



Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation

April 21<sup>st</sup>, 2023

Committee of Adjustment  
City of Ottawa  
101 Centrepointe Drive  
Ottawa, ON  
K2G 5K7

**Attention: Michel Bellemare, Secretary Treasurer**

Dear M. Bellemare:

**Reference: 578 Wavell Avenue  
Application for Minor Variance  
Our File No 123020.**

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Novatech has been retained by the owners of the property municipally known as 578 Wavell Avenue (the "Subject Property") to prepare and file an application for Minor Variance to facilitate an addition to an existing detached dwelling. The addition will create a two-storey addition to the rear of the house to include an expanded living room, a pantry, and a home office on the first floor. A bedroom, and a master bedroom with a walk-in closet and ensuite bathroom are proposed on the second floor of the addition. The Minor Variance application also seeks to regularize a legally non-conforming interior side yard setback for the existing detached parking garage.

This letter describes the existing conditions of the site, the proposed addition, and the rationale in support of the application.

### **Existing Conditions**

The Subject site is located in the Bay ward of the City of Ottawa on the west side of Wavell Avenue. The Subject site is in a block bounded by Vilnius Avenue to the north, Keenan Avenue to the south, Rowanwood Avenue to the west, and Wavell Avenue to the east. The Subject site is an interior lot with 15.23 metres of frontage along Wavell Avenue and an area of 465 metres squared.

The Subject Property is legally known as Lot 931 of Plan 4M-29 in the City of Ottawa. It is zoned R10 under the City of Ottawa Zoning By-law 2008-250. An addition is proposed to the rear wall of the existing detached dwelling.



Figure 1: Location of The Subject Site

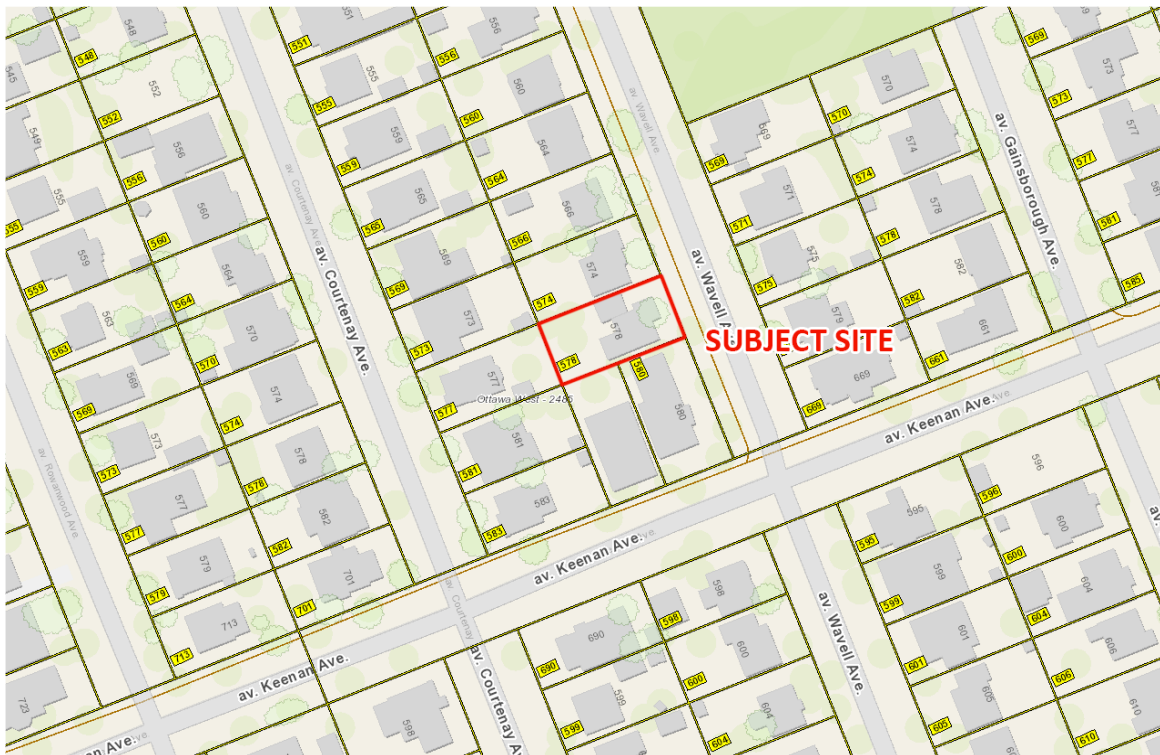


Figure 2: Surrounding Lot Fabric

## Proposed Development

A Minor Variance application has been submitted to facilitate an addition to an existing detached dwelling at 578 Wavell Avenue for the purposes of creating an extension to both floors along the rear wall of the building (Figure 3). The proposed addition will conform to all required yard setbacks. A minor variance application has been submitted to request relief for minimum distance between a principle building and the existing detached garage. The Minor Variance application also seeks to regularize a legally non-conforming detached parking garage.

