

Champlain Park Community Association (CPCA) (1991 Ontario) Ont/Corp # 000923164
Re: 251 Carleton Avenue Development Proposal

July 31, 2015

Champlain Park Community Association (CPCA)
c/o Heather Pearl, Co-chair
251 Keyworth Avenue
Ottawa, Ontario
K1Y 0G2
pearhea@aol.com

Secretary Treasurer
Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7
cofa@ottawa.ca

Re: COA Public Hearing August 5, 2015, Panel 1
251 (253) Carleton Avenue (Kitchissippi Ward 15)

R2D (2159) Residential Second Density Zone under Zoning By-law 2008-250, subject to
the *Mature Neighbourhoods Overlay*
File no: D08-01-15/B-00255 and B-00256 (Consent to Subdivide)
File no: D08-02-15/A-00246 and A-00247 (Minor Variances)

The Owners have filed consent and minor variance (lot width and lot area) applications
which, if approved, will have the effect of creating two separate parcels of land.

Dear Committee Members:

The Champlain Park Community Association (CPCA) supports the Owners' request, relayed to us in an e-mail dated July 29, 2015, to Adjourn the redevelopment Applications for 251 (253) Carleton Avenue.

Background

Champlain Park became aware of the redevelopment proposal when signs were posted on the property. On July 20, the CPCA Development Committee reviewed the proposal on file at the Committee offices and noted the following:

- Minor Variances are being requested for only lot width and area;
- The proposal does not consider other applicable provisions in the OMB-approved *Mature Neighbourhoods Overlay (MNO)* for which additional minor variances would be required, and does not consider the requirement to do a Streetscape Analysis;
- Key measurements, such as those for driveway widths, are not on the file, so it is not possible to verify that they meet MNO requirements;
- The proposal does not consider the 6 metre front yard set back requirement (ZBL 2008-250, Exception 2159, in effect in Champlain Park since July 2014) for which a minor variance would be needed. Note: the front yard averaging provision in the *Mature Neighbourhoods Overlay* supports the Exception's 6 metre setback. According to the Survey on file, the average of the setbacks of the abutting properties is 6.14 metres.

On July 22, 2015, the CPCA Development Committee contacted the Owners' Agent to apprise him of these concerns.

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We asked if they would consider withdrawing the Applications to allow them time to consider all applicable Zoning requirements, consult with the community and revise their plans, such that the requests for Minor Variances on lot width and area would be sufficient.

We suggested that we should work together to bring the proposal into line with the zoning requirements.

Meeting these requirements will make the proposal consistent with the many other proposals for semi-detached homes that the CPCA has supported at the COA. In the immediate area alone, we have supported COA applications for a double at 38 / 40 Sunnymede (construction soon to begin), and four doubles on Carleton at 230 / 232, 231 / 233, 235 / 237 (all substantially completed), 244 / 246 (recently completed). In each case, the CPCA consulted collaboratively with the builders / owners / designers well before the COA Hearings where the applications were approved.

CPCA Consultation Process

Champlain Park has in place a standard *consultation and comment process* for development applications, which has proven helpful to residents and developers alike:

- The CPCA Development Committee members meet with the proponents of development proposals well in advance of the COA notification date, to discuss the project.
- Our goal is to ensure that new infill development is as compatible as possible with our existing streetscapes, accords with the compatibility criteria in the City Ottawa *Official Plan*, and complies with the architectural design principles specified in the *Urban Design Guidelines*.
- Subsequently, we arrange a public meeting for the proponents to meet with neighbours to present their proposal.
- We participate in all Committee of Adjustment (COA) Hearings.

By the time we attend the Hearing, we usually have resolved any issues, and usually are able to support the proposal. This enables speedy COA Approvals and reduces the potential for OMB Appeals.

In the case of 251 Carleton, we look forward to helping the Owners resolve some significant issues in the Application.

A copy of our e-mail to M. Thériault is appended.

Thank you,



Heather Pearl

Heather Pearl, Lynne Bankier, Co-Chairs
Duncan Bury, Co-ordinator Development Sub-committee
on Behalf of the Executive and the Development Sub-committee
Champlain Park Community Association

Note: Champlain Park participated in the Infill 1 and 2 studies from their inception. We contributed to, consulted on and presented at Planning Committee in favour of, the *Mature Neighbourhoods Overlay*. This OMB-approved settlement, agreed to by the City of Ottawa and the Greater Ottawa Home Builders Association, came into effect on June 9, 2015. We look forward to the provisions in this Overlay providing certainty to Communities and Infill Builders alike.