



Property Standards & Construction

April 3, 2024

The City of Ottawa
Committee of Adjustment
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Committee of Adjustment
Received | Reçu le

2024-05-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Minor Variance Application for Ground Floor Glazing Change
1316 Carling Ave., Ottawa, Ontario

To Whom It May Concern,

This letter is to accompany our minor variance application requesting relief from the zoning requirement to have 50% of the ground floor façade facing Carling Ave. comprised of transparent glazing and active entrances, as per Zoning By-law 2008-250 Sentence 186.(10)(h).

Background & Zoning:

The building at 1316 Carling Ave. was originally constructed circa 1969 as a 22-storey residential apartment building with commercial spaces on the ground floor. The property is currently zoned AM10 – Arterial Mainstreet Zone 10, which permits both uses.

The original ground floor spaces operated as commercial tenancies until 2021, when Homestead obtained building permit approval to convert the western half of the ground floor commercial spaces to residential apartments. Recently in February 2024, we have received permit approval to proceed with Phase 2 to convert the remaining easterly half of the ground floor commercial space to apartments. At the completion of Phase 2 (fall 2024), there will be no commercial spaces remaining on the ground floor.

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www.homestead.ca • Homestead Land Holdings Limited

Regarding the requested variance, Sentence 186.(10)(h) of the current AM10 zone requires “a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and active customer or resident entrance access doors”. This requirement is related to the permitted/original ground floor commercial uses, to create a commercial storefront appearance for the ground floor of the building along Carling Ave. and promote engagement with vehicle and foot traffic for commercial uses. As there are no longer any commercial spaces on the ground floor, we are seeking a variance to modify the front façade to better accommodate the new residential uses.

Variance Request Rationale:

With the recent renovations to the ground floor, the new residential apartments do not require the same engagement with the street-scape, and in fact, benefit more from smaller transparent windows and fewer or no active entrances along the front façade. We propose individual windows for the apartment spaces (similar to the upper levels of the building) and new in-fill exterior walls for the balance of the façade, with new EIFS coatings to match the rest of the building. The proposed percentage of transparent glazing is approximately 27%, and the only active entrance would be the existing main entrance to the apartment building lobby (no exterior doors are proposed to any apartments).

Smaller windows with smaller transparent glazing areas allow a higher percentage of the façade to be new insulated wall assemblies, with higher R-values than the required transparent glazing. The new in-fill exterior walls will be insulated to current Ontario Building Code requirements, with continuous insulation and new EIFS coatings on the exterior, which will be significantly more energy efficient than glazing assemblies. For example, the new exterior walls would provide approximately R30 insulation, versus glazing assemblies that are approximately R3-R5 or lower. Having a higher percentage of the wall area as the more insulative assembly means a more energy efficient building envelope, which will reduce energy loss, lower heating costs and reduce CO₂ greenhouse gas emissions. Insulated wall assemblies also provide much better sound attenuation than large transparent glazing assemblies, creating quieter and healthier indoor environments for the ground floor apartments. Having no active entrances along the front façade for the apartments creates further privacy for the ground floor residents and provides increased security from the possible threat of break-ins, or visitors to the site that may mistake a suite entrance door with the main apartment entrance. No exterior doors from the suites also allows Homestead to better manage access to the building, which would only be possible through the main apartment building controlled entrance doors.

With respect to the requirements of Section 45 of the Planning Act, Article (2), this proposal:

- i. *is minor in nature* as it only affects the front-facing façade at the ground level (less than 2% of the total building façade),
- ii. *is desirable for the appropriate use of the land* as less glazing creates a more energy efficient building that provides better comfort and security for residential tenants,
- iii. *meets the intent and purpose of the Official Plan* as this proposal does not change the nature of the current use of the property, and
- iv. *meets the intent and purpose of the Zoning by-law* as this proposal does not change the nature of the current use of the property.

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We look forward to meeting and discussing this application with the Committee and any other interested parties. If there are any questions or concerns, please do not hesitate to contact the undersigned.

Yours truly,

A handwritten signature in black ink, appearing to be 'Annika van der Ploeg', written over a horizontal line.

Annika van der Ploeg
Project Manager, Property Standards & Construction

cc: file.