

845 Dundee Avenue - Minor Variance Application

We wish to pursue an infill development project at the property site 845 Dundee Avenue. The property is located on an R2G zoned area of the city and as such, a semi-detached dwelling is allowed to be constructed. Our goal is to build a semi-detached dwelling with an above grade SDU located at the rear of the building. The new property will add to the available housing stock in the city as well as create additional homes close to major transit routes. The primary reason we are seeking variances is to allow more space in the above grade SDU.

In seeking this variance, we have pre-consulted with the following City staff who are aware of our project:

Development Information Office

Nivethini Jekku Einkaran (dioinquiry@ottawa.ca)

- Provided information on zoning and building bylaws

Urban Planning - Development Review (West Services)

Samantha Gatchene (samantha.gatchene@ottawa.ca)

- Reviewed our proposal and provided input into which variances we would need

Forestry

Nancy Young (nancy.young@ottawa.ca)

- Reviewed our Tree Information Report and helped guide our proposal to preserve mature trees

Variance 1 - Size of above grade SDU

To permit a secondary dwelling unit greater in size than an amount equal to 50% of the gross floor area of its principal dwelling unit, whereas the bylaw permits 40%.

Variance 2 - Reduced rear yard setback

To permit a reduced rear yard setback of 7.0 metres, or 23% of lot depth, whereas the By law requires a minimum rear yard setback of 28% of the lot depth, or in this case 8.49m. We are requesting this variance as the by-law's front yard setback is 1.0m further back than the existing structure.

Criteria for granting variance (four tests)

- 1) The variance is minor

The two variances requested by this project are minor.

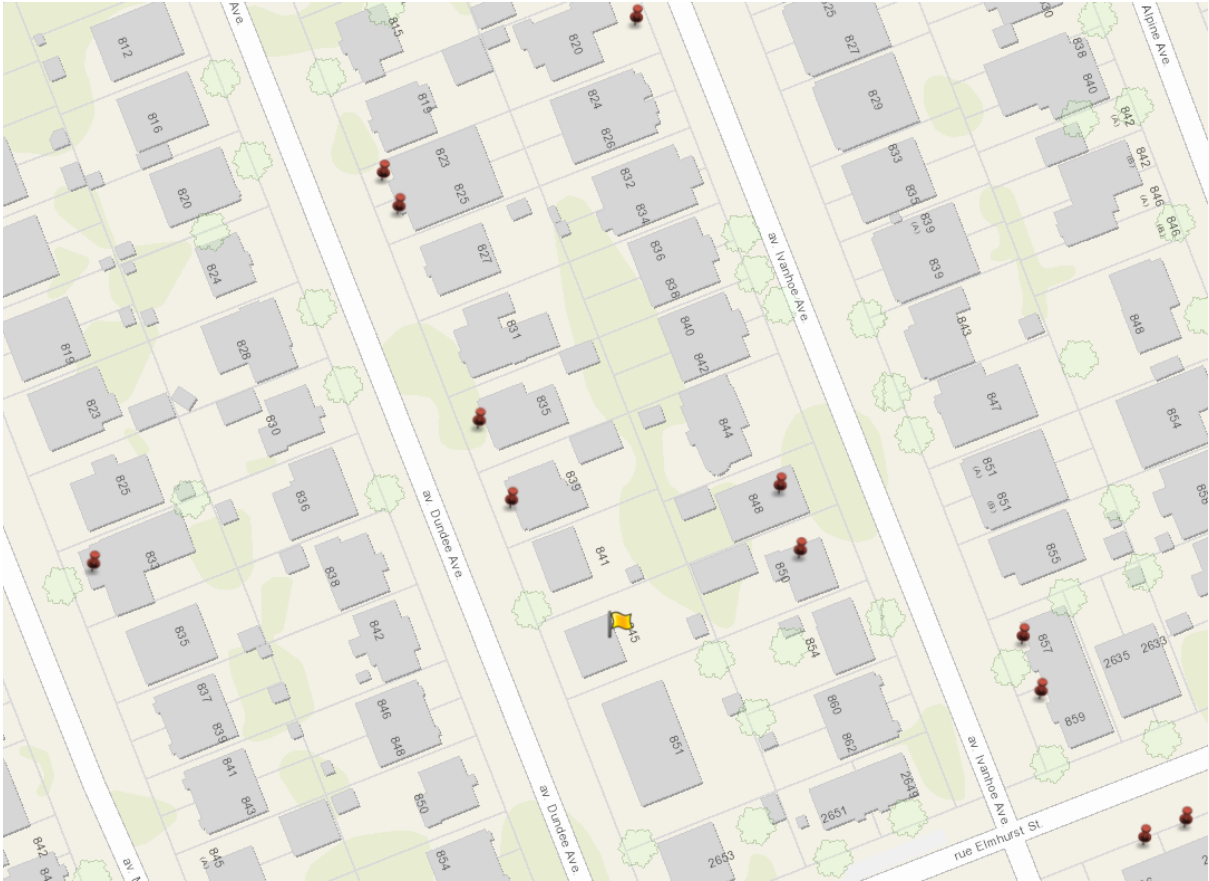
Variance 1, size of SDU, is a ratio of the primary vs. secondary gross floor area. Granting this variance will allow the SDU to have extra livable space, possibly 2 bedrooms. The variance is minor since the interior design is not visible to the public nor will it affect the neighbourhood.

