner Yard Setback (Iona)	4.5m	N/A	4.57m
Min. Yard Setback (Kirkwood)	6m	6.18m	6.18m
Min. Interior Side Yard Setback	1.5m	1.27	N/A
Front Yard Landscaping	30% - Part 1 Fronts 35% - Part 2 Fronts 40% Part 2 Corner	35% & 91.8%	49.25% & 91.7% 100%
Max. Driveway Width	2.75m (Single)	2.74m	2.74m

**All performance standards of the zoning by-law are met in terms of lot width and area, building setbacks and height.**

## Existing Conditions and Area Overview

There is a 1-storey dwelling on the property which was constructed in the 1940s/50s, and has a floor area of approximately 1,000sq.ft. There is a driveway accessing the property from Kirkwood Avenue, the property also fronts onto Dawson Avenue and Iona Street. Kirkwood is an Arterial Road, Dawson and Iona are Local Roads. Transit service is provided along Kirkwood Avenue directly to the East and Clare Street to the South. The area is well served by a range of commercial and community amenities, principally along Richmond Road to the North. Hampton Park and Iona Park are nearby to the East.

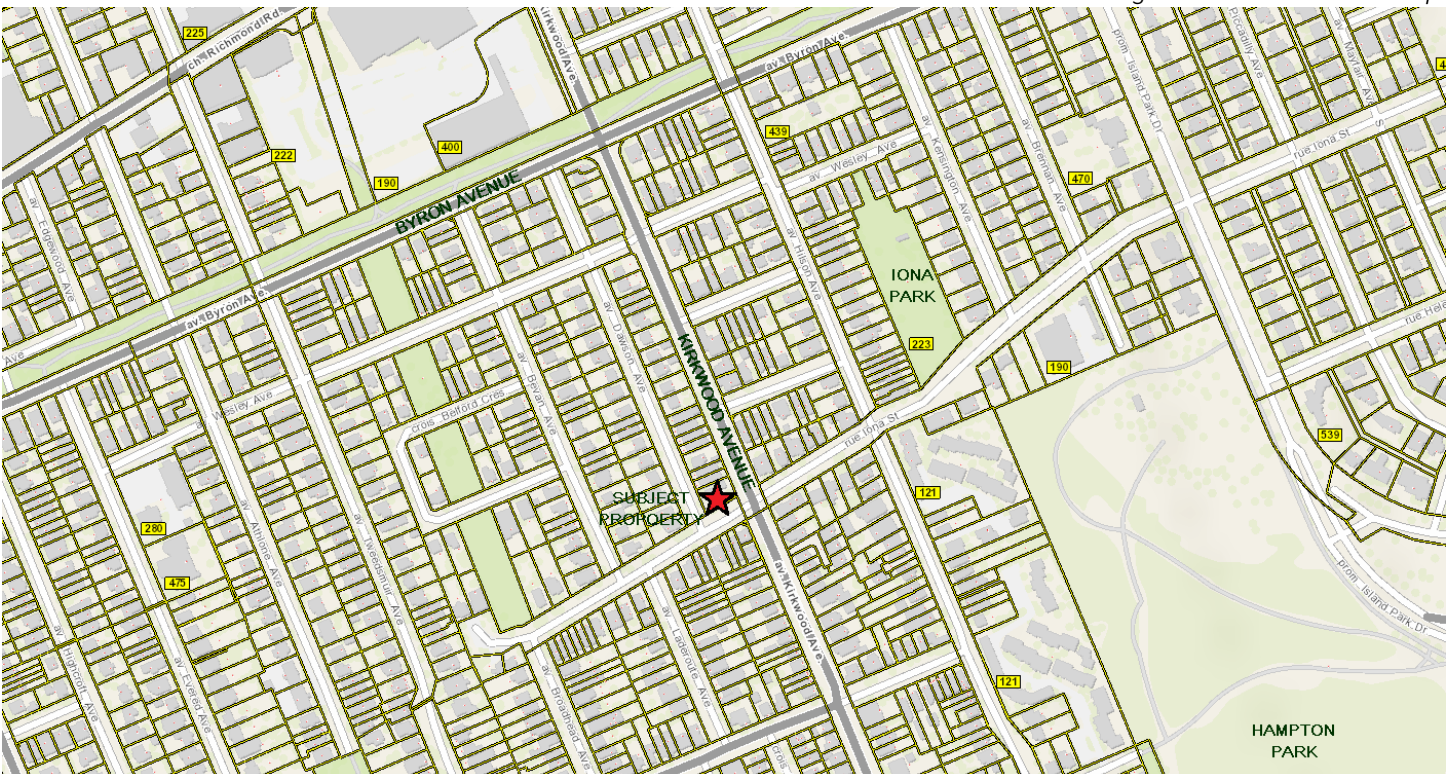
Figure 1: Existing home on Subject Property



