

DALHOUSIE COMMUNITY ASSOCIATION

755 Somerset Street West, Ottawa, Ontario, K1R 6R1

February 2, 2024

Members of Committee of Adjustment,

Panel 1

cofa@ottawa.ca

407-409-411 Queen Street -D08-02-23/A-00226, 287 and 289

The Dalhousie Community Association (DCA), which represents this portion of Ward 14, wishes to note its strong objection to this application.

As noted in the proponent's report, the site is within 200 metres of an LRT station, with a bi-directional bike path at the doorstep. There is no zoning requirement for parking. The site has no legal non-conforming rights for parking in the front yards.

In an arial photograph dated 1991, these magnificent Queen Anne Revival homes had front yards covered in greenspace (including mature trees) extending out to the sidewalk. Since then, most of this has been taken over by illegal front yard parking. This erosion of greenspace and mature trees has diminished the historical character of this once grand street. All that remains from that era are these 3 homes and the 3 sister homes directly across the street. These 6 homes, not only animate the street but serve to improve the public realm.

The properties are located within the Cathedral Hill Conservation District. Section 4.5.2 of the Official Plan and states that "... *the City will ensure that the proposal is compatible by respecting and conserving the cultural heritage value and attributes of the heritage property, streetscape or Heritage Conservation District...*".

The fact that front yard parking has been allowed to encroach over the years does not provide a rationale for the City to enshrine this poor use of much needed greenspace. The Committee now has the opportunity to ensure that front yard parking does not become a default use, particularly in areas so well served by transit and cycling.

We note that the site can easily provide 3 parking spaces with two at the rear of 407 and one in the driveway between 407 and 409.

It is particularly egregious that the parking configurations proposed by the applicant emulates what is typical of commercial parking lots, with vehicles parked parallel to the street, exposing the cars lengthwise towards the public realm. Having six vehicles parked in the front yard occupying valuable greenspace in no way is a minor variance.

This transect provides opportunities for much infill housing, which we welcome. But we also need to improve our public realm at every opportunity. This is one such opportunity and we trust that you will agree and deny this request.

Kind regards,

Debbie Barton
Chair, DCA Public Realm Committee

cc: Ariel Troster, Councillor, Somerset Ward
Mary Huang, President, Centretown Community Association