

ISSUE DATE:

May 22, 2012



PL110694

Ontario Municipal Board
Commission des affaires municipales de l'Ontario

IN THE MATTER OF subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Doyle Homes Ltd
Subject: Consent
Property: 168 (160-166) Carleton Avenue
Address/Description:
Municipality: City of Ottawa
Municipal File No.: D08-01-11/B-00175
OMB Case No.: PL110694
OMB File No.: PL110694

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Doyle Homes Ltd
Subject: Minor Variance
Variance from By-law No.: 2008-250
Property: 168 (160-166) Carleton Avenue
Address/Description:
Municipality: City of Ottawa
Municipal File No.: D08-02-11/A-00156
OMB Case No.: PL110694
OMB File No.: PL110695

IN THE MATTER OF subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Doyle Homes Ltd
Subject: Consent
Property: 168 (160-166) Carleton Avenue
Address/Description:
Municipality: City of Ottawa
Municipal File No.: D08-01-11/B-00176
OMB Case No.: PL110694
OMB File No.: PL110800

IN THE MATTER OF subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Doyle Homes Ltd
Subject: Consent
Property: 168 (160-166) Carleton Avenue
Address/Description:
Municipality: City of Ottawa
Municipal File No.: D08-01-11/B-00177
OMB Case No.: PL110694
OMB File No.: PL110801

IN THE MATTER OF subsection 53(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Doyle Homes Ltd
Subject: Consent
Property: 168 (160-166) Carleton Avenue
Address/Description:
Municipality: City of Ottawa
Municipal File No.: D08-01-11/B-00178
OMB Case No.: PL110694
OMB File No.: PL110802

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Doyle Homes Ltd
Subject: Minor Variance
Variance from By-law No.: 2008-250
Property: 168 (160-166) Carleton Avenue
Address/Description:
Municipality: City of Ottawa
Municipal File No.: D08-02-11/A-00157
OMB Case No.: PL110694
OMB File No.: PL110803

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Doyle Homes Ltd
 Subject: Minor Variance
 Variance from By-law No.: 2008-250
 Property: 168 (160-166) Carleton Avenue
 Address/Description:
 Municipality: City of Ottawa
 Municipal File No.: D08-02-11/A-00158
 OMB Case No.: PL110694
 OMB File No.: PL110804

IN THE MATTER OF subsection 45(12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Doyle Homes Ltd
 Subject: Minor Variance
 Variance from By-law No.: 2008-250
 Property: 168 (160-166) Carleton Avenue
 Address/Description:
 Municipality: City of Ottawa
 Municipal File No.: D08-02-11/A-00159
 OMB Case No.: PL110694
 OMB File No.: PL110805

APPEARANCES:

Parties

Counsel*/Agent

Doyle Homes Ltd.

A. Cohen*

Champlain Park Community Association

E. Blanchard*

City of Ottawa

T. Illingworth

**MEMORANDUM OF ORAL DECISION DELIVERED BY N. C. JACKSON
 ON MAY 9, 2012 AND ORDER OF THE BOARD**

On December 19, 2011 this panel delivered its decision on an Appeal by Doyle Homes Ltd. to create four residential units in the form of two semi-detached forms of development. Variances were applied for in lot width and lot area. The Decision of the Board was not to allow those Appeals. That Decision is Attachment "1". The Board withheld its Order to determine whether an alternative form of development could be proceeded with. Opposition in the hearing had favoured three residential units rather than the four under Appeal.

The Board directed the Appellant to notify the Board of its intentions within 45 days of the Decision date. That condition was met and the Appellant entered fulsome discussions with counsel Blanchard and the Champlain Park Community Association.

The Consent and Minor Variance Applications are now amended on consent without further notice. The relief sought is to reduce the form of development and the changes are viewed as minor and in accordance with the position of the Champlain Park Community Association pursuant to the *Planning Act* subsections 53(35.1) and 45(18.1.1). The revised lotting and variances are shown on the FoTenn summary, Exhibit 1, Attachment "2". Part 1 on the revised Reference Plan will accommodate a single detached dwelling meeting zoning standards. Parts 2 and 3 will accommodate one semi-detached dwelling of two units. There are now three Consents in place of the original four. The remaining Variances are for a 7.74 metre minimum lot width for each half of the semi-detached being Parts 2 and 3 whereas the by-law requires 9 metres each and for a minimum 235.9 square metre minimum lot area for each half of the semi-detached being Parts 2 and 3 whereas the zoning by-law requires a minimum lot area of 270 square metres.

