

April 3, 2024  
City of Ottawa  
Secretary Treasurer  
Committee of Adjustment  
101 Centrepointe Drive  
Ottawa, Ontario, K2G 5K7

**Committee of Adjustment**  
Received | Reçu le  
  
**2024-04-03**  
  
**City of Ottawa | Ville d'Ottawa**  
**Comité de dérogation**

**RE: Minor Variance and Consent Application 154 Sanford Avenue**

Please find enclosed a Minor Variance and Consent Application for 154 Sanford Avenue.

I am writing on behalf of my client, who owns the property of 154 Sanford Avenue. My client wishes to demolish the existing single dwelling, sever the property into two parts, and construct two single dwellings with additional dwelling units (6 units total). The applications meet the criteria for consent as per Section 51(24) of the Planning Act: there are no grading issues on site, services to the site are adequate, and the proposed severances reflect the regular and customary division of land. The proposal for two detached homes with additional dwelling units meets the intent of the Official Plan for intensification in this area.

The proposed development meets the zoning requirement for lot area for two new homes and meets the City By-Law's intent for development of corner lots. However, the shape of the lot is such that variances are needed for lot width. In addition, we are requesting a variance to permit 0 parking spaces on one of the lots to preserve a large rear yard tree and comply with the Carleton Heights Secondary Plan prohibition on new driveways.

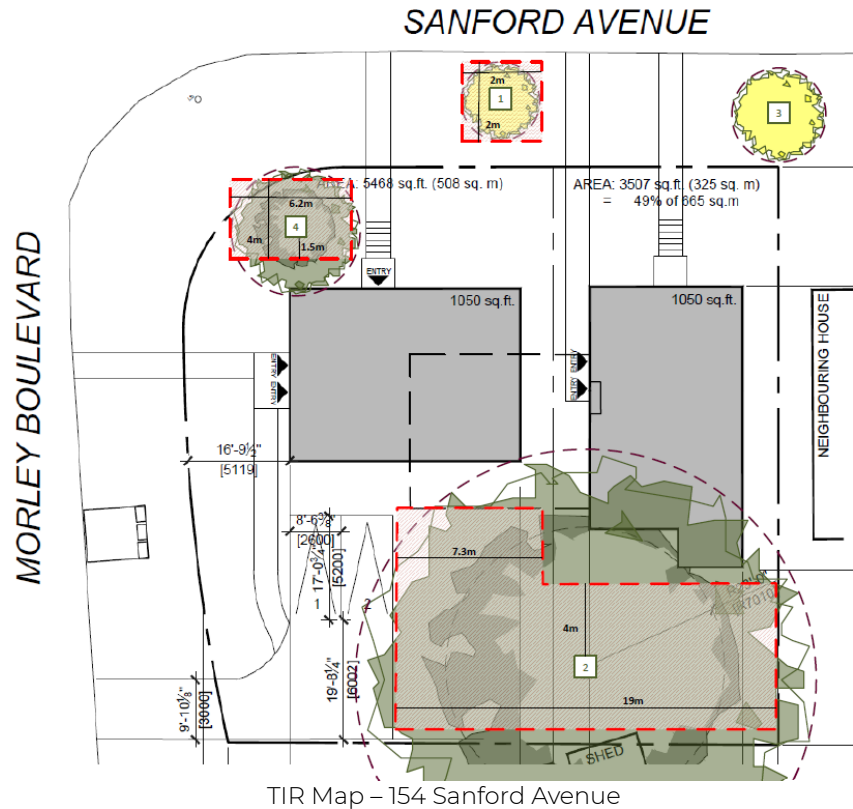
We are submitting four applications, one minor variance application for each single dwelling, and one severance application for each single dwelling.



3D Model - 154 Sanford Avenue

We are requesting variances to allow a 16.3m lot width for one single and a 11.2m lot width for the second single, whereas the by-law requires an 18m lot width for both. Table 156 Endnote 3 of the By-law sets out the conditions under which corner lots can be severed in half to build two houses. This corner lot meets the intent of that section of the By-law by allowing two houses to be built on lots of the required size with architectural expression that animates both street frontages. When the By-law was written it was assumed that the majority of these corner lots would be rectangular in shape, rather than square. The square shape of this lot results in the need for lot width variances, as each half is longer and narrower than would result with the severance of a rectangular lot. It is likely that the authors of this By-Law clause did not foresee this scenario.

We are also requesting a variance to permit zero parking spaces on the interior lot. 154 Sanford Avenue is a 450m walking distance from the Prince of Wales rapid transit station as per Schedule 2A, meaning that the sites high level of public transit access significantly reduces the need for parking. The units will be rented to students, and the property is walkable and bus-able to Carleton University. In addition, the establishment of a parking space on the interior lot poses substantial risks to existing trees on and off the site. Results from the TIR confirm that a driveway to the interior lot from Sanford Avenue would impact one or the other of the two City street trees (depending on driveway orientation). Extending the proposed driveway to the corner lot from Morley Boulevard was also considered as an option, as it followed the prohibition on new driveways. However, doing this would seriously damage the large oak tree in the rear yard. As a result, this variance is being primarily requested in order to preserve the existing trees.



4 Tests: Is this proposal...

minor in nature?	Yes, the reduced lot widths are minor and are a result of the lot orientation. The proposed lots meet the lot area requirement. Reducing the parking requirement is also minor as it will result in the retention of trees. Units will be rented to students who are walking and bussing distance from Carleton University.
appropriate and desirable for this neighbourhood?	Yes, similar lot frontages are already present in the neighbourhood (some are also smaller), and this development will add high quality architectural expression on two streets.
in keeping with purpose and intent of zoning By-law?	Yes, the lot width variances are in keeping with the intent of the By-law and are required by virtue of the shape of the lot. Yes, the parking variance meets the By-Law intent as the site is easily accessible by public transit.
in keeping with purpose and intent of Official Plan?	Yes, this proposal enriches the streetscape with high quality architectural design and materials and allows for sensitive and appropriate intensification in keeping with the character of the neighbourhood development patterns and architectural patterns, while prioritizing tree preservation.

If you require any further information, please call me at 613-853-2822.

Regards,



Rosaline J. Hill  
BES, B.Arch., OAA, MRAIC, RPP, OPPI