

P. H. Robinson Consulting  
Urban Planning, Consulting, and Project Management

City of Ottawa Committee of Adjustment  
101 Centrepointhe Drive, 4<sup>th</sup> Floor  
Ottawa, ON K2G 5K7

November 20th, 2023

Attn: Mr. Michel Bellemare - Secretary Treasurer

Re: 630 Tweedsmuir (Consent application) - Ward 15  
Stephen Payam Fazli  
Lot 7, Registered Plan 451, City of Ottawa

**Committee of Adjustment**  
Received | Reçu le  
  
2023-11-21  
  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

On behalf of the owners of 630 Tweedsmuir, we are submitting the enclosed primary consent applications. This property was subject to previous severance and minor variance applications which were heard in January 2021. The intent of the applications was to sever the property into three parcels with reduced lot areas and front yard setbacks to construct a pair of semi-detached dwellings and a detached dwelling. The proposed development applications were not approved by the Committee of Adjustment.

The property is currently subject to a building permit (File No.2108993) which was issued on September 17 2021. The building permit is for a pair of semi-detached dwellings with attached garages on a corner lot which are currently nearing completion (see photos on the following pages taken in September 2023). Once construction is completed, this building will be ready for ownership by separate families which triggers the need for the severance application. This severance application will create two zoning compliant lots each with a semi-detached dwelling each accessed by a single-lane driveway.

The property is zoned R4UA [2686] H (8.5), it is within the Mature Neighbourhoods Overlay and the Westboro Development Overlay as per Schedule 430 of the Zoning By-law. As per Section 146, (1) The Westboro Development Overlay takes precedence over any other section. This has implications on the maximum permitted building height which is indicated in the parent zone at 8.5 m, but it is indicated as 10.7 m as per Section 146, (6) (a) (ii). The proposed building height is 10.66 m as shown on the elevations submitted in support of this application.

The interior yard area is required as per Section 144, (5) (b) and has been designed as per Section 144, (6). The purpose of the interior yard area is to provide a backyard amenity space for the created interior unit as it does not have a functional rear yard setback. This area is needed whether or not the lot is to be severed. The building permit application was approved as a single lot, but the building was designed to be Zoning compliant as two lots in anticipation of the severance.

### SCA details

A Streetscape Character Analysis was completed as per building permit requirements. It was determined that the Tweedsmuir frontage is permitted to have an attached front-facing garage or carport, a single lane driveway, and it must have a front-facing door. The Dovercourt frontage is permitted to have an attached front-facing garage or carport, a single lane driveway, and it must have a front-facing door.

