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**MIROCA DESIGN INCORPORATED**  
EST. SINCE 1986

April 16, 2019

Committee of Adjustment  
City of Ottawa  
101 CentrepoinTE Drive,  
Ottawa, Ontario K2G 5K7

Re: Applications for Consent and Minor Variances for lands at 486 Cole Ave., Ottawa, Ontario.

Attn: Krista Libman, Secretary Treasurer, and Committee Members,

Luigi Aiello, Kim Berley Aiello, and Salvatore Falsetto have retained Miroca Design Consulting Services to act as agent, on their behalf, for the preparation of Consent to Sever and a Minor Variance Application for the land known municipally as:  
486 Cole Ave., Ottawa, Ontario.

The following materials have been enclosed in support of these applications:

1. Three (3) copies of this cover letter prepared by Miroca Design Consultants Inc.
2. Three (3) copies of the Committee Application forms
3. Four (4) copies of the preliminary drawings, building elevations and site plans prepared by Miroca Design Consultants Inc.
4. One (1) full size R- plan prepared by J.D. Barnes Ltd., Ontario Land Surveyors, plus three (3) reduced copies of the Site/Grading Plan prepared by Kollaard Associates, Engineers.
5. A cheque payable to the City of Ottawa, and a copy of the Deed showing ownership.

There currently exists a two storey, detached brick clad dwelling. This single family dwelling was constructed prior to 1928, and has a floor area of approximately 1,800 square feet.

The owner purchased the dwelling in 2018. The owner proposes to remove the existing house, sever the property into 2 parts, and construct a new 2 storey, semi-detached dwelling. The new semi-detached dwellings, to be labeled municipally as 486A Cole Ave. (part 1) and 486B Cole Ave. (part 2), will each have a floor area of approximately 1600 square feet.

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## Consent and Relief Requested

Consent approval is requested to sever the property into two (2) parts. A new 2-storey semi-detached dwelling will be constructed on each of the newly severed parcels: Part 1 and Part 2.

Relief is requested for the following variances:

- |   |  |
|---|--|
| <p><u>Part 1, Part of lot 17</u><br/><u>Severed Parcel</u><br/><i>New 2 Storey,<br/>detached Dwelling,<br/>486A Cole Ave.</i></p> | <ul style="list-style-type: none"><li>a) A variance is requested to permit a reduced lot area of 178.86 sq metres, whereas the By-law requires a minimum lot area of 180 sq metres. (Zoning By-law 2008-250).</li><li>b) A variance is requested to permit an increased building height of 8.4 metres, whereas the By-law requires a maximum building height of 8.0 metres. (Zoning By-law 2008-250).</li><li>c) A variance is requested to permit a reduced rear yard setback of 4.60 metres, and 24% of the lot area, whereas the By-law requires a rear yard setback of 5.18 metres and 25%. (Zoning By-law 2008-250).</li><li>d) A variance is requested to permit a reduced front yard setback of 3.0 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres. (Zoning By-law 2008-250).</li></ul>                         |
| <p><u>Part 2, Part of lot 17</u><br/><u>Severed Parcel</u><br/><i>New 2 Storey,<br/>detached Dwelling,<br/>486B Cole Ave.</i></p> | <ul style="list-style-type: none"><li>e) A variance is requested to permit a reduced front yard setback of 3.0 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres. (Zoning By-law 2008-250).</li><li>f) A variance is requested to permit an increased building height of 8.4 metres, whereas the By-law requires a maximum building height of 8.0 metres. (Zoning By-law 2008-250).</li><li>g) A variance is requested to permit a reduced rear yard setback of 4.61 metres, and 24% of the lot area, whereas the By-law requires a rear yard setback of 5.18 metres and 25%. (Zoning By-law 2008-250).</li><li>h) A variance is requested to permit a reduced corner side yard setback of 4.22 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres. (Zoning By-law 2008-250).</li></ul> |

## Overview of the Subject Property

The current property has a lot width of 20.11 metres and a depth of 20.69 metres, for a total lot area of 415.93 square metres. The existing brick-sided two storey residence, having an area of approximately 148.64 m<sup>2</sup>, is to be removed. It is proposed that the lot be severed into two parts, Part 1 and Part 2, and a new two storey semi-detached residential dwelling be built: one house on each of the two parts. Access to the property will be from the main thoroughfare, Cole Ave., which would front the proposed buildings at 486A Cole Ave. (Part 1) and 486B Cole Ave. (Part 2). Transit service is provided along Churchill Ave., 230m to the east, along Richmond Rd., 500m to the north, along Dovercourt Ave., 1000m to the south and along Carling Ave, 1000m also to the south. This area is well serviced by public transit.