The revised plans are now not objected to by the Champlain Park Community Association. City Planner Illingsworth agrees the revised plans meet the tests under the *Planning Act*.

The Board finds that the revised proposal meets the tests under the *Planning Act* subsections 51(24) and 45(1). The proposal is now a fit with community design. The general intent and purpose of the Official Plan and Zoning By-law are maintained. The relief sought is minor in the circumstances. The form of development is desirable.

The Appeals are allowed in part based upon the revised Applications. The three Provisional Consents are authorized and the four Variances are allowed all as described above. All are to be subject to the following conditions proposed by the City and agreed to:

1. Each unit is to be serviced directly to services in the street.
2. The Appellant is to make cash in lieu of parkland (By-law 2009-95) payment to the satisfaction of the City at or before the issuance of the building permit.
3. Prior to the issuance of the building permit, the Appellant will file grading and servicing plans to be to the satisfaction of the City.
4. A tree conservation and preservation plan is to be filed with the City to be to the satisfaction of the City, prior to the issuance of the building permit and to be complied with thereafter during construction and in maintenance.
5. The revised site plans and elevations dated March 29, 2012, drawn by Doyle Homes Ltd., on file with the City, are to be generally conformed with.

The Board so Orders.

"N. C. Jackson"

N. C. JACKSON
VICE-CHAIR

ISSUE DATE:

December 19, 2011



ATTACHMENT "1"

PL110694

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APPEARANCES:

Parties

Counsel

Doyle Homes Ltd.

A. Cohen

Champlain Park Community Association

E. Blanchard

DECISION OF THE BOARD DELIVERED BY N. C. JACKSON

Doyle Homes Ltd. owns property described municipally as 168 Carleton Avenue in the Champlain Park community, City of Ottawa, formerly Township of Nepean. This community is bounded by the Ottawa River Parkway and Tunney's Pasture, a major employment node. The property is located on the southwest corner of Carleton and Clearview Avenues in an area with predominately single detached homes, but with change in the housing stock through the construction of semi-detached dwellings. It is apparent that semis as a form of intensification have formed approximately 20% of the housing stock with a spurt in their development in the last ten years. Such recent developments have generally been approved of by the Ottawa Committee of Adjustment through consent and minor variance applications

The Doyle property comprises an entire lot on the old Plan of Subdivision PL219 registered in 1903. Most lots in the area are 50 feet in width, some 60 feet and several on corners are 100 feet. The lots are generally 100 feet in depth. The subject property is 100 feet in frontage and 100 feet in depth. On site is a single detached home proposed for demolition. Carleton Avenue is a well treed avenue and the area generally mirrors its park name, Champlain Park. There is an active community park called Champlain Park across Clearview Avenue from the subject property forming in area an approximate block. The area is well served by public transportation which will be enhanced in the future by high speed light rail. The site, due to its location and size is an excellent one for intensification in the form of infill housing. The issue is not whether the site should be intensified but how much.

The Proposal

Applications were made to the Committee of Adjustment to permit the creation of two semi-detached forms of development; two semis each consisting of two units joined for a total of four new residential units on four new lots. Four Applications for Consents

and Minor Variances were made to permit Lot 1 or Part 1 to have 8.97 metres in lot width whereas 9.0 metres is required, to permit lots 2 and 3 (Parts 2 and 3) to have 7.17 metres widths (9.0 metres required) and 218.5 square metres in area (270 square metres is required) and lot 4 (Part 4) 7.18 metre width (9.0 metres required) and 218.7 square metres in lot area (270 square metres being required). The Applications were dismissed by the Committee of Adjustment which, in its fulsome reasons cited overdevelopment of the site and incompatibility with the surrounding area. The Committee had the benefit of oral and written representations from the City planning department, the Applicant's consulting planner and from residents and their Association. The Applicant then appealed all Applications to this Board.

