

SANDY HILL • CÔTE-DE-SABLE

250 Somerset St. East | 250, rue Somerset Est Ottawa, Ontario K1N 6V6

Secretary-Treasurer  
Committee of Adjustment  
101 CentrepoinTE Drive  
Ottawa, ON K2G 5K7

**Re: Minor Variance Application – 250 Range Road, (156) Mann Avenue D08-02-19/A-00138**

Dear Secretary-Treasurer and Committee,

Action Sandy Hill (ASH) is a not-for-profit, volunteer-led, community association, incorporated in 1969, that represents and promotes the interests of Sandy Hill and its residents. ASH appreciates the opportunity to comment on the application for minor variances for the property located at 250 Range Road. Please accept this letter as our statement of objection to the variances proposed in the subject application. We trust that our comments will be taken as constructive and informative, and hope that they will be reflected in the decision of the Committee. Attached as Annex A is a list of additional signatories to this letter.

It is our position that the minor variances sought do not meet the following criteria of the Committee of Adjustments:

- The variance is minor;
- The variance is desirable for the appropriate development or use of the property;
- The general intent and purpose of the Official Plan is maintained.

We contend that the variances applied for are neither minor (Objection 1) nor desirable (Objection 2). Moreover, the proposed dwelling does not conform to the design principles articulated in Section 2.5.1 of the Official Plan, and as such does not maintain its general intent and purpose (Objection 3). Information supporting our contention appears below. In addition, we are concerned that the proposed dwelling will further obstruct the vision of motor vehicle operators at the corner of Range Road and Mann Avenue, exacerbating the existing hazard to public safety, which has been documented in the context of the Mann Avenue, Range Road, Russell Avenue and Templeton Street infrastructure renewal project (Objection 4).

**Objection 1**

Concerning the relief sought, the proponent is asking the Committee of Adjustment to approve:

- a) 33.3% change in the corner side yard setback
- b) 37% change in height (a 100% increase in the height of the existing building)
- c) 100% relief from the 1.5 metre set-back for a roof-top patio
- d) 4.7% change to the gross floor area for a roof top access structure
- e) 50% change in allowable projection for a stoop and landing

Of the variances sought, at 4.7%, only (d), the increase to the gross floor area for a roof top access structure, is minor. The others are significant and do not meet the criteria for a 'minor' variance. The community association understands that minor variances are sought, from time to time, to allow for development of atypical sites, when such development conforms to the intent and purpose of the Official Plan and any applicable Secondary or Community Design Plans. In this case, the existing site conditions allow for a range of conforming single detached dwelling options.

## **Objection 2**

Among our other objections, we oppose the variances sought on the basis that the dwelling they would allow would be inappropriate to the neighbourhood context in terms of character, massing and scale, and natural landscape, and would allow an inappropriate land use.

### *Character*

The design principles articulated in Section 2.5.1.1-2 of the Official Plan, state that design should "Reflect a thorough and sensitive understanding of place, context, and setting, and "Encourage a continuity of street frontages." The dwellings on the West side of Range Road between Mann Avenue and Somerset Street East, constructed from the 1920s to the 1940s, are original to the site. Additions and renovations have been sensitively constructed, do not compromise the heritage character of the dwellings, and are not visible from Range Road. Although varied in architectural style, these dwellings and properties are consistent with each other in terms of setbacks, height and massing, creating a unified streetscape. As described below, these properties feature mature trees and developed gardens. The proposed dwelling would tower over adjacent dwellings, reducing the privacy of neighbouring residents.

### *Massing and Scale*

Although the proposed dwelling is intended to be a single-family home, it bears greater resemblance, in terms of height and massing (and arguably in architectural expression), to low-rise apartment buildings found in other parts of Sandy Hill. The proposed development is significantly out-of-scale with respect to both the lot and the streetscape. The West side of Range Road from Mann Avenue to Somerset Street is occupied by dwellings of one and two storeys, most with gabled rooflines. While the East side of Range Road of the same block features several dwellings of newer construction, between these and those on the West side, there is little variability in height and massing. The exception to this is, of course, the two high-rise apartment buildings on Range Road at Templeton Street, and the Youville Centre on Mann Avenue at Range Road, which are not comparable. A conforming dwelling, one in keeping with the scale and massing of the existing streetscape, can be built on the subject property. As there is no deficiency with the existing lot, there is no justification for such variances and the out-of-scale development they would allow.

### *Natural Landscape*

The existing site is populated with mature trees and an extensive garden, features typical of the Range Road streetscape. The scale of the proposed dwelling will dramatically reduce the natural landscape. Compounded by the imposing height and massing of the dwelling - more often characteristic of a low-rise apartment building than of a single detached dwelling - the proposed dwelling will create a jarring transition.