### Neighbourhood Character

Hampton-Iona is a sub-neighborhood of Westboro, first established in the early 1900's. The majority of the residential development of the neighbourhood took place in the 1940s/50s and features predominantly classic suburban characteristics. Housing along Dawson Avenue is characterized by 1.5 storey single family homes, with many examples of more recent development in the form of 2-storey semi-detached dwellings. The replacement of the existing homes by larger 2-storey semi-detached dwellings on smaller severed lots has occurred throughout this area in the last 5 to 10 years to maximize residential development on these lots.

Figure 2: Site Location Map



## Four Tests

In support of the proposed application, the four tests for minor variances as provided for in Section 45(1) of the Planning Act, have been reviewed as follows:

### 1. General Intent and Purpose of the Official Plan is Maintained

The Official Plan provides direction that neighbourhoods located in the Inner Urban area and within a short walking distance to Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework. This is to be implemented through the Zoning By-law by supporting a wide variety of housing types with a focus on missing-middle housing and higher-density low rise residential development. The intent of the Evolving area is to signal a gradual shift towards a more urban built form.

The proposed new dwellings meet the intentions of the Official Plan by providing growth in the neighbourhood that is respectful of the established suburban context, while gradually moving towards a more urban model. The proposed new semi-detached homes increase the housing stock, by replacing one 1-storey detached dwelling with two 2-storey semi-detached dwellings, offering additional housing types and tenure of more units for missing-middle housing.

The property is located within the Evolving Neighbourhood overlay, and intensification through the creation of new homes moving towards a more urban built form meets the intention of the Inner Urban area policies. We feel this proposal is a good example of gentle intensification.

In keeping with the Official Plan directions, the proposed site design incorporates more lot coverage on smaller proposed lots, and includes space for soft landscape, trees and hard surfacing that is sensitive to the context of the street. The proposed new semi-detached homes are in-keeping with the low-rise residential character of the neighborhood, with height, massing and setbacks that fit in with the established context while also moving towards a more urban built form.

This proposal also maintains the intentions of the Official Plan by taking advantage of established transit service, water and sewer services and the network of roads, pathways, and designated cycling routes. It supports intensification in the Inner Urban area rather than developing lands at the periphery of the City, and supports the intensification targets for large-household dwellings for neighbourhoods. It contributes to a sustainable community by providing residential uses in close proximity to the rapid transit system, and a range of community amenities including employment and retail uses, thereby reducing travel and improving accessibility.

As such, we feel that the proposed minor variances meet the intent and purpose of the Official Plan.

### 2. General Intent and Purpose of the Zoning By-law is Maintained

The Zoning of the subject property is Residential Second Density, Subzone R2G. The intent of this zone is to restrict the building form to detached and two principal unit buildings, while allowing a number of other residential uses to provide additional housing choices within the second density residential areas. Ancillary uses are permitted for the principal residential use to allow residents to work at home. Development is to be regulated in a manner that is compatible with existing land use patterns so that the detached and two principal dwelling residential character of a neighbourhood is maintained or enhanced.

This proposal meets the intentions of the Zoning By-law by providing new semi-detached (two principal unit) dwellings which are compatible with existing land use patterns and the varied detached and semi-detached residential character of the neighborhood.

The intent of The Mature Neighbourhoods Overlay, Section 140 of the Zoning By-law and the Streetscape Character Analysis is that development should be consistent with the streetscape's dominant characteristics.

The Streetscape Character Analysis result was found to be ABA, which does not permit an attached garage or carport that faces the street. Despite the arbitrary streetscape character analysis results, this proposal is consistent with the established character of this whole block of Dawson Avenue and adjacent properties along Iona Street, which predominantly feature newer semi-detached homes with attached front-facing garages and single driveways. The proposed front-facing attached garages are consistent with the streetscape's dominant characteristics. See figure 3.