Variance 2, rear yard setback, is in line with other properties in the area.

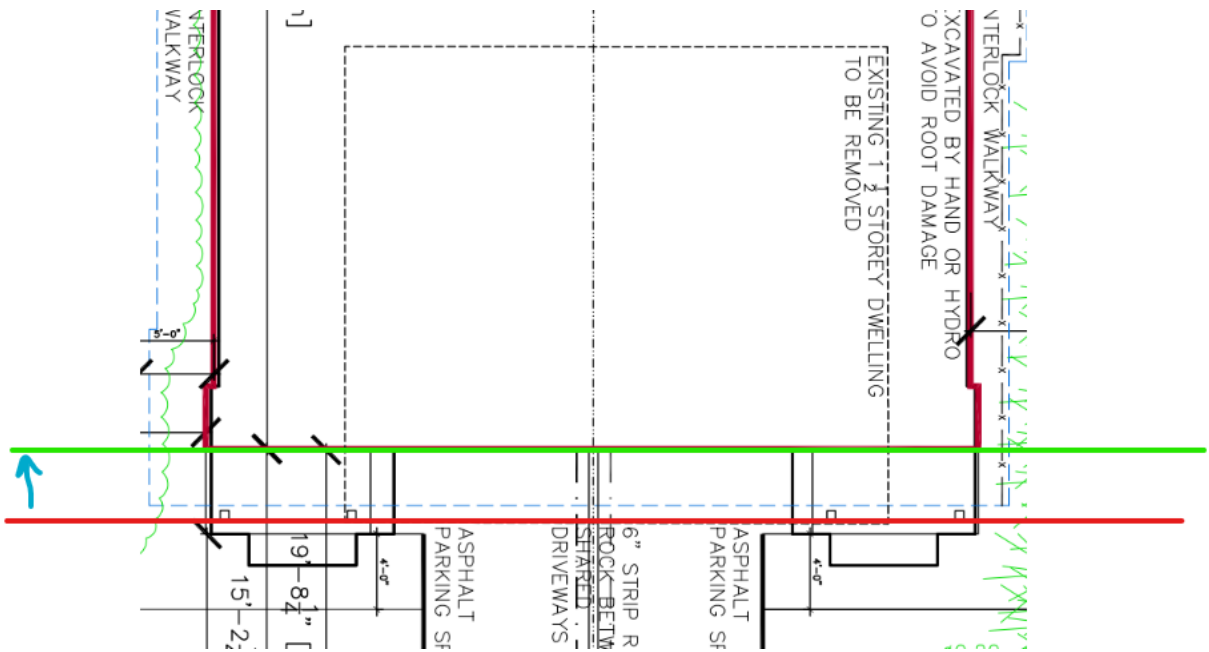
The queensway terrace north has a mixed residential construction. It has a combination of single, semi and townhomes.

Surveying the surrounding 150m area, the following properties with R2G zoning have rear setbacks in line with what we are requesting. Additionally, the direct rear neighbour (850 Ivanhoe) has a parking structure that has no rear setback.

Property Address	Rear Yard Setback
823 Dundee Avenue	7.0m
825 Dundee Avenue	7.0m
835 Dundee Avenue	1.4m from parking structure in rear
839 Dundee Avenue	3.3m from parking structure in rear
820 Ivanhoe Avenue	6.2m
850 Ivanhoe Avenue (direct neighbour behind 845 Dundee)	0.5m from parking structure in rear
848 Ivanhoe Avenue	2.0m
818 Maplewood Avenue	7.0m
2636 Elmhurst Street	1.3m
2634 Elmhurst Street	1.3m



Additionally, the building structure is being moved back 1.0m from the existing foundation as per bylaw. The front yard setback is 11.2m. The new property is then increasing the front yard space; therefore we are requesting some relief in the backyard.



2) The variance is desirable for the appropriate development or use of the property

The area referred to as Queensway Terrace North has been the subject of intensification efforts through the approval of infill development. Much of the area lots are zoned R2G where homes are replaced with newer, more efficient semi-detached dwellings.

This allows a greater number of people to live in areas close to major transit, shopping, schools and other amenities. This type of development also supports increased usage of infrastructure which the city has already invested in without urban sprawl to support new residents.

In order to add to housing stock, it is permitted to add SDUs above grade. The benefit of an above grade SDU is to allow rental properties or in-law suites that are more desirable vs basement dwellings. Above grade SDUs allow more natural light, have a reduced humidity level and provide more living space. An added benefit of our potential design is to give land access to the SDU which would provide for activities such as gardening.

3) The general intent and purpose of the Zoning By-law is maintained

In redeveloping this property all requirements of the Zoning By-law are maintained in its current context except for the variances requested.

The front / side yard setback, lot widths, lot areas as well as the building heights all conform to the current Zoning By-law.

The variances are being requested so that we may design a more livable SDU and primary dwelling unit.

4) The general intent and purpose of the Official Plan is maintained.

The official plan focuses on intensification of core areas of Ottawa in order to increase housing stock.

The official plan also aims to protect trees via the new Bylaw, which our proposal and development confirms with.