The area is also well served by a range of commercial and community amenities in Westboro, principally along Richmond Rd. and also by a larger commercial centre, Lincoln Fields Shopping Centre, located within 5 km, at the intersection of

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Richmond Rd. and Carling Ave. The area is also situated within 3.5 km of the proposed development at the Lebreton Development Site near the intersection of Albert St. and Preston St.

### Adjacent Uses

The Westboro Community was amalgamated into the city of Ottawa in 1949 and was generally built as a residential neighborhood with single family dwellings throughout the 1950s-1960s. Housing in this area is characterized by a wide variety of one and two storey housing styles and types. There has been significant commercial development of the Westboro Community along Richmond Rd. as well as having significant residential development within the area bordered by Kirkwood Ave., Carling Ave., Broadview Ave. and Scott St.

### Provincial Policy Statement (2005)

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development across Ontario. Section 1.1.3.3 of the PPS directs that land use planning shall be carried out in a manner that:

- Promotes efficient development patterns that contribute to long-term sustainability on a province-wide basis as well as in local communities;
- Takes advantage of opportunities for intensification and redevelopment that optimize the use of existing of planned infrastructure and public service facilities;
- Promotes a compact built form which supports the use of alternative transportation modes and public transit.

In my opinion the proposed consent and relief requested supports the policies of the PPS by providing new residential accommodation within the City's urban area where infrastructure and services already exist and are in close proximity to service facilities. The proposed use of land will promote an efficient, cost effective pattern of development located within proximity to a range of community services and amenities and well-oriented within the City's roadway and transit system.

### Official Plan

The Official Plan designates the subject property as General Urban Area which permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, services, cultural, leisure, entertainment and institutional uses. A broad scale of uses is found, within this designation, that is intended to facilitate the development of complete and sustainable communities. While the City is supportive of the establishment of a broad mix of uses in Ottawa's neighborhoods this is not meant to imply that all uses will be permitted everywhere within this designation as location scale and type of land uses will continue to be regulated by the zoning By-law in accordance with the provisions of the approved Plan. The Plan provides direction that new development be compatible and complements the surrounding land uses.

The consent and minor variance application addresses key challenges for growth outlined in the Official Plan as follows:

#### Section 2.2 – Managing Growth

Growth shall be directed to the urban area where it can be accommodated in a compact form, thereby supporting high-quality transit service and recreation facilities and taking advantage of existing servicing capacity. The projected increases in population and jobs can be accommodated within the urban area by intensifying land uses within the urban area. By its nature land use intensification increases the density of development. The City supports intensification and infill development throughout the urban area including lands within the General Urban Area.

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- In my opinion, granting the consent and relief requested will result in appropriate intensification and infill as envisioned and supported by the Official Plan.

### Section 2.3 – Providing Infrastructure

Land use and infrastructure policies are closely related. The City aims to create a compact urban area and safe healthy communities which are to be achieved in part by taking maximum advantage of the existing infrastructure. The City is committed to providing a transportation system that shall promote transit, walking and cycling in order to increase the percentage of trips by transit to 30 percent of the total.

- In my opinion, granting the consent and relief requested will take full advantage of established transit service, water and sewer services and the network of roads and designated cycling routes.

### Section 2.4 – Maintaining Environmental Integrity

The health of the City and its residents depends on maintaining and enhancing environmental quality. The preservation of significant environmental features is promoted by directing land use and development to the existing urban area. Overall air quality and energy efficiency are enhanced by promoting compact development that is linked to high-quality public transit, cycling and walking facilities.