*Figure 3: Conceptual Streetscape Rendering*



### 3. Desirable for the appropriate development of use of the property

We feel that this proposal is desirable for the area as it provides intensification in the heart of the City, while still maintaining adequate private yard amenity space and greenery. The proposed design will protect mature trees wherever possible, under the direction of a professional arborist. Existing trees on site have been assessed throughout the planning stage, and the design will follow the arborist's advice on best practices to maintain and protect them or replace them with new desirable trees where applicable.

The design will work towards improving the site grading and drainage, and to mitigate any impact to adjacent properties, in accordance with the City of Ottawa requirements. This may include culverts, retaining walls and/or other measures following the recommendations of a professional engineer.

We feel that this proposed site design maintains, or enhances, the residential character of the neighbourhood. The dimensions of the proposed lots are appropriate for the intended use, and are compatible with the established lot fabric. The design is respectful of the adjacent properties and seeks to avoid and/or mitigate any privacy concerns or impact to the neighbours.

The minor variances for front facing garages are respectful of the existing character of the neighbourhood and are desirable for the general intent and purpose of the Zoning By-law, creating functional semi-detached dwelling units. Through gentle intensification in the context of the neighborhood, taking advantage of existing infrastructure services, and proximity to community amenities, this proposal is desirable for the intentions of the Official Plan.

4. The variance is minor

Relief is requested to permit front-facing attached garages, whereas the By-law states that a front-facing garage is not permitted as per the outcome of the Streetscape Character Analysis.

The parking characteristics along Dawson Avenue are semi-detached dwellings with single front-facing attached garages, and single-family homes mixed with front-facing garages, rear yard garages and side yard parking. While we recognize that the lots which we were required to reference for the SCA result in an ABA dominant character, we feel that the single-width front-facing attached garages proposed have no adverse impact on the established character of the street or adjacent neighbours. The proposed design complies with all other provisions of Sec. 139 in terms of soft landscaping in the front yard, and garage setback from the front entrance.

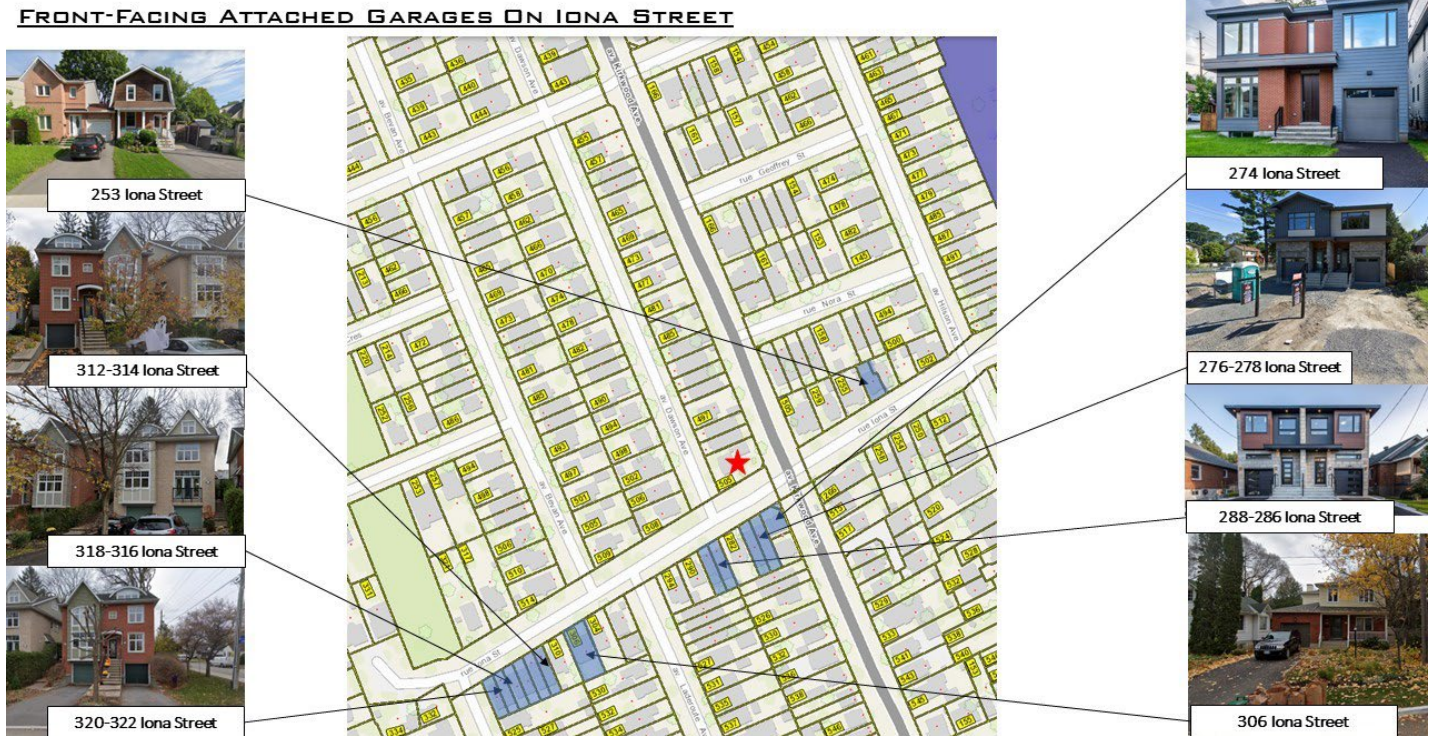
Figure 4: Front-Facing Attached Garages on Dawson Avenue

