

Champlain Park Community Association (1991 Ontario) Ont/Corp # 000923164
Re: 156 and 158 Northwestern Avenue Development Proposal

April 12, 2013

Champlain Park Community Association (CPCA)
c/o Lynne Bankier, Co-chair
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Secretary Treasurer
City of Ottawa
Committee of Adjustment
101 Centrepointe Drive
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Re: COA Public Hearing April 17, 2013, Panel 1
156 and 158 Northwestern Avenue (Kitchissippi Ward - 15)

R2D under Zoning By-law 2008-250, as amended by By-law 2012-147

Consent:
File no: D08-01-13/B-00078 and D08-01-13/B-00079

Minor Variance:
File no: D08-02-13/A-00077 and D08-02-13/A-00078

The Owners want to demolish their existing semi-detached dwelling and subdivide their property into two separate parcels of land. It is proposed to construct two, two-storey detached dwellings, with one dwelling on each of the newly created parcels.

Dear Committee Members,

The goal of the Champlain Park Community Association (CPCA) is to ensure that new infill housing is as compatible as possible with the existing streetscapes as per the compatibility criteria in the City of Ottawa Official Plan, and complies with the architectural design principles specified in the Urban Design Guidelines.

We discussed the CPCA's goals and objectives for this community with the owner at a meeting of February 26th before the submission of these applications and had the opportunity to review the proposal and plans for the proposed two detached dwellings. A subsequent meeting was held with the project architect on April 2nd.

We are satisfied that the proposed development is compatible with the neighbourhood, with the CPCA's objectives and is in compliance with the Official Plan and Urban Design Guidelines. The CPCA therefore supports the proposal.

The owner, Casey McLean, consulted with the CPCA and shared and discussed the proposed site plan, the floor plans and the elevations of the two dwellings. The proposal requires variances for both reduced lot width and reduced side yard setback plus variances for front yard setbacks, combined driveways/walkways, eave and porch projections. A letter clarifying the original combined walkway and driveway design and including a front yard plan which was submitted on April 9th was shared with the CPCA.

This proposal to sever the lot into two separate parcels, also requires variances on lot width for each of the parcels in order to construct 2 single detached dwellings on a 75 foot wide lot. Note that in the R2D section of Champlain Park, a semi-detached dwelling requires 60 feet and therefore two dwellings in a semi-detached form could be built on this lot width without minor variances. Most of the new semi-detached dwellings are built on reduced 50 foot wide lots after minor variances on lot width are granted. Therefore, building 2 detached dwellings on the 75 foot lot width was, in the view of the CPCA Development Committee, a good use of the land.

In addition to the lot width variance, a number of other variances are requested, most of them related to the new zoning for infill in mature neighbourhoods. We regard most of these as "technical variances" and consider that overall the proposal is compatible with its location in the neighbourhood. **The proposal addresses the major concerns and considerations of the Association based on planning principles related to this specific site, Northwestern Avenue and the R2D zoning designation.**

We present below our detailed analysis of the proposed design, highlighting the positive attributes based on the planning principles that form the basis of the CPCA's evaluation framework.

- The construction of 2 separate dwellings conforms with the historic pattern of development on the street.
- The front yard setbacks of 6.4 m and 6.7 m are further than required by the By-law and are in line with prevailing setbacks in the neighbourhood.
- The front yard set-back for # 158 of 6.7m to the front wall is comparable with the set back of the adjoining property to the south which has a set-back of 7.9m
- The proposed front yard soft landscaping and the planting of trees conforms with the community which is characterized by front yards with gardens, soft landscaping and trees, a characteristic that has been referenced as an important element of compatibility in the Official Plan, Urban Design Guidelines, revised infill Zoning By-laws and in OMB decisions
- The impact of the combined walkways and driveways is mitigated by the soft landscaping.
- The driveways are adequate to accommodate a vehicle without overhang onto the sidewalk.
- The dwelling heights of 2 storeys are compatible with adjacent properties and minimize shadowing.
- Peaked roofs are compatible with the predominant patterns in this community and mitigate bulk/massing compared to flat roof designs and roof decks.

Sincerely,

Lynne Bankier, Heather Pearl, Co-Chairs, Duncan Bury, Member at Large
on behalf of the Executive and the Development Committee
Champlain Park Community Association