

2243 Lawn Avenue Garage

Planning Rationale in Support of an Application for

Minor Variance

Accessory Structure

Committee of Adjustment

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Prepared By: Alessandro Ferrante

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Table of Contents:

Introduction.....	3
Proposal and Intentions.....	3
Lot Information.....,	3-4
Minor Variance Required.....	4
Four Tests.....	5
1. Minor.....	5
2. Desirable.....	5-6
3. General Intent and Purpose of the Zoning By-law.....	6-7
4. General Intent and Purpose of the Official Plan.....	8-9
Conclusion	9
Supporting Documents.....	10-13

Introduction

The owners of 2243 Lawn Avenue are seeking a minor variance application in order to obtain a building permit to construct an accessory structure, as per the City of Ottawa by-law requirements. This report will further assist the committee of adjustment on the following aspects: a clear proposal of intentions and outlining the minor variance, description on how the variance proposed will meet the “four tests” as required by the Planning Act. The Zoning requirements for the subject property.

Proposal and Intentions

The proposed accessory structure will be used as a garage/storage. It will replace the current existing garage located on the west side of the property. The owners of the property are requesting these minor variances in-order to provide secure shelter for a motorhome (40' long by 11' in height). The increased area will also provide parking for the existing dwelling unit. Only one garage door will be required (increasing soft landscape area).

The owner will reinstate the rear yard of the property to include soft landscaping around new proposed structure. This is indicated and shown on the proposed site plan (figure 1c). A grading plan will be developed in order to ensure correct drainage is provided. It should be noted that no trees will be altered or damaged during this work. A tree information report (TIR) is attached for reference, which provides direction and steps on protecting neighbouring trees.

Lot Information

The site (2243 Lawn Avenue) is located in the Wood Park area, Ward 7 (Bay), near the intersection of Carling Avenue and Woodroffe Avenue. The lot dimensions are 15.24m wide by 59.83m in depth for a total lot area of 920.91m². The lot has an existing 2 storey dwelling, wood framed construction with brick and a hip roof pitch style. The dwelling

covers 16 percent of the total lot area. There is an asphalt driveway to the west side of the property. An existing wood sided garage to the rear of the property. A maple tree is located at the front of the property, with cedar hedge running along the east side of property line, (see figure 1a for street view of lot and figure 1c for Survey Plan). This lot is zoned under R2 Section 158.



Figure 1a: 2243 Lawn Avenue Existing site (front)

Minor Variance Required

A total of 2 minor variances are being requested to construct an accessory building located at the rear of the lot. As per Part 2 - General Provisions Section 55 Accessory uses, Buildings and Structures, in order to comply with all aspects of this table 55 a minor variance for note (4) and (5) are being requested.

- Section 55, Table 55 – (5), requires a maximum permitted height of 3.6 m, with the height of the exterior walls not to exceed 3.2 m, whereas the maximum height of **5.7m** has been provided.
- Section 55, Table 55 – (6), Aggregate of all accessory buildings not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum

cumulative floor area of 55 m² as measured from the exterior walls of the building (By-law 2009-302), whereas a cumulative floor area of **157 m²** has been provided.

Four Tests

The Planning Act requires an examination of 4 tests to determine if a minor variance is warranted. The following is the rationale and justification.

1. Minor

The extent of the impact for the proposed garage structure would be considered minor in nature. Although the total area is larger than the 50m², the total rear yard coverage is much lower than the maximum 50 percent permitted (rear area total 584.2m² vs 163m² = 27.8 %). With this large rear yard, the scale of the structure would be suitable compared to neighbouring properties with higher overall building lot coverage (see Figure 1b: City of Ottawa zoning map of proposed site). The same case can be made for the requested height minor variance. This minor variance is required only to allow the owners to safely park and secure a motor home with a height over the 3.6m section 55 by-law. The additional height will still be considerably lower than any 2-storey structure in the surrounding area.

As noted previously, the owner will reinstate the rear yard of the property to include soft landscaping around new proposed structure creating space for drainage and large green space.

2. Desirable

The requested variances are considered to be appropriate for the development and use of the land as the proposed rear garage on this deep lot would provide more desirable and functional outdoor, rear yard amenity space. In addition, the older/damaged existing garage will be demolished, the proposed detached garage will be a considerable distance away from the rear of the

dwelling(24.3m). This will mitigate the garage presence and impact when viewed from the street.

