

**Champlain Park Community Association** (1991 Ontario) Ont/Corp # 000923164  
Re: 196 Carleton Avenue Development Proposal

November 14, 2014

Champlain Park Community Association (CPCA)  
c/o Lynne Bankier, Co-Chair  
Champlain Park Community Association  
183 Carleton Avenue  
Ottawa, Ontario  
K1Y 0J5

Secretary Treasurer  
Committee of Adjustment  
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Ottawa, Ontario  
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Re: COA Public Hearing November 19, 2014, Panel 1  
196 Carleton Avenue (Kitchissippi Ward 15)

R2D Residential Second Density Zone under Zoning By-law 2008-250 as amended by By-law 2012-147

File no: D08-02-14/A-00313 (Minor Variances)

The Owner wants to demolish the existing two-storey detached dwelling and detached garage on the property, in order to construct a new two-storey detached dwelling with an attached garage. In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from Zoning By-law 2008-250 as amended by By-Law 2012-147 (Infill Regulations).

**The Champlain Park Community Association Supports the amended proposal, which eliminates the original request to vary the front yard set-back under By-Law 2008-250 to 5.39 metres from the required 6 metres . Since the revised front yard set-back under By-Law 2008-250 is now the required 6 metres, we support the proposal and the other minor variance requests.**

Dear Committee Members:

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

We promote a two-part consultation process when dealing with development proposals. The first meeting is between the architect/designer and the CPCA Development Sub-Committee, comprised of knowledgeable executive members, experienced in reviewing such proposals. The second meeting is advertised to the community via our website and flyers to closer neighbours.

For this proposal, the first meeting with the Development Sub-Committee occurred on November 10. Our principle concern was with the original minor variance request under By-Law 2008-250 to reduce the front yard set-back from the required 6 metres to 5.39 metres. Our committee had worked long and hard to achieve the zoning amendment exception to the R2D zone which

restores the front yard set-back in Champlain Park to 6 metres. This was demonstrated via a zoning study to be the common and compatible set-back of existing dwellings, both mature and infill.

The zoning amendment came into effect very recently, in July, 2014. It was important to us to maintain the revised 6 metre set-back for this proposal. The required front yard averaging set-back under By-Law 2012-147, was greater than this, at 6.55 metres. We noted to the designer that we would be satisfied with a 6 metre set-back and that it appeared to be possible to amend their design to achieve this with limited impact on living space.

We would like to express our sincere appreciation to the property owner and his design team for the amendment they quickly agreed to make to increase the front yard set-back to 6 metres by shortening the front hall/foyer by 2 feet. This eliminated the original front yard set-back minor variance request for a front yard set-back of 5.39 metres under By-Law 2008-250.

A public meeting was held for the community on November 12, and the revised proposal was presented. The abutting neighbours to the South and the rear were both in attendance and although they had questions, neither objected to the revised proposal and were agreeable to having the CPCA write a letter of support. The neighbour abutting to the North is also the owner of the property to be developed, and of course supported his own revised proposal. No questions or objections were received from any other community members.

**We support the remaining minor variances requests as follows, with reasons given:**

***Minor Variances under Zoning By-law 2008-250***

- To permit a reduced lot width of 13.56 metres, whereas the By-law requires a minimum lot width of 15.0 metres.
- To permit a reduce lot area of 416.0 square metres, whereas the By-law requires a minimum lot area of 450.0 square metres.

Reason: The lot size is 45 X 100 feet whereas the most common lot size on Carleton Avenue is 50 X 100 feet. We consider the detached dwelling proposed for the property to be a desirable form of development for this non-conforming lot.

***Minor Variances under Zoning By-law 2012-147***

- To permit a reduced front yard setback of 6.00 metres, whereas By-Law 2012-147 requires that the minimum front yard setback be taken as an average of the existing front yard setbacks of the abutting lots on which the buildings front the same street. In this case the abutting lot to the North has a front yard setback of 6.21 metres, and the abutting lot to the South has a front yard setback of 6.9 metres, for an average of 6.55 metres.

Reason: We are satisfied that the revised proposal meets the requirement for a 6 metre set-back under Zoning By-law 2008-250. The neighbour abutting to the South was consulted and had no objection. The revised proposal will fit in with the existing streetscape.

- To permit a front porch projection of 1.83 metres into the front yard, whereas the By-law requires the maximum permitted projection into the front yard to be an amount equal to the average extent of the existing projections of the same type, facing the same street,

and located on the existing buildings on the abutting lots. In this case, the porch projection on the abutting lot to the North is 1.19 metres, and the porch projection on the abutting lot to the South is 0.84 metres; therefore the average is 1.015 metres.

Reason: The proposed porch projection is of a size and character that is compatible with the streetscape

**Other Attributes of the Proposal that Enhance Compatibility with the Existing Streetscapes**

- Height is 8.5 m or 2 storey
- Sloped roof which is the characteristic of many homes in the neighbourhood
- Articulated roofline and façade to reduce bulk/massing
- Rear and side yards do not require minor variances
- There is adequate area in the front yard for soft landscaping
  
- The driveway is 6 metres, long enough to avoid overhang of vehicles onto the street (a problem encountered with some of the new infill dwellings.)

**Additional Considerations**

1) The Champlain Park Community Association wishes to highlight that under Provincial legislation the Owners have a legal obligation to obtain a Designated Substance Report (DSR) prior to demolishing the existing building. We routinely forward an information sheet obtained through links on the Ministry of Labour web site on DSR's to the Owners. We recommend that they share the results of their completed DSR report with the neighbours, who also should be informed when remediation measures, if needed, will be taken and the date that demolition will occur.

2) The Community Association would appreciate it if the Owners would provide a copy of the required drainage and grading plan to concerned owners.

3) Ongoing communication with affected neighbours will benefit both the Owners and the community, and should continue throughout the process of demolition and construction.

Sincerely,

Lynne Bankier, Co-Chair, Champlain Park Community Association  
on Behalf of the Executive and the Development Sub-Committee  
Champlain Park Community Association

c.c.: Michael Segretto, Miroca Design and Henric Alfredsson, owner 196 Carleton