### Site Photos



**Subject property Tweedsmuir frontage. September 2023 photo. Construction nearing completion**

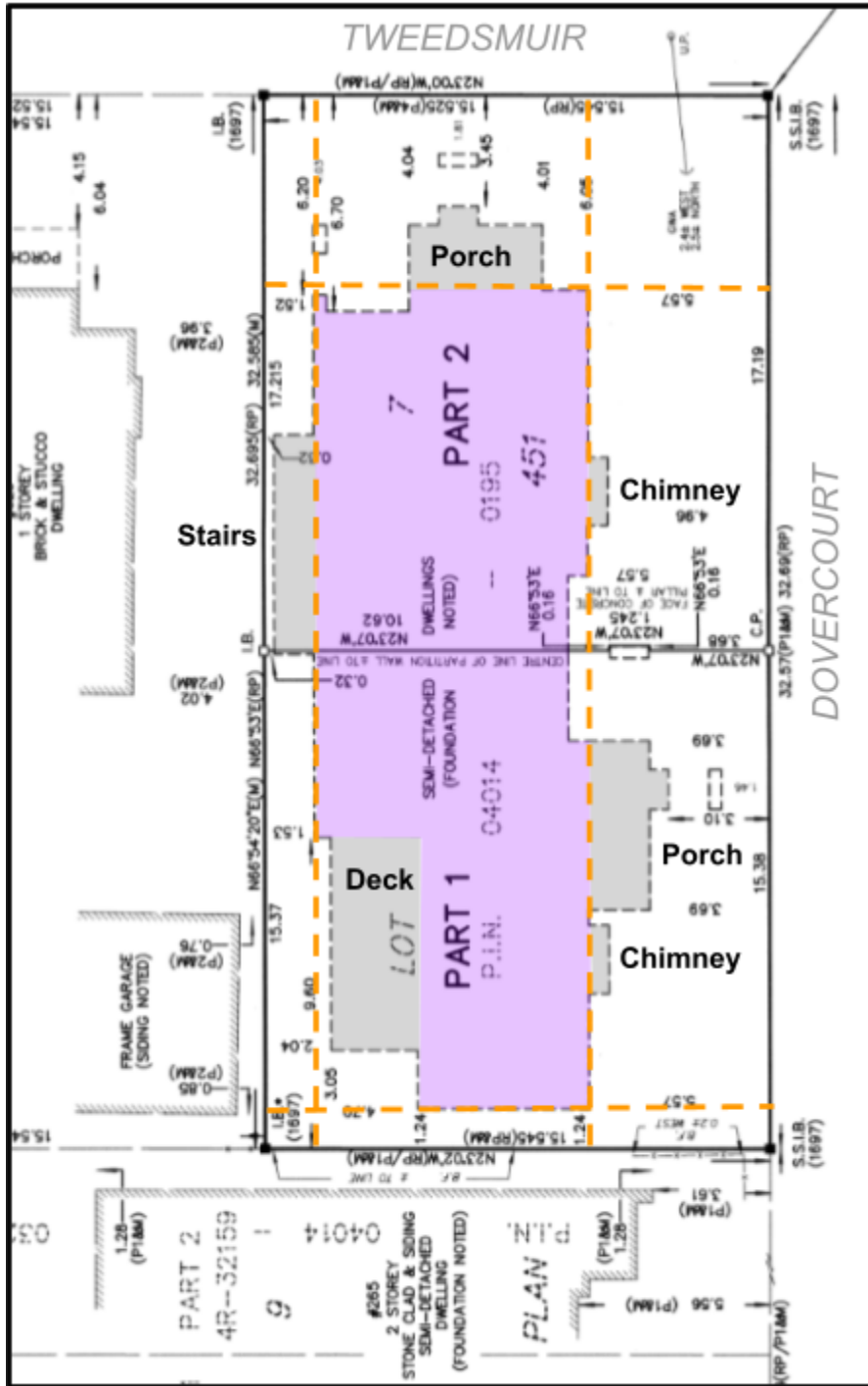


P. H. Robinson Consulting  
Urban Planning, Consulting, and Project Management



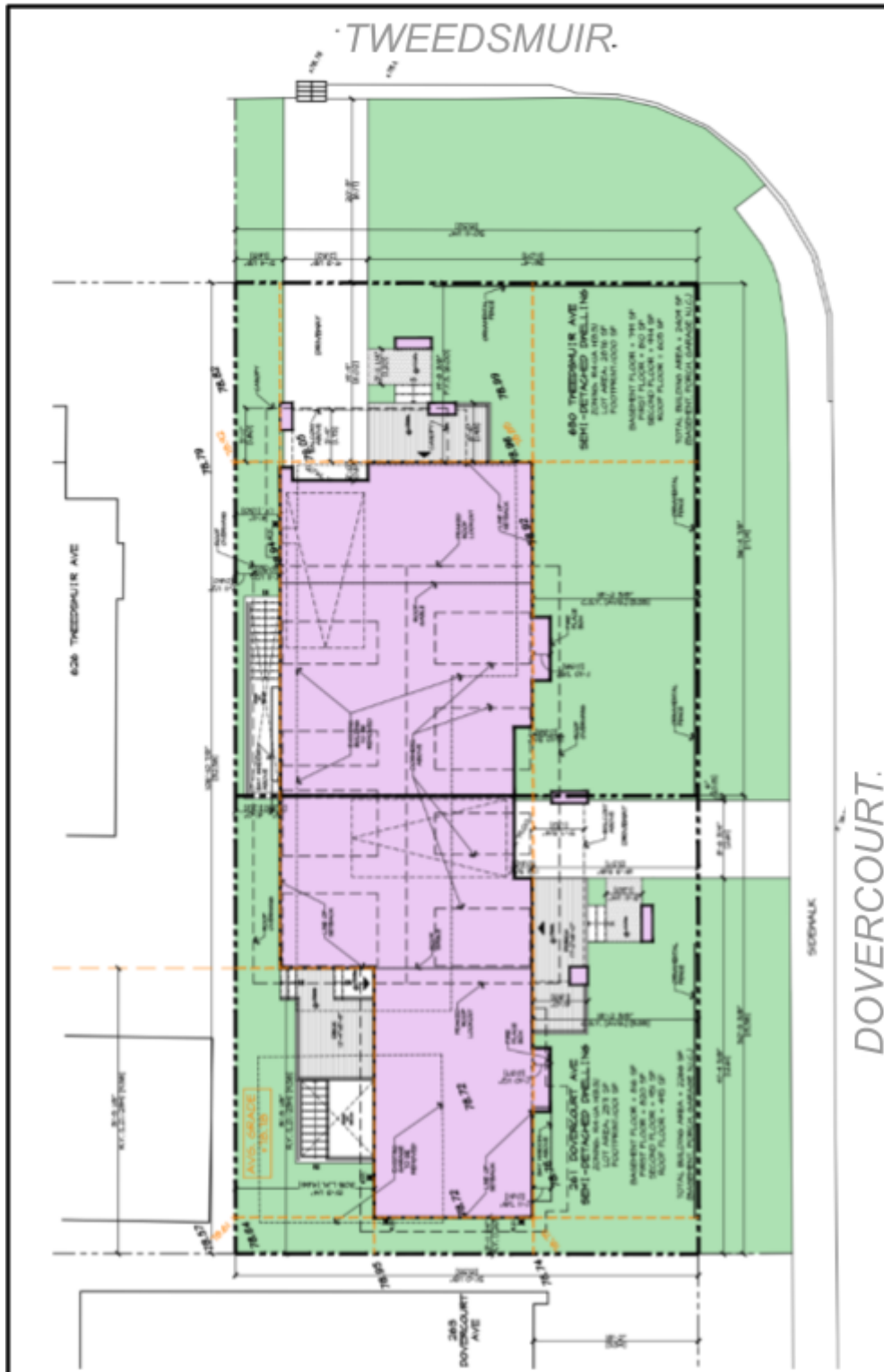
**Subject property Dovercourt frontage. September 2023 photo. Construction nearing completion**

100 Palomino Drive, Ottawa, Ontario K2M 1N3  
Phone: 613 599 9216  
Email: [probinson@probinsonconsulting.com](mailto:probinson@probinsonconsulting.com)



- Setbacks
- Building footprint
- Permitted projections

Draft 4R Plan.



Site Plan.



P. H. Robinson Consulting  
Urban Planning, Consulting, and Project Management

Section 53 (1) of the Planning Act indicates that ‘ an owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorised in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).

Section 51 (24) of the Planning Act states that in considering the draft of a subdivision, the following factors will be considered:

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; i.e the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems (f), the orderly development of safe and healthy communities (h), the appropriate location of growth and development (p), the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians.

This severance will create two lots with adequate provisions for water, sewage, and waste management systems. Both lots will have frontage on a public road, individual driveways for personal vehicle use, and access to alternative modes of transportation such as walking, cycling, and public transit. The development represents a sustainable design by proposing a building form featuring two dwelling units on a lot where previously only one unit existed. Additionally, there is a sidewalk connection along the north side of Dovercourt to both Churchill and Kirkwood Avenues which feature bike lanes, public transit, and protected pedestrian infrastructure.