The Ontario Municipal Board Hearing

Over two full days the Board heard testimony and submissions. The City of Ottawa did not appear. The City planning advisor to the Committee of Adjustment, Trevor Illingworth was summoned by the resident Association and called by the Appellant. The Appellant called a consulting planning witness Brian Casagrande qualified as a land use planner. The Champlain Park Community Association incorporated in 1991 on a non-profit basis now constituted with 243 households, on consent, was granted party status. The Association called a planning consultant witness Dennis Jacobs. Also called were the Association spokesperson Heather Pearl and an abutting neighbour Viv Walsworth, former architect for the House of Commons and now retired, who had prepared a rudimentary development sketch. The Association made it clear it did not oppose intensification and had supported many of the infill housing projects in the community in the last decade involving semis. The Association position is to foster existing community values of what has evolved from a former cottage community on the shore of the Ottawa River to a spacious residential community intent on maintaining greenspace and mature trees, minimizing hardscaping of front yards and maintaining in design, scale, massing and setback, compatible forms of development. Their position was to advocate three new lots and three new units on the subject property. The issue for the Hearing is how Ottawa determines intensification tests and whether the Appeals meet those tests.

Revised Applications and Amendment pursuant to Subsection 45(18.1.1) of the *Planning Act*

The Appellant now proposes access for Lot 1 to be from Clearview Avenue to a detached garage in place of access for this unit from Carleton Avenue. The detached garage is proposed to be on an interior side lot line on the subject property. The Appellant proposes to amend the Application to add a further Minor Variance to permit an internal side lot setback of 0.00 metres whereas the Zoning By-law requires 0.6 metres. The Association consents to the amendment itself while maintaining its opposition to the further Variance. No one opposes the Amendment. Those who are present are most affected by the Amendment and do not seek new notice. The Board finds the amendment to be minor and approves of it without further notice pursuant to subsection 45(18.1.1) of the *Planning Act*.

The Planning Framework

The Property is zoned R2D under Ottawa Zoning By-law 2008-250. Semi detached dwellings are a permitted use but on lots with 9.0 metre frontage and 270 square metre lot area. Other performance standards excluding interior side yard setback are met. The Ottawa Official Plan designates the subject property as "General Urban" wherein semi-detached form of residential development is permitted. The Official Plan in section 4.11 and section 2.5.1 in detail provide for urban design and compatibility policies.

Urban Design and Compatibility

The Board has considered all the tests in subsection 51(24) of the *Planning Act* regarding consents (a form of subdivision) but particularly the primary policy tool of the municipality; the Official Plan and the four tests from subsection 45(1) of the *Planning Act* regarding variances including the general intent of the Zoning By-law, the general intent of the Official Plan, the desirability for the appropriate development or use of the land, building or structure and whether the variances are minor. The Official Plan is the document the Zoning must conform to and forms the basis of municipal initiatives. The Official Plan forms the basis of what the Province requires in the first instance as to consistency with the Provincial Policy Statement.

Both sides have relied upon the Official Plan as adopted in 2003 and updated in planning studies since. No dispute is made regarding the policies in effect. Rather the dispute is respecting the general policies in the Official Plan as implemented in Urban Design Guidelines. Such Guidelines are as their name implies Guidelines. They are not planning instruments adopted under the *Planning Act* specifically with appeal procedures. But they are important local planning initiatives referred to in the Official Plan and adopted by the Council as a means of assisting in the interpretation of general wording from the Official document as applied in varied circumstances across Ottawa. The Applicant/Appellant advances the Urban Design Guidelines for Low-Medium Density Infill Housing as updated in 2009 in the Appellants document book (Exhibit 1). None of the three planning witnesses has tried to avoid the Guidelines. Such Infill Guidelines are stated to be part of a set of Guidelines adopted with some diligence in areas of Road Corridor, Environmental Noise, Gas Stations, Large Format Retail, Arterial and Traditional Mainstreets, Drive-Through Facilities, Outdoor Patios, Greenfield Neighbourhoods, Transit Oriented Development, Right of Way Lighting, and Road Corridor. The Guidelines state the Committee of Adjustment as well as Applicants will have regard for the Guidelines in evaluating Applications. The Guidelines are not law as in the case of what the Chief Building Official must consider before issuing a building permit and in this sense are stated not to apply in every infill situation and are not to be a check list. When Zoning applies the Guidelines state they will support zoning requirements. The Board notes the R2-Residential Second Density Zone provides the purposes of the zone including "to regulate development in a manner is compatible with existing land use patterns so that the detached and two principle dwelling, residential character of a neighbourhood is maintained or enhanced". But not to move too quickly to the Guidelines, there must be first a thorough review of Design and Compatibility in the Official Plan itself.