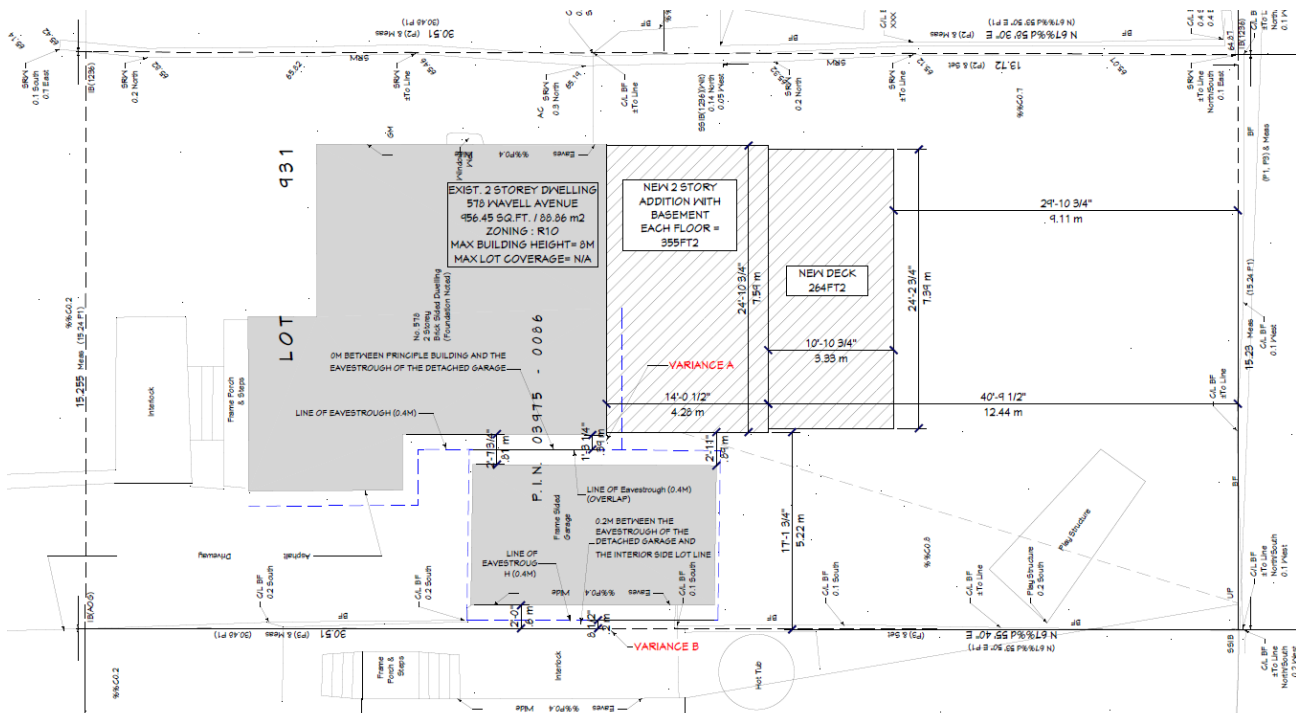


Figure 3: 578 Wavell Site Plan

## Minor Variances

- To permit a Minimum Distance between a Principal Building and Any Other Building Located on the same lot of 0.4m; whereas the Zoning By-law requires a Minimum Distance between a Principal Building and Any Other Building Located on the same lot of 1.2m (Section 55, Table 55 (4) (II))
- To permit a Minimum Setback from an Interior Side Lot Line of 0.2m for an accessory building; whereas the Zoning By-law requires a Minimum Required Setback from an Interior Side Lot Line equal to that of the principal dwelling: 1.2m (Section 55, Table 55 (3) (II) (i) – Pointer to S.144 (2) (a) – Pointer to S.156, Table 156 (O) (VIII)).

The minor variances listed above meets the four tests under Section 45(1) of the Planning Act.



The first test for minor variance is that the general intent and purpose of the Official Plan is maintained.

Official Plan (2021)

The Subject site is designated Neighbourhood on Schedule B2 of the City of Ottawa Official Plan (Figure 4).