### *Land Use*

Prima facie, because the proponent is seeking to replace an existing single detached dwelling with a dwelling intended for like use, it would seem that there can be no objection with respect to land use. However, in this case, the proponent is seeking variances to construct a dwelling that is entirely inappropriate with respect to its physical site and existing site conditions. We cannot allow a mammoth on a postage stamp – yet this is being proposed. Section 2.5.1.4 of the City of Ottawa Official Plan states that design should, “integrate new development to complement and enliven the surroundings,” and “complement the massing patterns, rhythm, character, and context” of existing areas. The proposed dwelling does neither. As previously stated, the lot, without variances, is sufficient to support a development that meets these criteria. As such, the proposed variances and dwelling represent an inappropriate use of the subject property and should not be approved.

### **Objection 3**

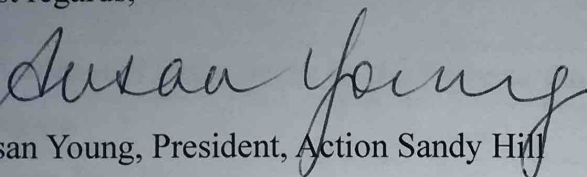
Section 2.5 of the City of Ottawa Official Plan is intended to guide the development of ‘Liveable Communities’, and articulates principles for urban design and compatibility. Section 2.5.1– Compatibility describes how intensification of development in the urban area can enhance rather than compromise community identity, safety, accessibility, character, diversity, adaptability, etc. As a community association, we understand that in order to accommodate a greater density of residents, developments that are not the ‘same as’ those existing, but rather that ‘fit well’ and ‘work well’ may be both functional and desirable. Variances to allow the construction of the proposed out-of-scale and out of character development at 250 Range cannot be rationalized through intensification logics. Given the property is zoned R1 and features a single detached dwelling, which the proponent is applying to demolish to allow the construction of a new single detached dwelling to be occupied by a single family unit, the occupant density will not increase. It is our position that the rationale for the proposed dwelling is rooted in design objectives and principles intended to guide intensification and as such does not conform to the intent or purpose of Section 2.5.1 of the Official Plan.

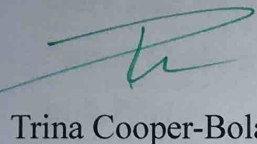
### **Objection 4**

Traffic safety and visibility at the corner of Range Road and Mann Avenue has been an ongoing neighbourhood concern and this issue has been raised with the City since 2016. The proposed dwelling is at this intersection and will further obstruct the vision of motor vehicle operators. Assessment of the minor variance application, and in particular, its level of conformity with City of Ottawa Zoning By-law Section 57 (Corner Sight Triangles), must consider the roadwork and grade modifications that will result from 2019-2021 infrastructure renewal, and that will directly affect the subject property. If it has not yet done so, we urge the Committee to consult with city project manager Fraser Smith, Senior Engineer, Infrastructure Projects, to better understand both the existing and planned site conditions. Doing so will enable the Committee to determine whether or not the proposed dwelling will exacerbate existing visibility hazards and if allowing it to proceed constitutes a hazard to public safety.

Thank you for considering our feedback.

Best regards,

  
Susan Young, President, Action Sandy Hill

  
Trina Cooper-Bolam

Cathy Major  
Cathy Major  
Members, Heritage and Planning Committee, Action Sandy Hill

**Attachments:** Annex A – Additional Signatories to the letter to the Committee of Adjustment re  
250 Range Road

## ANNEX A

Additional Signatories to the letter to the Committee of Adjustment re 250 Range Road	
Name	Address
Mary Jean Duncan	178 Marlborough Ave. Ottawa ON
Patrick Cocklin	68 Templeton St. Ottawa ON
Josh Wiebe	194 Marlborough Ave. Ottawa ON
Scott Walter	195 Marlborough Ave.
Olga Walter	195 Marlborough Ave.
Terry Shea	379 Templeton Ave.
Stephanie Hault	191 Marlborough Ave
William Larmour	191 Marlborough Ave
Louise Beaulne	104 Range Road
Bob Tipple	245 Range Road
Lucie Laliberté	245 Range Road
Seetal Sunga	241 Range Road
Par Forslund	241 Range Road
Robert Chen	246 Range Road
Sylvie Lemay	246 Range Road
Jane Gurr	100 Range Road
Eric Goodwin	60 Range Road
Jacques Neron	134 Range Road
Klaus Kostenbauer	248 Range Road
Pascaline Kostenbauer	248 Range Road
Peter Piercy	125 Range Road
Jane Olivier	121 Range Road
Laura Farquharson	185 Marlborough Ave.
Judith Davey	102 Range Road
Peter Sagar	237 Range Road
Blair Rutherford	185 Marlborough Ave.
Allan Darch	243 Range Road
Joann Wylie	189 Marlborough Ave.
Liz Elliott	243 Range Road
Doug Forsyth	189 Marlborough Ave.

Dr. Wendy Brandts	186 Marlborough Ave
Dr. Andre Longtin	186 Marlborough Ave
Olivier Brandts-Longtin	186 Marlborough Ave
Andrew Arcand	60 Rangae Road
Linda Kimpe	128 Range Road
Guy Desaulniers	134 Range Road