Compatibility clearly arises under section 2.5.1 of the Ottawa Official Plan in relationship to growth management strategy including intensification. The benefits of intensification are styled by the City as follows:

1. More efficient use of existing infrastructure and community facilities.
2. Reduced expense on entirely new infrastructure and transit systems.

3. Lower energy requirement for transportation due to reduced automobile travel and more opportunities for public transit, walking and cycling.
4. Reduced commuting time and stress on the environment.
5. More compact development patterns protect greenspaces.
6. Reduced rate of encroachment on undeveloped areas.
7. Reduced water collection costs in clustered and denser development.
8. Lower water treatment costs with larger treatment plants serving more homes.
9. Mixed dwelling types encourage people to stay in the same community as their housing needs change.

These principles are a given in this Hearing. The question is what is the fail safe mechanism to the intensification scheme set out in the Provincial Policy Statement and then in the Ottawa Official Plan. The Official Plan first caution is in section 2.2.3 wherein intensification will be supported in the General Urban Area but generally at a much smaller scale than in the land use designations in the Central Area, Mixed Use Centre Employment Areas and Enterprise Areas Developing Communities and Mainstreets. The City under Growth Policy 3, the second caution, supports intensification in the General Urban Area but will promote intensification if other plan policies are met for lands within 600 metres of future or existing rapid transit stations. Planner Casagrande notes a future rapid transit station is planned 700 metres away. Key to Mr. Casagrande and the other planners is first whether Official Plan policies in policy 1 are met. All intensification of land will occur in accordance with the criteria set out in Section 2.5.1 "Where the zoning by-law permits the intensity of use, the focus will be on the design and extent to which the design can contribute to compatibility. Where a zoning by-law amendment is required, the appropriateness of the scale of development will be evaluated along with the design and its compatibility." This is a further caution.

Section 2.5.1 of the Official Plan - Compatibility and Community Design states that introducing new development in existing areas that have developed over a long period requires a sensitive approach to differences between the new development and

the established area. The Plan provides guidance on measures that will mitigate these differences and help achieve compatibility of form and function. Allowing for some flexibility and variation that complements the character of existing communities is central to successful intensification.

Direction 2.5.1 goes on to state compatible development means development that, although it is not necessarily the same as or similar to existing buildings in the vicinity, nonetheless enhances an established community and coexists with existing development without causing undue adverse impact on surrounding properties. It fits well within its physical context and works well among those functions that surround it. Nevertheless, a development can be designed to fit and work well in a certain existing context without being the same as the existing development

Community Design according to the Official Plan includes built form, open space. The Official Plan contemplates Design to include more compact urban form with different evolving characteristics, but to compliment surroundings, character and context. The Official Plan recognizes in Design Implementation the Design Guidelines aforementioned stated to be more precise and narrower in focus.

In section 3.6.1 of the Official Plan dealing with the General Urban Area specifically, the City supports infill and intensification in a manner that enhances and compliments desirable characteristics and ensures long term vitality of the existing communities. Policy 3 speaks to new development relating to community character.

In section 4.11 of the Official Plan - Compatibility; compatibility must address the impact of Intensification in the context of existing development. This Policy states Objective criteria that can be used to evaluate compatibility include; height, bulk or mass, scale relationship, and building /lot relationships, such as the distance or setback from the street and the distance between buildings. Criteria listed in the Official Plan include building height and massing, pattern of the surrounding community and outdoor amenity areas.

Urban Design Guideline for Low – Medium Density Guideline provides that its aim is to create an infill development that will fulfill Official Plan objectives of community design. Aims include:

- enhancing city streets;
- supporting and extending established landscaping;
- being a more compact urban form to consume less land and natural resources;
- achieving a good fit into an existing neighbourhood, honouring its character, architectural and landscape heritage;
- providing new housing designs that offer variety, quality and a sense of identity;
- emphasizing front doors rather than garages;
- including more soft landscaping and less asphalt in front yards;
- incorporating environmental innovation and sustainability, for example by constructing green buildings.