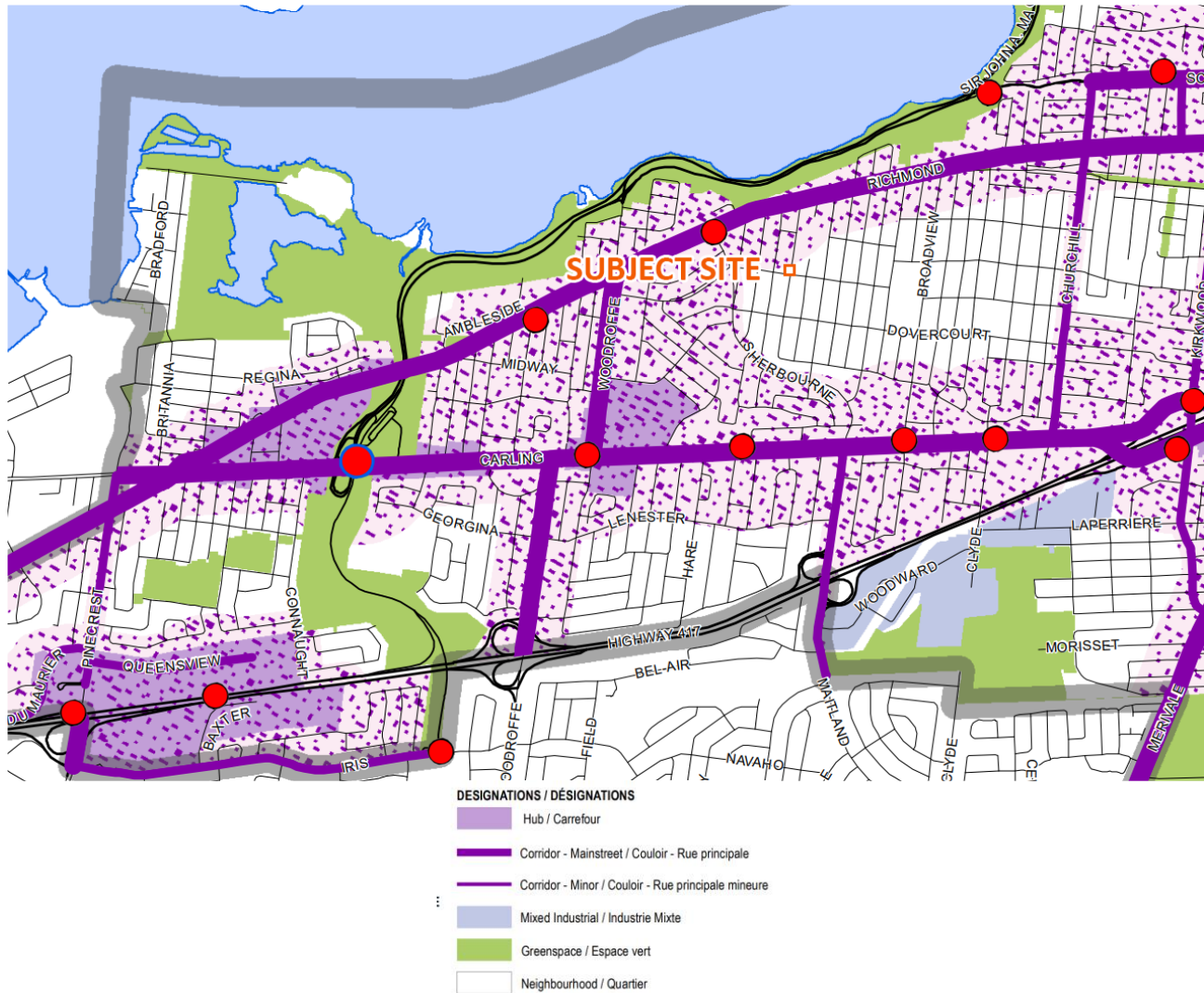


Figure 4: Official Plan Designation

The purpose of the Neighbourhood designation is to “Permit a mix of building forms and densities” and to facilitate “ongoing gradual, integrated, sustainable and context-sensitive development, or where an Overlay directs evolution, for gradual well-planned transformation”.

The proposed addition maintains the existing detached dwelling in a neighbourhood dominated by detached dwellings. The subject property maintains the existing character of the neighbourhood. The proposed addition maintains an existing, dominant land use.

The subject site is located within the Inner Urban Transect on Schedule A of the City of Ottawa Official Plan (Figure 5).