The approval of the minor variance will allow for shared parking and storage along with parking for a motor home. This will reduce the use of on street parking, creating a safer environment for nearby neighbours.

3. General Intent and Purpose of the Zoning By-law

With respect to the requested minor variances, the general intent and the purpose of the Zoning By-Law and the Official Plan are maintained. The zoning by-law (Section 55) includes requirements:

Minimum Required Setback from a Front Lot Line, Minimum Required Setback from an Interior Side Lot Line or Rear Lot Line, Minimum Required Distance from Any Other Building Located on the same lot, Maximum Number of Accessory Buildings Permitted on a lot.

Other than the 2 minor variances proposed, this application respects all other by-law requirements.

The additional building area will still bring the overall rear yard coverage well below 50 percent as outline in Section 55 table 55 (6) Maximum Permitted Size.

The proposed structure follows Section 55 1 (b) *“it exists to aid and contribute to the principal use to carry out the function of that principal use.”*

The proposed garage will not be used as a secondary dwelling unit or coach house as per Section 55 note (5) and (6).

Surrounding Properties:

The surrounding properties on Lawn Avenue and surrounding streets are zoned as R2. With a mix of single and semi-detached dwelling units. The majority of the housing units are original construction with some noticeable additions such as attached or detached garages. By analyzing through GeoOttawa, properties in the surrounding areas have detached structures similar to the proposed development. It should be mentioned that many of the surrounding lot areas have much high lot coverage than the property of 2243 Lawn Avenue (see Figure 1b: City of Ottawa zoning map of proposed site).