The Guideline references streetscape and the blending of the front yard with surrounding front yard landscaping patterns. In so doing the Guideline emphasizes the retention of established landscaping. The Guideline refers in determining infill lot sizes to local lot sizes relative to the scale and proportion of the new development recognizing zoning and official plan policies respecting intensification. Where there is a uniform setback this is to be matched so infill buildings fit the neighbourhood streetscape. Where the setback is not uniform, the new building is to be located roughly the same distance from the property line as the buildings along abutting lots. Respecting mass and proportion such are to contribute to the quality of the streetscape. Where more than one semi or single is constructed such are to be compatible with each other and the existing street fabric not to be identical but to contribute positively to the image and character of the overall streetscape.

Findings

The Board has carefully considered all the evidence in arriving at this reserved decision.

The Board has been satisfied through the testimony of Mr. Casagrande and the counsel work of Mr. Cohen that this project and its associated appeals have some merit in the sense the provision of more compact housing in a serviced area which in the future will have the benefit of high speed rail. The lot is of a size and at a corner such that it is a good location for intensification. Intensification goals of the City inside the Greenbelt may be behind projections. There have been some changes in design in overhang and articulation and to recognize a large burr oak tree that perhaps can be preserved. One driveway entrance has been moved to Clearview and even with an associated additional variance respecting internal side yard, the Board views the change to be positive in planning terms. Roof top amenity space has been designed to attempt to mitigate adverse noise impact, although the mitigation is disputed and the need for such roof top amenity in addition to balconies and rear yards is questioned.

The Board is not satisfied that the Proposal will not result in the language of the Official Plan in undue adverse impacts. The existing lotting pattern and existing development is such that the proposal does not fit with the existing character of Champlain Park neighbourhood and the design intended to mitigate the impact does not meet the aims of the Official Plan and Infill Guideline.

The lotting pattern remains primarily 50 foot wide lots with detached dwellings. Semi-detached dwellings are permitted under Zoning and through Committee of Adjustment applications and are part of positive intensification change. There is a rhythm of semis (a pairing of two attached dwellings) interwoven among the predominant single form of development. In the case of the subject property abutting existing development on Carleton, Clearview and to the rear on Cowley Avenue remains single detached on larger lot configurations. The proposal to create two new semis of two lots each for a total of four new residential units on four new smaller lots requiring width and lot area variances does not fit and is not compatible. The Board accepts the evidence of planner Jacobs who has worked in his previous time at the City of Ottawa on the compatibility and design Official Plan policies and guidelines, and the Association spokesperson, Heather Pearl, that the openness, landscaping and street design and streetscape proposed materially deviate from the existing character particularly in the context of the Carleton-Clearview gateway corner. All previous semi-detached infill has been developed on lots where one semi of two units on two lots was approved; with one exception across Carleton Avenue also at the corner with Clearview.

In this location four units in the form of two semis each consisting of two units has recently been developed at 165, 167 and 169 Carleton and 20 Clearview. The resident testimony of Heather Pearl is that this was opposed on compatibility and was approved at the Ottawa Committee of Adjustment. Ms Pearl's evidence is that when an Appeal to this Board was considered, an agreement instead of an appeal, was entered into with the owner providing for additional mitigation in the form of additional street landscaping. That agreement as exhibited in this hearing (Exhibit 2, Tab 22) has, in the evidence of the Ms Pearl, been defaulted on. Ms Pearl, in second hand evidence, referenced a noise complaint respecting sound from the recently constructed roof top balcony across Carleton Avenue from the subject property. Planner Jacobs describes the form of the double semis (four units) to appear as a row dwelling; a form of development not permitted under the Zoning By-law for the subject property. His evidence is that this form of development recently constructed would be mirrored on the subject property resulting in an undesirable gateway function leading from Clearview onto Carleton Avenue. The Board accepts this testimony and finds the impact to be unduly adverse. There is clearly a sharp contrast with other existing development in both setback and greenspace so that streetscape is unduly negatively impacted. While there is some weight to be given to zoning regulations, it is noted that setbacks are in zoning terms minimum and can be considered further when new lots are proposed, particularly lots which themselves require zoning variance.