**FRONT-FACING ATTACHED GARAGES ON DAWSON AVENUE**



Additionally, front-facing garages are a predominant feature along Iona Street, with a SCA result of BBA. The proposed new semi's are located on the corner directly adjacent to the front facing garages along Iona. Therefore, we feel that the proposed garages are in keeping with the established streetscape characteristics. See figure 5.

Figure 5: Front-Facing Attached Garages on Iona Street



Many of the existing homes along the east side of Dawson Avenue benefit from garages in the yard accessed from Kirkwood Avenue. As a result, some of the streetscape facing Dawson Avenue does not feature garages, which contributes to the ABA SCA result. However, driveway access from Kirkwood Avenue is considered undesirable for this proposal since Kirkwood Avenue is an Arterial Road. This property is unable to benefit from the Kirkwood driveway access which is in direct contradiction to the ABA streetscape character results on Dawson which it is being required to adhere to. See figure 6.

Figure 6: Driveway Access from Kirkwood Map



## Urban Design Guidelines for Low-rise Infill Housing

The proposed new dwellings at 505 Dawson Avenue were designed in consideration of the purpose and objectives of the Urban Design Guidelines for Low-rise Infill Housing. The proposal incorporates setbacks which preserve and integrate existing natural features, and are consistent with the cultural landscape of the neighbourhood. The design maintains rear yard amenity space that is generally consistent with the pattern of the neighboring homes. The proposed dwellings feature primary entrances that are inviting and visible from the street, articulation of the front façade, and distinguishing characteristics creating distinct identities for the units.

## Pre-consultations

Pre-consultations were held with Margot Linker in the Development Review Department, and Nancy Young, Planning Forester.

A letter explaining our application and plans was provided to the Hampton-Iona Community Association for their review and comments. A flyer explaining the proposal has also been distributed to all surrounding neighbours.

## Trees

Existing trees on site were assessed by Dendron Forestry during the preliminary design stage for this file. There are 4 trees on the property which meet the City of Ottawa Tree Protection By-law guidelines for assessment. Please refer to enclosed Tree Information Report and Tree Replacement Report.

The sugar maple in the front yard facing Dawson Avenue is in severe decline and has been recommended for removal by the arborist. The Norway maple in the front corner yard will be protected during construction, as will the Little leaf linden tree in the yard facing Kirkwood Avenue. There is a small City-planted Oakleaf mountain ash tree in the corner side right of way which has died and should be removed.

It is proposed to plant three new large deciduous trees on the property at completion of the project, one to be located in the front yard facing Dawson, and two on the corner side right of way.

## Conclusion

With respect to the Minor Variances, it is our opinion that the variances are desirable for the appropriate development or use of the land, the general intent and purpose of the Official Plan and Zoning By-law are maintained, and the variances sought are minor.

We trust this is satisfactory. Please do not hesitate to contact us if you require further information.

Regards,

Michael Segreto  
Miroca Design Consulting Services Inc.