

1) Introduction

The application is a request for variances for modifications and addition to a single-family grade 1 building at 241 Manor Ave at the corner with Willingdon Rd. The property is zoned as R1B[1259] and is subject to the Rockcliffe Park Heritage Conservation District Plan. We have consulted with both the City of Ottawa Heritage Department and the Rockcliffe Park Community Association. Both groups have indicated that they agree that the proposed additions are consistent with the requirements of the Rockcliffe Park Heritage Conservation District Plan. (see attached heritage documentation)

Two variances are requested:

- 1) One variance to be requested would reduce the side yard requirement from 4.5m to 3.8m, the same distance from the property line as the current existing garage and current second floor addition.
- 2) A second rear yard variance is required to permit the addition of a second floor to the existing addition on the southwest corner of the building. This variance to be requested would reduce the rear yard requirement from 12.0m to 9.8m, the same distance from the property line as the current existing one storey addition.

2) Proposal

The proposed alterations and addition will only affect the parts of the building that have already been modified. The original structure will remain as is. The proposal seeks to clad the new structure in the same material as the existing structure. The current roof slopes are 10.5:12. The proposed slope on the new addition will be 8:12 to ensure that the new roof peak is subordinate to the existing roof peak. No changes will be made to the landscaping. The window type will match the existing windows and the existing garage setback will be maintained for the new addition. It is our opinion that the proposed addition fully complies with the Rockcliffe Park Heritage Conservation District Plan, City of Ottawa Official Plan and Zoning Bylaw, subject to the 2 variances being approved.

3) Rational

Under the current zoning bylaw and official plan the variances and consent requested are minor for the following reasons:

- They are minor and desirable.
 - The additions comply with the current Heritage District Guidelines for Rockcliffe Park and they reflect the current character of the neighbourhood (See Heritage Permit Application Documentation)
- The general intent and purpose of the Zoning By-law is maintained
 - the intent of the bylaw is to permit the single-family detached dwellings.
 - The intent of the bylaw that the additions respect the existing character of the neighbourhood.
- The general intent and purpose of the Official Plan is maintained;
 - The official plan supports this kind of gentle intensification (additions) of land uses compatible with the current urban fabric.
- The Ontario Planning Act supports intensification in residential urban areas

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