The Board has had regard for the City of Ottawa Committee of Adjustment Decision respecting 168 Carleton Avenue pursuant to subsection 2.1 of the *Planning Act*. The Committee denied the Applications. Committee of Adjustment Decisions are on occasion brief and it may be difficult to determine reasons. In this case however clear reasons for rejection relate to overdevelopment, not respecting the pattern of development in the surrounding area in massing, the lack of front yard amenity space, and undesirable roof top patios. At the Committee city planner Illingworth expressed concerns with design, driveways and street presence. At the Ontario Municipal Board hearing he was satisfied with the design amendment to move a driveway onto Clearview and did not oppose the amended Applications although he stated there could be further improvement.

The Board finds there is no conformity with the general intent of the Official Plan and the Zoning By-law, that the proposal is not desirable for the appropriate

development or use of the land and that the relief sought is not minor. The Variances individually respecting lot width and lot area are not minor in the circumstances of each and together cumulatively. The Variance Application Appeals are dismissed. The Variances themselves are not authorized.

The four lot scheme without the Variances cannot succeed. The primary concern of the Board is expressed above in the finding that the Official Plan is not conformed with. The shape of the lots and the suitability for the purposes of the subdivision are also concerns. As a result the test in subsection 51(24) of the *Planning Act* is not met. The Provisional Consents are not authorized and those Appeals are dismissed.

As mentioned above, those opposing see planning merit in intensification of the subject property. It was stated in this hearing that intensification is not as of right but is a planning virtue. The Board is prepared to remain seized and to withhold its order pending alternative proposals perhaps for three lots. Any such proposal is to include revised plans respecting lot and unit count, roof lines, setback and streetscape, landscaping depicting further tree maintenance and protection both during construction and thereafter, and exterior differentiation in design. The Board Order is withheld for 45 days from the date of this Decision pending receipt by the Board Planner of correspondence as to the intention of the Appellant. Counsel Blanchard is to be copied in and consulted on any alternative plan. If no notification is received within 45 days from the date of this Decision, the Board Order will issue dismissing all Appeals

"N. C. Jackson"

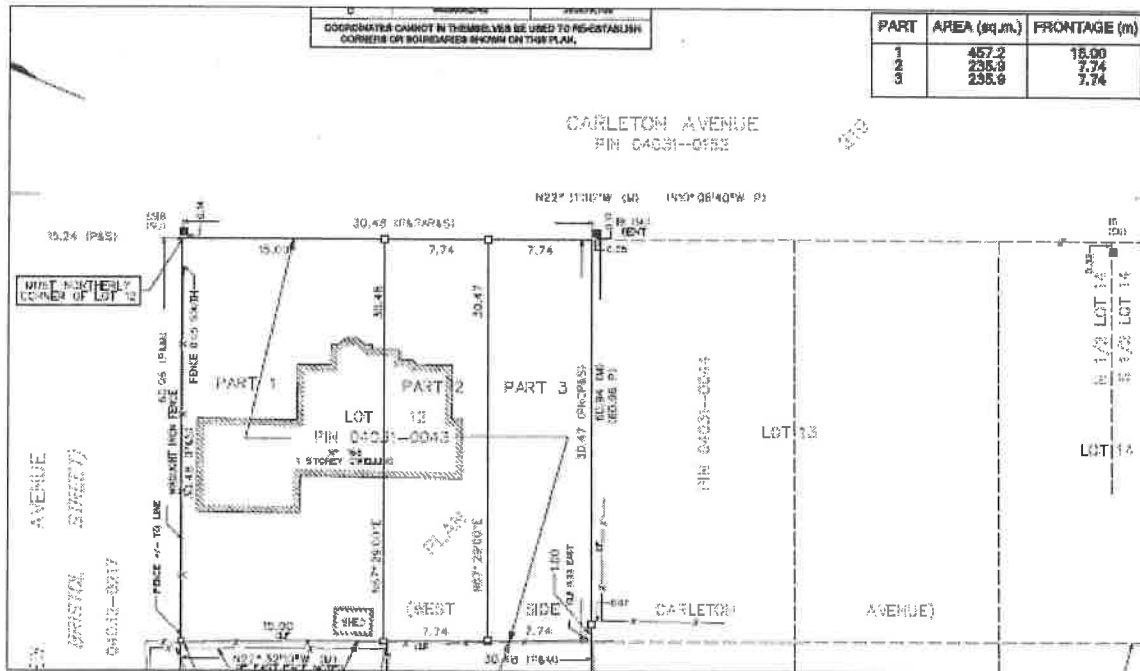
N. C. JACKSON
VICE-CHAIR

*Carleton one
 attachment 2*

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Summary Required Minor Variances
168 Carleton Avenue, Ottawa
OMB Case # PL110694

Inserted below is a portion the latest revised Draft R-plan for the subject lands. Part 1 will accommodate the single detached dwelling and Parts 2 and 3 will accommodate the semi-detached dwelling.