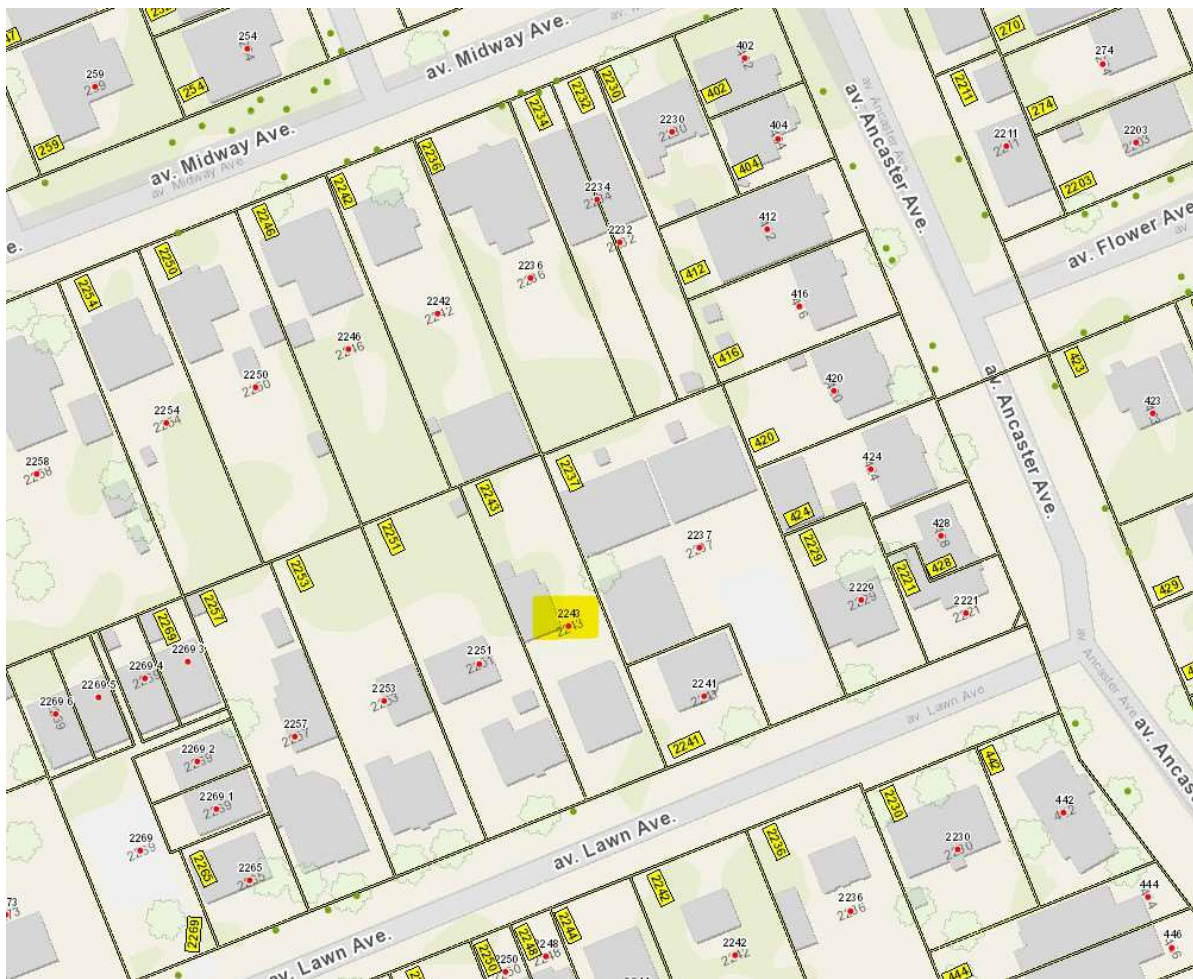


Figure 1b: City of Ottawa zoning map of proposed site

4. General Intent and Purpose of the Official Plan

The general intent and purpose are met with this proposed accessory structure through the official plan by numerous means. Sections of the official plan have been listed below that relate and support the general intent and purpose of this proposal.

The official plan states when assessing a new development application, the city will regard design objectives and principles in section 2.5.1 and preceding polices in sections 4.1-4.10. Here is an example of a design objective outlined in section 2.5.1 of the official plan.

To ensure that new development respects the character of existing areas.

Design should:

Integrate new development to complement and enliven the surroundings.

Allow the built form to evolve through architectural style and innovation.

Complement the massing patterns, rhythm, character, and context. (Section 2.5.1 OP)

The requested accessory structure will permit the construction of detached garage, which will be compatible with its surroundings. In large part, the requested lot area and height will not differ from the overall surrounding area development. The proposed elevations show a similar architectural style to the surrounding structures.

The General Urban Area designation permits the development of a full range and choice of housing types to meet the needs of all ages, incomes and life circumstances,

in combination with conveniently located employment, retail, service, cultural, leisure, entertainment and institutional uses. (Section 3.6.1 of OP)

The proposed accessory structure of the subject property is permitted under the General Urban Area designation. This will contribute to an appropriate required use to meet the needs required by principal users.

Conclusion

In Conclusion, this report has presented a clear proposal of desired intentions. The limited minor variances required for 2243 Lawn Avenue have been listed along with the examination of the “four tests” as required by the Planning Act. See below for support documentation referenced throughout this report.