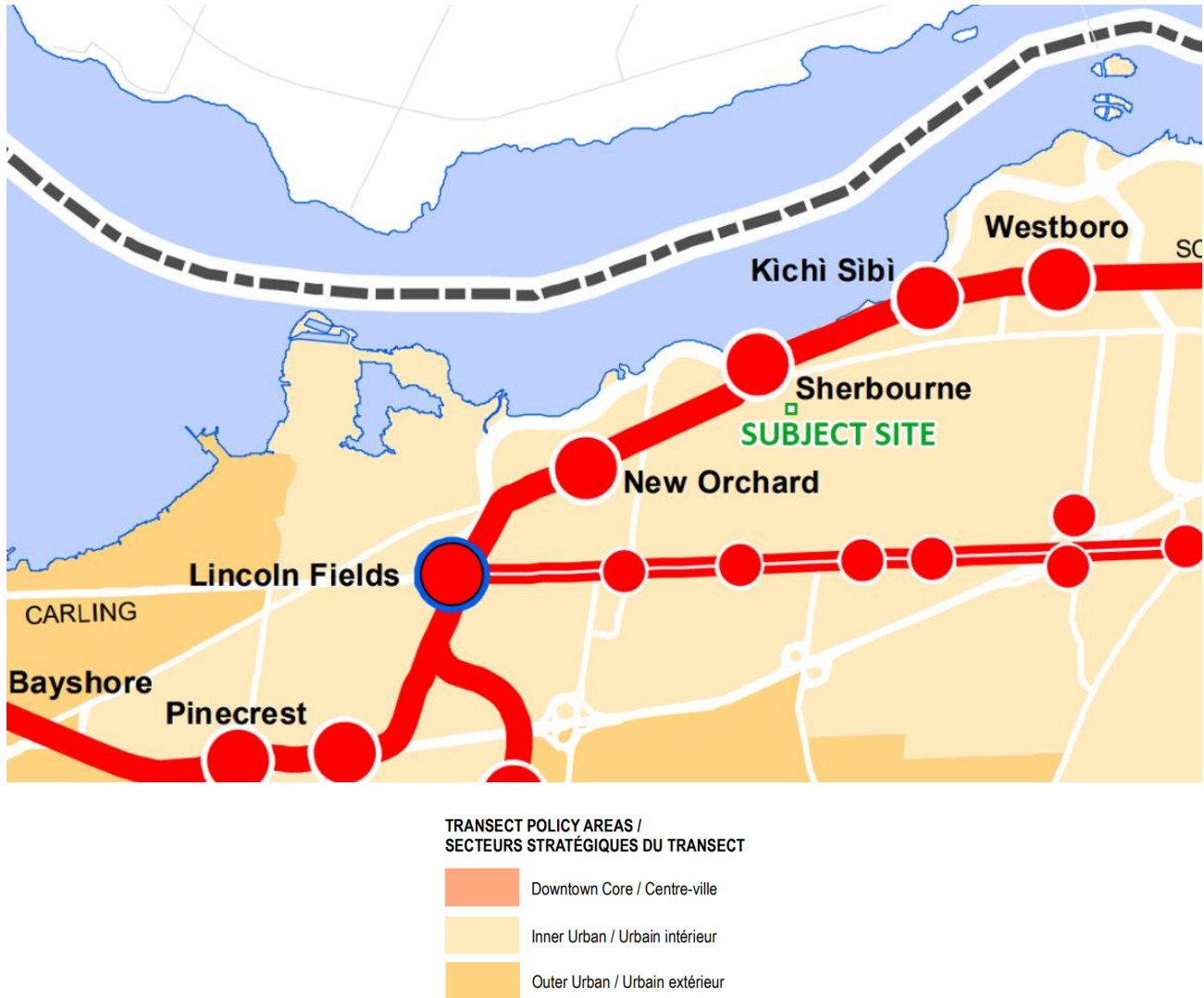


Figure 5: Official Plan Transect Policy Area

The purpose of the Inner Urban Transect is to “provide direction to the Neighbourhoods located within the Inner Urban Transect”. Section 6.3.1 of the Official Plan states that “Permitted building heights in Neighbourhoods shall be Low-rise, except:

- a) Where existing zoning or secondary plans allow for greater building heights; or

b) In areas already characterized by taller buildings”

The Subject Property is zoned R1O. The R1O subzone permits a maximum building height of eight metres. The requested relief will facilitate a proposed addition dwelling that will continue to comply with the height provisions in the zone, maintaining the low-rise pattern of the neighbourhood.

The Official Plan does not explicitly provide policies addressing rear yard setbacks or Minimum distance between a principal dwelling and any other building applicable to the Subject Site.

**The minor variances maintain the general intent and purpose of the Official Plan (2021).**

**The second test for minor variance is that the general intent and purpose of the Zoning By-law is maintained.**

The Subject Property is zoned R1O in the City of Ottawa Zoning By-law 2008-250.