The following is a summary of the minor variances to the R2D zoning that would be required to support the latest R-plan:

- A 7.74 metre minimum lot width for Part 2 whereas the by-law requirement for a lot with half of a semi-detached dwelling is 9 m;
- A 7.74 metre minimum lot width for Part 3 whereas the by-law requirement for a lot with half of a semi-detached dwelling is 9 m;
- A 235.9 square metre minimum lot area for Part 2 whereas the by-law requirement for a lot with half of a semi-detached dwelling is 270 m²;
- A 235.9 square metre minimum lot area for Part 3 whereas the by-law requirement for a lot with half of a semi-detached dwelling is 270 m²;

It should be noted that the single detached dwelling lot, represented by Part 1 on the latest R-plan conforms fully with the performance standards (min. lot width and area) of the R2D zone.

PLAN 4R-
RECEIVED AND DEPOSITED

DATE _____

LAND REGISTRARS FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (N°4)

JOHN H. GUTRI, C.L.S.

REQUIRE THIS PLAN TO BE REGISTERED UNDER THE LAND TITLES ACT.

DATE _____

PLAN OF SURVEY OF
LOT 12 (WEST SIDE CARLETON AVENUE)
REGISTERED PLAN 219
CITY OF OTTAWA



FAIRHALL, MOFFATT & WOODLAND LIMITED,
ONTOARIO LAND SURVEYORS

MISSES

1. BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL-TIME NETWORK OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN, 78°37' W LONGITUDE WITH ZONE 18, AND IS ORIGINAL.

2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR 0.99835.

- LEGEND**
- - SURVEY MONUMENT SET
 - - SURVEY MONUMENT FOUND
 - - SURVEY MONUMENT MARK
 - - PIN
 - - REGISTERED PLAN 219
 - - BEARING
 - - BEARING MARKING
 - - BEARING FENCE
 - - CORNER FENCE
 - - FERRIS WIRE AND WOODLAND E.C. O.L.E.
 - - ALUMINUM O.L.E.
 - - ALUMINUM O.L.E. WITH BEARING
 - - PROPERTY IDENTIFICATION NUMBER

SURVEYORS' CERTIFICATE

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE REGULATIONS MADE UNDER THEM.

2. THE SURVEY WAS COMPLETED ON _____

DATE _____

JOHN H. GUTRI
CHIEF LAND SURVEYOR

**Fairhall
Moffatt &
Woodland**

ONTOARIO LAND SURVEYORS

Stouffville and Local Information Services
115 HURONTARIO ST., SUITE 100
MISSISSAUGA, ONTARIO L4Y 1R5

JOB NO. P1000
E3000
N20000

Drawing Name
user: hmoorhead
REFERENCE No.
300-7218P

SCHEDULE

PART	ALL OF LOT	PLAN	ALL OF PIN	AREA
1	12	219	04014943	277.1 SQ.M.
2				218.5 SQ.M.
3				218.5 SQ.M.
4				218.7 SQ.M.