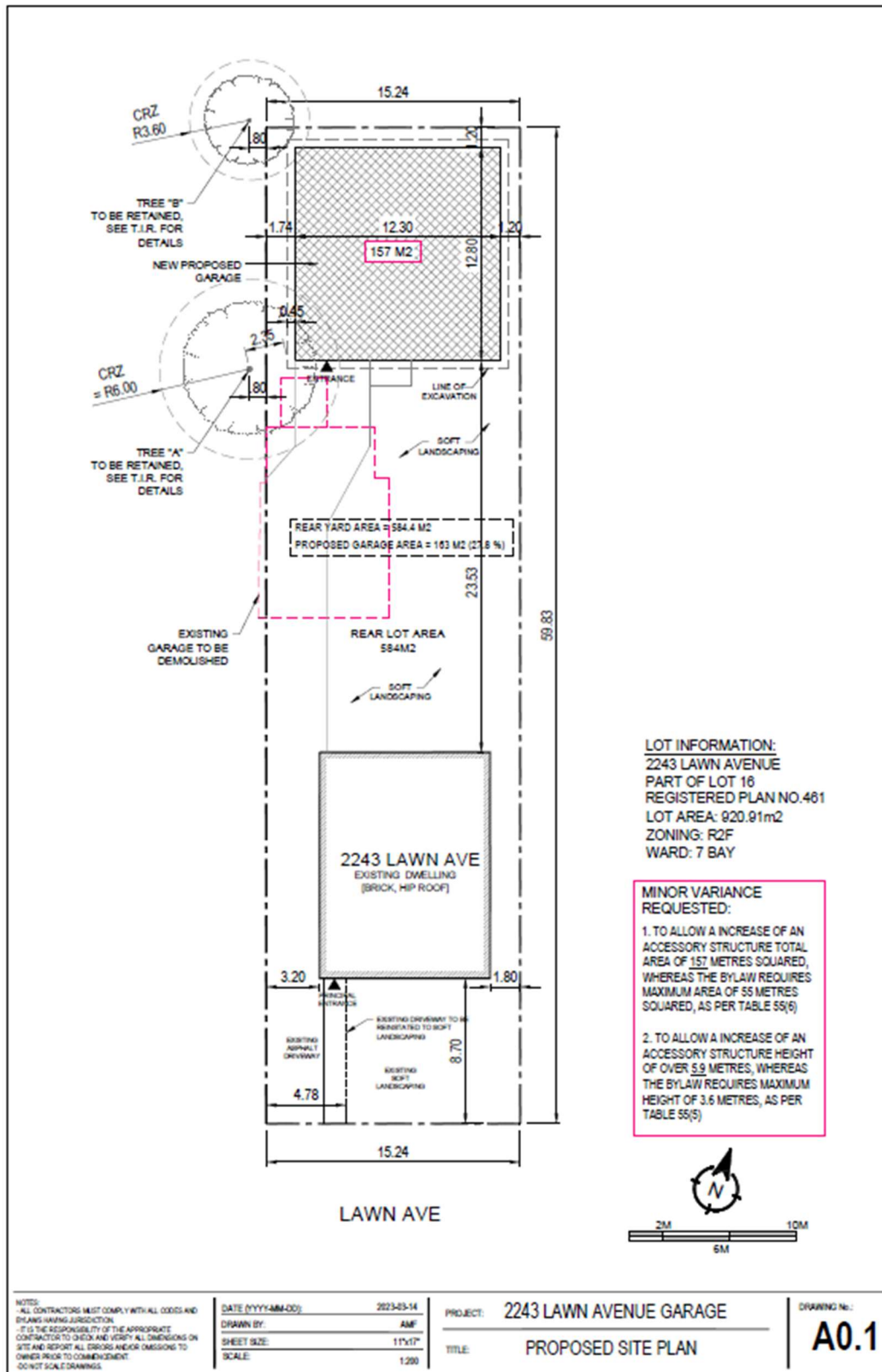
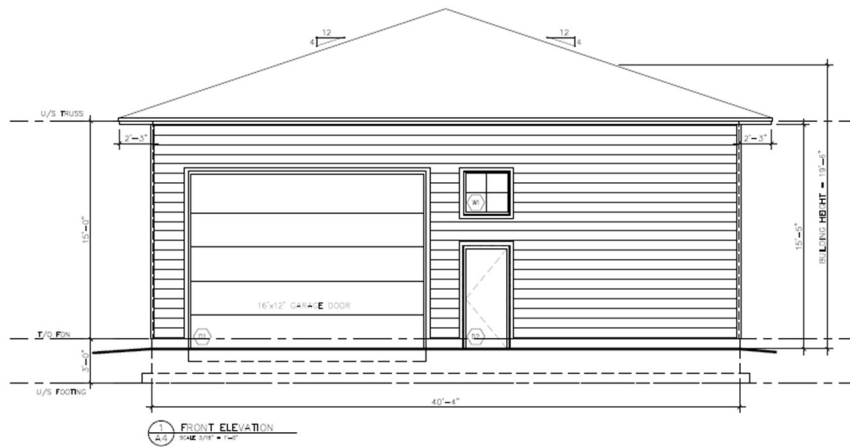
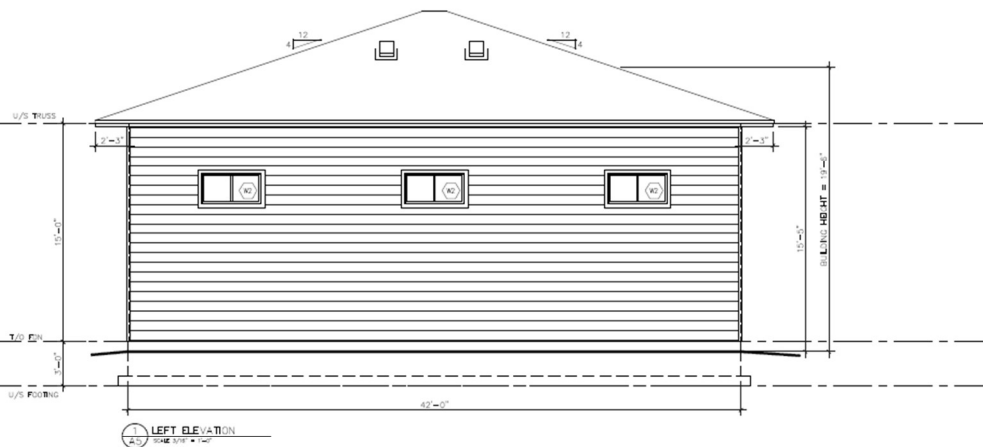