The proposed severance will create a similar lotting pattern to 618 Tweedsmuir/258 & 260 Duncairn which are located 30m north of the subject property and are also located in a R4UA zone. As demonstrated on multiple lots fronting on both sides of Dovercourt and Tweedsmuir, semi-detached dwellings are a common building typology for the neighbourhood. Therefore, this application represents the orderly development of safe and healthy communities, with the intersection of Tweedsmuir and Dovercourt an appropriate location of growth and development.

(b) whether the proposed subdivision is premature or in the public interest;

The subject property is located in the Evolving Neighbourhood Overlay as per Schedule B2 of the Official Plan. This indicates that this area of the City is anticipated to be developed according to Section 5.6 of the Official Plan. This section details that the “Evolving overlay is applied to areas in close proximity to Hubs and Corridors to signal a gradual evolution over time that will see a change in character to support intensification, including guidance for a change in character from suburban to urban to allow new built forms and more diverse functions of land.” Therefore, lots such as these which can accommodate more than one dwelling unit should be developed using compact, urban building forms such as semi-detached dwellings. Even though this is considered a

compact building form, the resulting dwellings will be oriented towards families as they have four bedrooms and both outdoor and indoor amenity areas.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

Section 2.2.1 Intensification and Diversifying Housing Options

*Policy i) Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods*

*Policy ii) Provide housing options for larger households*

This property is approximately 650m from the Hub containing the Westgate shopping centre located south of Highway 417 and is approximately 300m from Churchill Ave which is a north/south minor corridor connecting Richmond Rd and Carling Ave. Intensification in this area will support the evolution towards a 15-minute neighbourhood as the Westgate shopping centre provides a variety of daily amenities such as pharmacies, clinics, grocery stores, a bank, cafes and restaurants. More amenities and employment opportunities are located within 1km on Richmond Rd and Carling Ave. These key sites are accessible via private vehicle, public transit, as well as cycling lanes and sidewalks. The proposed units contain four bedrooms and are designed with families in mind. The units contain ample living and recreational space for families to use as they grow.

Section 4.2 Housing

*4.2.1 (1) 1) A diverse range of flexible and context-sensitive housing options in all areas of the city shall be provided through the Zoning By-law, by: b) Promoting diversity in unit sizes, densities and tenure options within neighbourhoods including diversity in bedroom count availability; c) Permitting a range of housing options across all neighbourhoods to provide the widest possible range of price, occupancy arrangements and tenure;*

The proposed development represents a slight deviation from the typical detached dwelling found on Tweedsmuir and Dovercourt. The semi-detached dwelling typology allows the property to accommodate more than one dwelling unit. The intent is for each side of the semi-detached dwelling is to be owned separately by two different families.

Section 4.6 Urban Design

*4.6.5 (3) Development shall minimise conflict between vehicles and pedestrians and improve the attractiveness of the public realm by internalising all servicing, loading areas, mechanical equipment and utilities into the design of the building, and by accommodating space on the site for trees, where possible. Shared service areas, and accesses should be used to limit interruptions along sidewalks. Where underground parking is not viable, surface parking must be visually screened from the public realm.*

This development proposed to have vehicular access off Tweedsmuir and Dovercourt

which each lead to a single lane driveway and attached garage as permitted by the Streetscape Character Analyses. This site access will not interfere with the existing sidewalk on Dovercourt. There is no existing sidewalk on Tweedsmuir. Therefore, parking will be off-street and screened from the public.

#### Section 5.2 Inner Urban Transect

*5.2.2 (2) The transportation network for the Inner Urban Transect shall: a) Prioritise walking cycling and transit; and b) Accommodate motor vehicle access and movement provided doing so does not erode the public realm nor undermine the priority of pedestrians, cyclists and transit users.*

This application is proposing a single car garage per dwelling unit. While this proposal is not required to provide any parking, the provided parking does not undermine the public realm and will not undermine the priority of pedestrians, cyclists, and public transit users because it is limited to providing a single car garage.

