

April 03, 2023

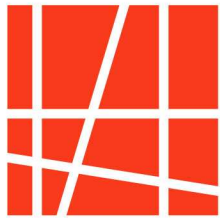
Committee of Adjustment

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City of Ottawa | Ville d'Ottawa

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Committee of Adjustment
101 Centrepointe Drive
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Dear Mr. Bellemare,

RE: 11 Warrington Ave, Ottawa ON.

Please find the attached application for Minor Variance for an irregularly shaped corner lot at 11 Warrington Ave in the Old Ottawa South neighbourhood. The property is in the R2R subzone and within the floodplain of the Rideau River.

On the property there is an existing 1-storey detached dwelling with a finished basement. The existing GFA is 123.9m². It is proposed to demolish this existing dwelling and to replace it with a new 1-storey detached dwelling with a Gross Floor Area of 173.9m² (an increase of 50m²). There is one minor variance sought with this proposal.

- a) To permit an addition of 40.4% (50m² total) of the existing dwelling's GFA, whereas the bylaw permits an addition to a building or structure for a use permitted in the underlying zone that does not exceed an amount equal to 20% of the gross floor area of the building or 20m², whichever is less. [2008-250, Section 58,(2),(a)]

The proposed variance corresponds with the Rideau Valley Conservation Authority (RVCA) guideline for allowable increases to GFA within a floodplain, which states:

"Somewhat larger additions resulting in increases of between 20% and 50% but not exceeding a maximum of 50 square metres (538 square feet) may be permitted in the floodway provided all of the following provisions are met:

- (i) *the addition meets the floodproofing provisions outlined in Section 1.4; and*
- (ii) *the addition does not alter the use or the potential use of the building or structure; and*
- (iii) *access is safe as per Section 1.4.4 (Safe Access / Egress).*

*No application resulting in the cumulative exceedence of 50% of the gross floor area or 50 square metres (538 square feet), whichever is the lesser, shall be permitted in the floodway."*ⁱ

Through the design process, we have consulted with the RVCA. They have determined that 11 Warrington has Safe Access (as per their Section 1.4.4 above) and so, that the proposed increase of 50m² in GFA would be permissible under their criteria. The new house is designed with no below-grade living space and the foundation will be built with RVCA approved floodproofing provisions.

The proposed application meets the four tests for minor variances:

- The variance is minor in nature:
 - The proposed incremental increase in GFA aligns with the RVCA's accepted performance standards for development within this context.
- The variance is a desirable and appropriate use of the property.
 - The new house will be less at risk of damage from flood events than the existing house, which is ±80-90 years old and has below-grade living space. The new house is designed with all living space above grade and will be constructed with current floodproofing provisions outlined by the RVCA.



- The general intent and purpose of the Zoning by-law is maintained. The proposed development is consistent (in use and scale), with the pattern of development in the neighbourhood.
- The general intent and purpose of the Official Plan is maintained. The new home's configuration and floodproofing standards will protect the future viability of a residential lot in an urban neighbourhood within a floodplain.

Trusting the information provided sufficiently demonstrates the rationale for the proposed variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Duckworth", written in a cursive style.

Todd Duckworth
Hobin Architecture Inc.

i Section 1.3.3 (2) Type II Additions (Residential)
Transition Provisions
Adoption of Generic Regulation (O. Reg. 97/04 – a development, interference with wetlands and alterations to shorelines and watercourses regulation). April 18, 2006