- The granting of the consent and relief requested will maintain environmental integrity by focusing growth in the urban area rather than developing lands at the periphery of the City.

### Section 2.5 – Building Livable Communities

Livable communities achieve a balance of facilities and services to meet citizens' everyday needs. Housing should be affordable and of high-quality and be within walking or cycling distance to a range of community amenities including green spaces, commercial/service uses, libraries, schools and the workplace.

- Granting of the consent and relief requested will contribute to a sustainable community by providing residential uses in close proximity to the rapid transit system and a range of community amenities including employment and retail uses thereby reducing travel and improving accessibility.

#### Section 2.5.1 – Compatibility and Community Design

Section 2.5.1 of the Official Plan addresses Compatibility and Community Design for new development particularly as it relates to infill and redevelopment within established areas. Infill development must be sensitive to and compatible with the existing community fabric. The proposed use of the land draws upon the characteristics of the community to fit well in its context and work well among its surrounding functions. The compatibility criteria in Section 4.11 of the Official Plan provide a comprehensive means by which to assess the compatibility of infill development.

#### Section 4.11 – Compatibility

The compatibility criteria in Section 4.11 of the Official Plan provide a comprehensive means by which to assess the compatibility of infill development. Criteria used to evaluate compatibility includes: traffic, vehicular access, parking, height and massing, pattern of surrounding community, outdoor amenity area, loading, service and outdoor storage areas, lighting, noise and air quality, sunlight, microclimate and supporting neighborhood services. Not all of these are applicable to each development.

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- Following my review of the compatibility criteria, it is my opinion that the granting of the consent and relief requested will maintain the general intent and purpose of the Official Plan and is desirable for the appropriate development of use of the land.

### Urban Design Guidelines for Low-Medium Density Infill Housing

The Official Plan directs growth to established areas to maximize the use of land that is already serviced, accessible and close to existing amenities. The guidelines are intended to address the small-scale changes in a neighborhood but are also meant to deal with more substantive changes to achieve a good fit within an established context.

The proposed site plan and elevation drawings for the 2 storey semi-detached dwellings at 486 Cole Ave. have been thoroughly reviewed against the Urban Design Guidelines.

### Zoning

The property is Zoned R3-R, a Residential Third Density zone, and permits detached residential dwellings in areas designated as General Urban Area. Subzone provisions are set out in Table 160 A.

The minor variances required are:

- To permit a reduced lot area of 178.86 sq metres (Part 1), whereas the By-law requires a minimum lot area of 180 sq metres. (Zoning By-law 2008-250).
- To permit an increased building height of 8.4 metres (Part 1 & 2), whereas the By-law requires a maximum building height of 8.0 metres. (Zoning By-law 2008-250).
- To permit a reduced rear yard setback of 4.60 metres (Part 1) and 4.61 metres (Part 2), that is 24% of the lot area, whereas the By-law requires a rear yard setback of 5.18 metres and 25%. (Zoning By-law 2008-250).
- To permit a reduced front yard setback of 3.0 metres (Part 1 & Part 2), whereas the By-law requires a minimum front yard setback of 6.0 metres. (Zoning By-law 2008-250).
- To permit a reduced corner side yard setback of 4.22 metres (Part 2), whereas the By-law requires a minimum corner side yard setback of 4.5 metres. (Zoning By-law 2008-250).
- All other zone provisions are met.

In my opinion the minor variances maintain the general intent and purpose of the Zoning By-law and the variances are minor.

### Pre-consultations

A copy of this package will be sent to Ms. Victoria Bissonette (Panel 1) at the Planning and Growth Management Department. Copies of our proposal will be provided to the abutting neighbors for their comments.

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## Conclusion

With respect to the request for consent and minor variances, it is my opinion that the request is desirable for the appropriate development or use of the land. The general intent and the purpose of the Official Plan and Zoning By-law are maintained and the variances sought are minor.

I believe that the consent and variances sought represent good land use planning and are appropriate for the subject property.

I trust this is satisfactory. Please do not hesitate to contact me if you require further information.

Regards,

Michael Segreto  
Miroca Design Consulting Services Inc.