

# West Wellington Community Association



E. of Island Park Dr. / W. of Holland Ave / S. of Scott St. / N. of the Queensway

February 26, 2010

Ms. Heather MacLean  
Secretary-Treasurer  
City of Ottawa Committee of Adjustment  
110 Laurier Avenue West  
Ottawa, Ontario K1P 1J1

## Re: Application for Minor Variance for 1375 Wellington Avenue

Dear Secretary-Treasurer,

The West Wellington Community Association (WWCA) has been made aware that the owner of Café Mio has submitted an application to the City for the development of a 4-storey addition on the east side of the existing 2-storey building at 1375 Wellington Avenue.

I would like it to be clear that the WWCA generally supports the concept of intensification. However, as a community association, we are very concerned with ensuring that the interests of community members in the immediate vicinity of all development proposals are considered so as to ensure that the end result yields an acceptable outcome to those most affected. On this point, the WWCA has significant concerns in regards to this proposal.

I understand that several neighbours have written the Committee in regards to their concerns with the requested reduction in the required parking aisle width, and the WWCA supports and echoes their concerns. The extent to which Western Avenue is already experiencing significant parking pressure should not be underestimated.

In regards to the requested reduction in the required landscape buffer to zero: the WWCA strongly feels that a variance to completely ignore greenspace requirements cannot be considered to be minor. In this particular case I understand that, approximately 5 years ago, a row of mature city trees on city property along the boundary between the public laneway and the north side of the proposed development site was removed without city permission by the building owner. Those trees, prior to removal, would have provided an excellent buffer between commercial and residential activity. The proposal to further develop the same commercial site with no regard to any natural landscaping as a buffer between the development and neighbouring residences is not reflective of city policies to facilitate orderly development while preserving some balance of greenspace.

The WWCA urges that the development proposal be required to incorporate natural buffering, both to replace what has been removed and to be consistent with the by-law and the overall city plans. The proposal could, for example, be modified to provide for landscaping alongside the public lane that provides vehicle access to the rear of the current building (and proposed new development). A row of trees along the north side of the laneway would provide buffering from increased traffic, vehicle emissions, garbage and noise.

Jason Thomson  
President, WWCA.

cc Councillor Christine Leadman