ZONING PROVISIONS: Section 156 – R1 Subzones City of Ottawa By-Law 2008-250		
	Part 1	
	Required	Provided
Minimum Distance of a Principal Building from any other Building Located on the Same Lot	1.2m	0.4m
Minimum Setback from an Interior Side Lot Line for an Accessory Building	1.2m	0.2m

Minor Variances are required for the minimum distance between a principal dwelling and any other building located on the same lot and for the minimum interior side yard setback of an accessory building.

The purpose of minimum setback from an interior side lot line for an accessory structure in section 55 of the Zoning By-law is to provide space for soft landscaping, and define a suburban pattern of built form. The existing 0.2m width between the principal building and detached garage reflects the legally non-conforming status of the detached garage.

The purpose of the minimum distance of a principal building from any other building located on the same lot in section 55 is to provide adequate space for access between buildings. The proposed addition to the rear of the principal building maintains the existing separation between the principal building and the existing detached garage.

**The minor variances meet the general intent and purpose of the Zoning By-law 2008-250.**

**The third test for minor variance is that the minor variances are considered desirable for the use of land.**

Variance a) seeks to permit a Minimum Distance between a Principal Building and Any Other Building Located on the same lot of 0.4m; whereas the Zoning By-law requires a Minimum Distance between a Principal Building and Any Other Building Located on the same lot of 1.2m. The requested variance will facilitate the addition of a living room, pantry, bedroom, and master bedroom with a walk-in closet to the existing detached dwelling. The requested variance would improve an existing detached dwelling, increase the desirability of the Subject Property and create an opportunity to increase the aesthetic and functional quality of the existing detached dwelling.

This variance is considered desirable for the use of land as the existing detached dwelling will continue to provide for a form of development consistent with the surrounding mature neighbourhood. The requested variance will continue to have regard for existing uses, built form, and lot fabric.

Variance b) seeks to permit a Minimum Setback from an Interior Side Lot Line of 0.2m for an accessory building; whereas the Zoning By-law requires a Minimum Required Setback from an Interior Side Lot Line equal to that of the principal dwelling: 1.2m. The requested variance will regularize an existing legal non-conforming condition.

The minor variances requested facilitate an addition to an existing detached dwelling appropriate in form and scale of development.

**The minor variances are considered desirable for the use of land.**

**The fourth test for minor variance is that the variances are considered minor in nature.**

The requested minor variances would permit a reduction in minimum distance between a principal building and any other building located on the same lot and a reduction of the minimum setback from an interior side lot line for an accessory building. These variances will facilitate the addition to the rear wall of an existing detached dwelling which fully conforms to the required yard setbacks for the Subject Property.

For variance a), the eaves and roof of the detached garage are one storey high, while the eaves of the principal building are two storeys high. While technically, the eaves provide for a 0.4m separation between the principal building and the detached garage, the walls of both buildings are 0.8m apart and provide functional access to the rear yard.

Variance b) seeks to permit a Minimum Setback from an Interior Side Lot Line of 0.2m for an accessory building; whereas the Zoning By-law requires a Minimum Required Setback from an Interior Side Lot Line equal to that of the principal dwelling: 1.2m. The requested variance will regularize an existing legal non-conforming condition.

The proposed addition respects all required yard setbacks for the principal building. The requested variances will recognize existing conditions related to the detached parking garage.

No modifications are proposed to the façade of the existing detached dwelling facing the street.

The requested variances and proposed addition would result in a built form familiar to the neighbourhood while regularizing existing conditions for the detached garage.

**The variances are considered minor in nature.**

## Conclusions

The requested variances for 578 Wavell Avenue maintain the general intent and purpose of the City of Ottawa Official Plan (2021) and the City of Ottawa Zoning By-law 2008-250. Furthermore, the requested variances are considered desirable for the use of the land and are minor in nature. All four tests under section 45(1) of the *Planning Act* have been met. The requested variances and proposed development represent good land use planning.

In support of the applications for and minor variance, please find enclosed:

- Minor Variance Application Form 1 (one original and one digital copy)
- Minor Variance Application Form 2 (one original and one digital copy)
- Minor Variance Sketch (one copy of 11x17, one reduced copy of 8.5x11, and one digital copy)
- Site Plan (one copy of 11x17, one reduced copy of 8.5x11, and one digital copy)
- Building Elevations (one copy of 11x17, one reduced copy of 8.5x11, and one digital copy)
- Property Survey (one copy of 11x17, one reduced copy of 8.5x11, and one digital copy)
- Tree Information Report (one original and 1 digital copy)
- One cheque

Should you have any questions regarding these applications, please do not hesitate to contact me.

Yours truly,

**NOVATECH**



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Planner  
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