

BLACKBURN REAL ESTATE HOLDINGS INC.

ATTENTION: COMMITTEE OF ADJUSTMENTS

Dear Committee Members;

Reference: 28 Manchester St.
Application for Minor Variance

The following letter describes the existing conditions of the site, the proposed development and the rationale in support of the application:

Existing Conditions

The subject site is located in the Stittsville ward of the City of Ottawa, south of Manchester Street, west of Stittsville Main Street, east of Jonathan Pack Street and north of Abbott Street. The Subject Site was formerly one large lot on a plan of subdivision that was severed into four parcels by Consent Application B08-01-22/B-00065 to B08-01-22/B00067 heard on April 29 2022. We have since built the house occupying the created vacant lot on Abbott st (Part 3) and have submitted building permit applications for part 1 (A24-000839) and part 2. As part of the building permit process we realized that though we plotted the house on the property and fit all the required setbacks, grading and drainage requirements and other conditions, the house that was planned was larger than the 40% lot coverage required in Section 156 Table 156A. We are requesting a minor variance to build, the exact same house that was submitted as part of the original consent application, but that covers 43.1% of the lot 3.1% more than the zoning By-law allows.

Minor Variance Applications

Part 1

- a) To permit an increased lot coverage of 43.1%; whereas the By-law requires a maximum coverage of 40% (Section 156, Table 156A, Subzone D, Column III)

Rationale

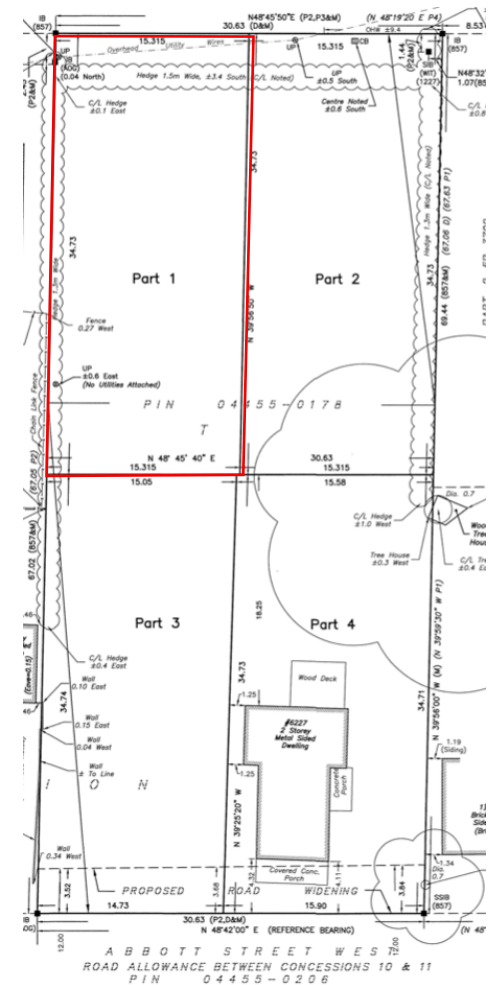
The Subject Site is designated as 'General Urban Area' on Schedule B of the City of Ottawa Official Plan. The General Urban Area permits "the development of a full range and choice of housing types to meet the needs of all ages, incomes, and life circumstances." Policy 5 of Section 3.6.1 generally states that The City supports intensification in the general area where it complements the existing streetscape, pattern of development and planned development for the area. The minor variance applications supports the pattern of development as originally intended in the first meeting, will enhance and compliment the existing streetscape, and keep in line with future planned development in the area.

The requested Minor Variances meet the four tests for a minor variance under Section 45 (1) of the Planning Act.

1. The first test is that the general intent and purpose of the Official Plan is met. The Subject Site is designated General Urban, which encourages infill and intensification. The proposed low-rise development of the lot will enhance and compliment the desirable characteristics of the streetscape. The design is consistent with the character of the community with regards to height, massing, and setback from the front lot line as requested in Policy 20 of

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Section 2.2.2 in the Official Plan with regards to infill intensification. Therefore the intent of the General Urban Area designation is maintained and the first test satisfied.

2. The Second test is that the general intent and purpose of the By-law is upheld and maintained. The current zoning in the R1D area is based on the Goulbourn Zoning By-Law 77-60 passed May 1, 1978. This same house design went through the entire process of consent and minor variance already and all parties including planners were ok with the house, it just ended up that the lot is a little smaller than our normal infill lots. This is lot size and fabric is a good compromise to gain intensity while still respecting the intent of the surrounding streetscape. and the 4 back yards that connect to it.

The requested minor variances facilitate the development of a detached dwelling unit which is permitted in the R1 Zone. The design, scale and mass match that of the streetscape and residential character of the neighbourhood. Just 100m down the road we completed another development of similar size, scale and lot fabric and it has been met with positive feedback from the neighbours and community. Therefore the intent and purpose of the 2008-250 Current By-law is maintained.

3. The third test for minor variance is that the variance be considered desirable for the specific use of the Subject Site. This infill development takes into account the built form of the neighbourhood, and the streetscape surrounding the Subject Site. The existing neighbourhood has a very wide array of lot fabric, and there are many lots in the area that are strong candidates for development similar to the subject site in the future. The proposed development respects the existing height, scale, design, set backs, and streetscape of the current neighbourhood, therefore keeping the proposed development desirable with respect to the neighbourhood.

4. The fourth test of a minor variance is that the variances requested are in fact minor in nature. The requested variances to permit increased lot coverage do not effect the functionality of the Subject Site and the proposed buildings to fit on the site keep similar house elevations and street scape to the surrounding houses and properties. All subject requirements for setbacks within the R1D one will be met as per the elevations attached. Since the requirements of the Zoning By-law have been met, and adequate setbacks for sound and fire provisions have been met and/or exceeded the Subject property can still be used as the R1D Zoning intended. Though the lots are slightly smaller than the directly abutting properties the choice of height and scale has been carefully chosen to blend the new home with the old homes that are there.

Conclusion

The proposed development for the Subject Site has met the four tests for a minor variance, and maintains the intent and purpose of the City of Ottawa's Official Plan and 2008-250 Zoning By-law. Furthermore, the requested minor variances continue to respect the lot fabric and streetscape of the neighbourhood while moving towards the City of Ottawa's mandate to intensify rather than sprawl new development.

Should you have any questions with regards to the applications please do not hesitate to contact me.

Yours Truly,

Blackburn Real Estate Holdings Inc.

Todd Sinclair, Owner.
613.818.7868