*5.2.4 (1) Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. Table 3b indicates within the Neighbourhood designation: Existing lots with a frontage approximately 15 metres or wider: - Target of 50 per cent for Low-rise buildings shall be large-household dwellings within intensification. A target residential density range is 60 - 80 dwellings per hectare (Inner Urban Transect).*

The subject property features 15.52 m of frontage on Tweedsmuir and 15.38 m of frontage on Dovercourt. Both units are considered large-household dwellings as they contain four bedrooms each.

#### Section 5.6 Overlays

*5.6.1 .1 (1) 1) The Evolving Overlay will apply to areas that are in a location or at stage of evolution that create the opportunity to achieve an urban form in terms of use, density, built form and site design. The Overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, by providing: a) Guidance for a gradual change in character based on proximity to Hubs and Corridors, c) Direction to built form and site design that support an evolution towards more urban built form patterns and applicable transportation mode share goals;*

Due to the subject site's proximity to the Churchill and Kirkwood minor corridors as well as the Carling Ave mainstreet corridor, all blocks south of Avondale are covered with the Evolving Neighbourhood Overlay. This overlay supports the intensification of this otherwise low density neighbourhood. The proposal is still considered a low-rise development but it represents intensification of the current site by replacing one dwelling unit with two. The semi-detached building typology represents a more urban



built form as it is able to accommodate more people as the neighbourhood densifies.

Section 6.3 Neighbourhoods

*6.3.1 (2) Permitted building heights in Neighbourhoods shall be Low-rise*

The proposed development represents a low-rise building within the neighbourhood designation considering it is a maximum of three storeys.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The proposed lots conform to the Zoning By-Law requirements and similarly sized lots can be found within 150 m of the subject property. The proposed development is permitted in the R4UA zoning and follows the general characteristics of the neighbourhood.

(f) the dimensions and shapes of the proposed lots;

The created lots will have an area of 239.5 m<sup>2</sup> (Part 1) and 267.0 m<sup>2</sup> (Part 2) with frontages of 15.38 m (Part 1) and 17.19 m and 15.53 m (Part 2). There are many other examples on Dovercourt of semi-detached dwellings with lot areas ranging from 180 m<sup>2</sup> - 270 m<sup>2</sup>. Other examples of corner semi-detached dwellings on Tweedsmuir have areas of about 185 m<sup>2</sup> and frontage on Tweedsmuir of about 13 m. Specifically 594 Tweedsmuir & 253 Avondale to the north of 630 Tweedsmuir.



GeoOttawa image of 594 Tweedsmuir and 253 Avondale.

- (i) the adequacy of utilities and municipal services;

As demonstrated on the civil plans filed with the subject property's building permit, there are sufficient provisions for municipal services. Additionally, being in the inner urban area, there is availability for standard utilities.

- (j) the adequacy of school sites;

There are a variety of schools from various school boards within approximately 1 km radius from the subject site. To the north there is the Westboro Montessori School, Churchill Alternative Elementary School, Hilson Ave Public School. To the west is Nepean High School, Broadview Public School, Notre Dame High School, and Edelweiss Private Academy. To the south is Revel Academy, Machon Sarah High School, St. Elizabeth Elementary School, and W.E Gowling Public School.

P. H. Robinson Consulting  
Urban Planning, Consulting, and Project Management

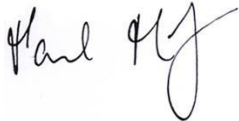
At this time we are submitting the following in support of the application:

- Completed application form (1 original) for the standard consent application,
- Property owner's authorization for submission of the application
- Land Registry Office Transfer documents showing ownership
- Lawyer's letter requesting a retained land certificate and confirming there are no ownership issues that would contravene section 50 of the Planning Act
- Application fees
- Streetscape Character Analysis letters for the property as submitted for the building permit application
- Draft 4R Plan showing the severance line along the party wall
- Tree Information Report and Tree Replacement Report

When the notification signs are ready for this application could you please email the undersigned and I will arrange for their installation on the property.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at [probinson@probinsonconsulting.com](mailto:probinson@probinsonconsulting.com)

**P H Robinson Consulting**



Paul Robinson RPP