PART	AREA (sq.m.)	FRONTAGE (m)
1	457.2	15.00
2	235.9	7.74
3	235.9	7.74

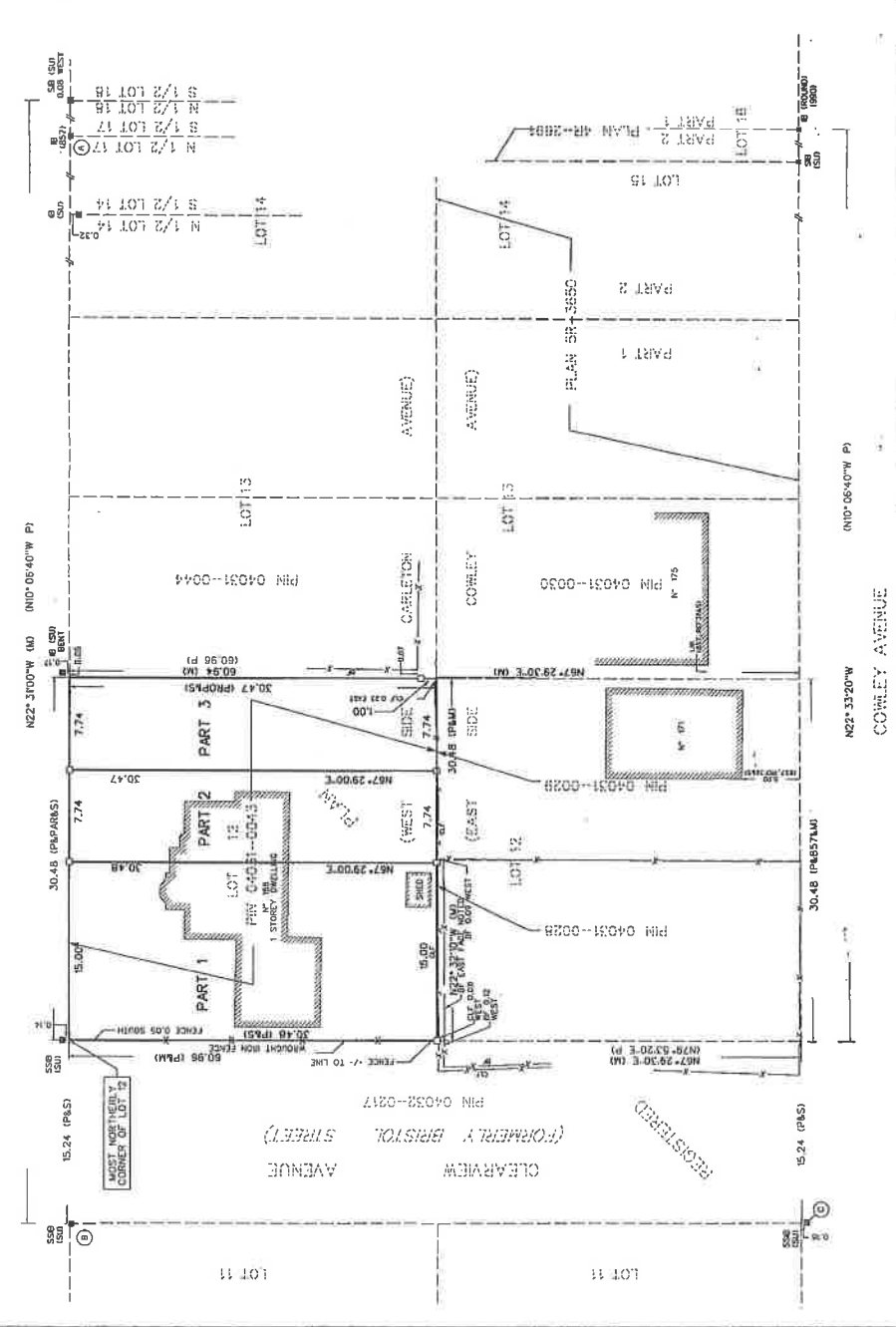
COORDINATES WERE DERIVED FROM REAL-TIME NETWORK OBSERVATIONS. COORDINATE VALUES HAVE BEEN DETERMINED TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14(2) OF OARS 2010

POINT ID	NORTHING	EASTING
A	50295.042	340535.371
B	50301.710	340336.551
C	50295.042	340535.371

COORDINATE CORNER POINTS WERE USED TO ESTABLISH CORNER POINTS AND BEARINGS ON THIS PLAN.

METRIC DISTANCES AND COORDINATE VALUES ARE GIVEN IN METERS AND DECIMAL METERS TO THREE BY DIGITS BY USUAL PRACTICE.

WHEN THIS PLAN IS IN THE PUBLIC DOMAIN, IT IS TO BE FREE BY DIGITS BY USUAL PRACTICE.



PLAN PREPARED FOR COMMITTEE OF ADJUSTMENTS
MARCH 30, 2012

REGISTERED

REGISTERED