Figure 1d: Proposed Site plan for 2243 Lawn Avenue Garage



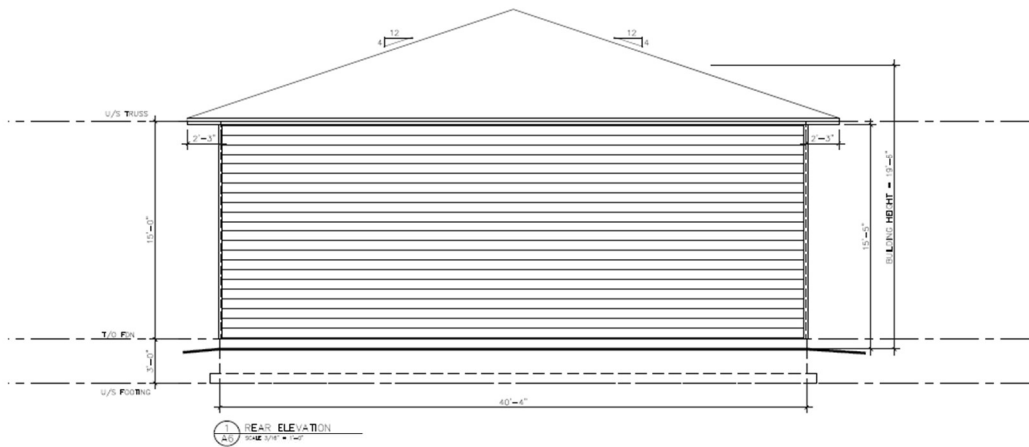
FRONT ELEVATION
SCALE : 3/16" = 1'-0"

2243 LAWN AVENUE



LEFT ELEVATION
SCALE : 3/16" = 1'-0"

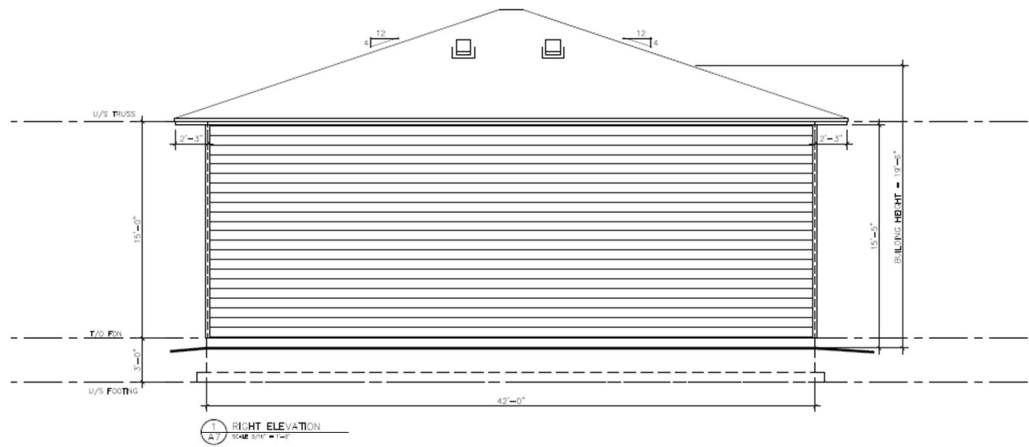
2243 LAWN AVENUE



1 REAR ELEVATION
SCALE: 3/16" = 1'-0"

REAR ELEVATION
SCALE : 3/16" = 1'-0"

2243 LAWN AVENUE



1 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

RIGHT ELEVATION
SCALE : 3/16" = 1'-0"

2243 LAWN AVENUE

Figure 1e: Proposed Elevations of 2243 Lawn Avenue Garage