

July 8, 2013

Champlain Park Community Association (CPCA)  
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Re: COA Public Hearing July 17, 2013, Panel 1  
132 (130, 134, 136) Cowley 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-00203 to D08-01-13/B-00205

Minor Variance:  
File no: D08-02-13/A-00184 to D08-02-13/A-00186

The Owner wants to demolish the existing dwelling and subdivide the property into 3 separate parcels of land. It is proposed to construct 3 new two-storey detached dwellings, one 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 on May 2<sup>nd</sup> and at a community public meeting on May 13<sup>th</sup> before the submission of these applications and had the opportunity to review the proposal and plans for the proposed three detached dwellings.

**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 project architect, Jacques Hamel and owner Marc Cl  roux, consulted with the CPCA and shared and discussed the proposed site plans, the floor plans and the elevations of the 3 dwellings. The proposal requires variances for reduced lot width plus variances for front yard setbacks and for second floor balcony projections.

The lot contains in its north east corner a mature bur oak. An arborist's report on the tree prepared by Judith Gardiner of Gardiner Tree Trimming and Removal and commissioned by the owner indicates that the tree "is an important part of the neighbourhood landscape as well as the property and adds value to both".

Due to the fact that this is a deep lot, (45.72m (150') whereas 30.48m (100') predominates), this proposal to sever the lot into 3 separate parcels requires variances on lot width only for each of the parcels in order to construct 3 single detached dwellings, each on a 10.16m (33' 4") wide lot. In the R2D section of Champlain Park, although semi-detached development is occurring, single detached dwellings still predominate and also constitute the characteristic streetscape and housing pattern on this block of Cowley Avenue facing the park. Building 3 detached dwellings on the 30.48m (100') width lot is, in the view of the CPCA, a good and better use of the land and more compatible than introducing semi-detached development on this site.

There have already been some precedents set in Champlain Park for sub-dividing deep lots to build single-detached homes on reduced lot width. This has occurred at 201,203,205 Keyworth Avenue on a deep lot that was originally 30.48m (100') wide, and also at 156 & 158 Northwestern Avenue on a deep lot that was originally 22.86 (75') wide. Three detached units also offer design opportunities to reduce the bulk massing impact that has occurred with some of the semi-detached development that has recently taken place in the neighbourhood. The staggered setbacks of the detached dwellings (13.0m, 9.81m and 6.61m) meets the setback averaging provisions related to the adjoining properties to the north and south.

In addition to the lot width variances, other variances which relate to the new zoning for infill in mature neighbourhoods are requested for projecting balconies. We consider that these balcony variances are compatible with this location in the neighbourhood and with comparable dwelling units.

To protect the subject bur oak tree during construction and to preserve its long term health, an agreement has been signed between the CPCA and the owner, Marc Cl  roux, setting out a number of tree protection and preservation measures. The agreement follows the recommendations of the Gardiner arborist's report and addresses other related issues of concern to the CPCA. A copy of the agreement is appended. A similar tree protection agreement was signed with the developer of 179 Carleton, which is currently under construction. Your panel noted the agreement in your approval of that undertaking and the agreement has proven to be a valuable tool to aid in the preservation of the distinctive bur oak on that site.

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.

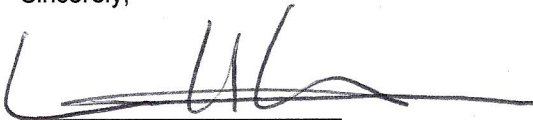
- The set back of the northern most unit, # 130, as far as possible from the trunk and drip line of the bur oak that was assessed by the arborist, will assist in meeting the objectives of the tree agreement.
- The construction of 3 separate single-detached dwellings conforms with the predominant historic pattern of single detached homes on Cowley Avenue, where no new semi-detached buildings have been constructed since the introduction of the intensification policies
- There are other precedents in the neighbourhood for building single-detached homes on deep lots with reduced lot width.
- The front yard setbacks conform to the averaging provisions regarding adjoining properties and in particular the set back of #130 respects the large set back of 24.45m (80' 2 3/4") of the house on the adjoining lot to the north (# 124).
- The front yard set-back for # 136 of 6.61m (21' 8 1/4") is comparable with the set back of the adjoining property to the south which has a set-back of 6.16m (20' 2 5/8")
- The proposed front yard soft landscaping conforms with the community which is characterized by front yards with gardens. Soft landscaping is 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 staggered set back of the dwelling units facilitates a greater amount of front yard soft landscaping at the middle unit (# 134) and the northern most unit (#130) and is compatible with the large set back of the adjoining property to the north.
- The impact of the individual walkways and driveways is mitigated by the soft landscaping.
- The driveways are adequate to accommodate a vehicle without overhang onto the sidewalk.
- The 2 storey dwelling heights of 8.48m (27' 10") are less than permitted and are compatible with adjacent properties and minimize shadowing.

**In conclusion, the proposal addresses the major concerns and considerations of the Champlain Park Community Association based on planning principles related to this specific site on Cowley Avenue and the R2D zoning designation.**

Sincerely,



Duncan Bury,

Chair, Development Committee

On behalf of the Executive and the Development Committee  
Champlain Park Community Association

Attachment: 132 Cowley Tree Agreement