

Committee of Adjustment

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2023-07-14

City of Ottawa | Ville d'Ottawa

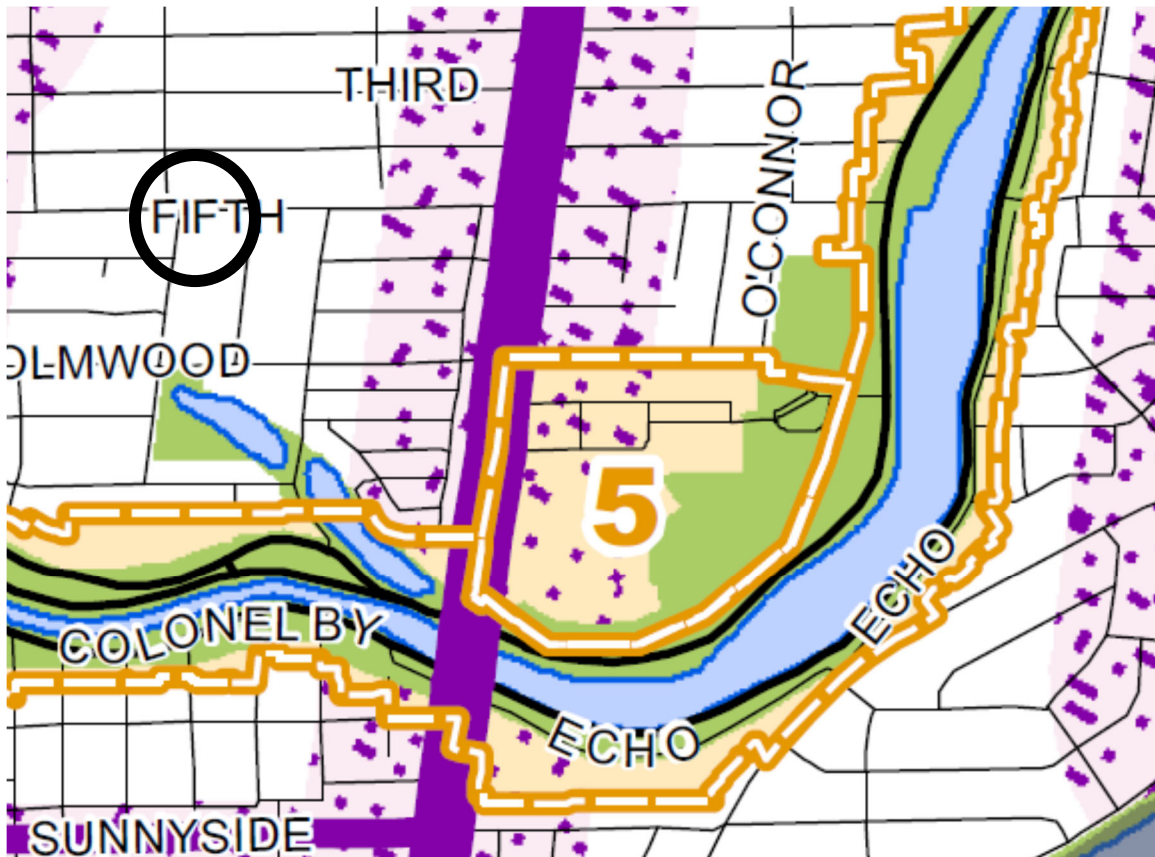
Comité de dérogation

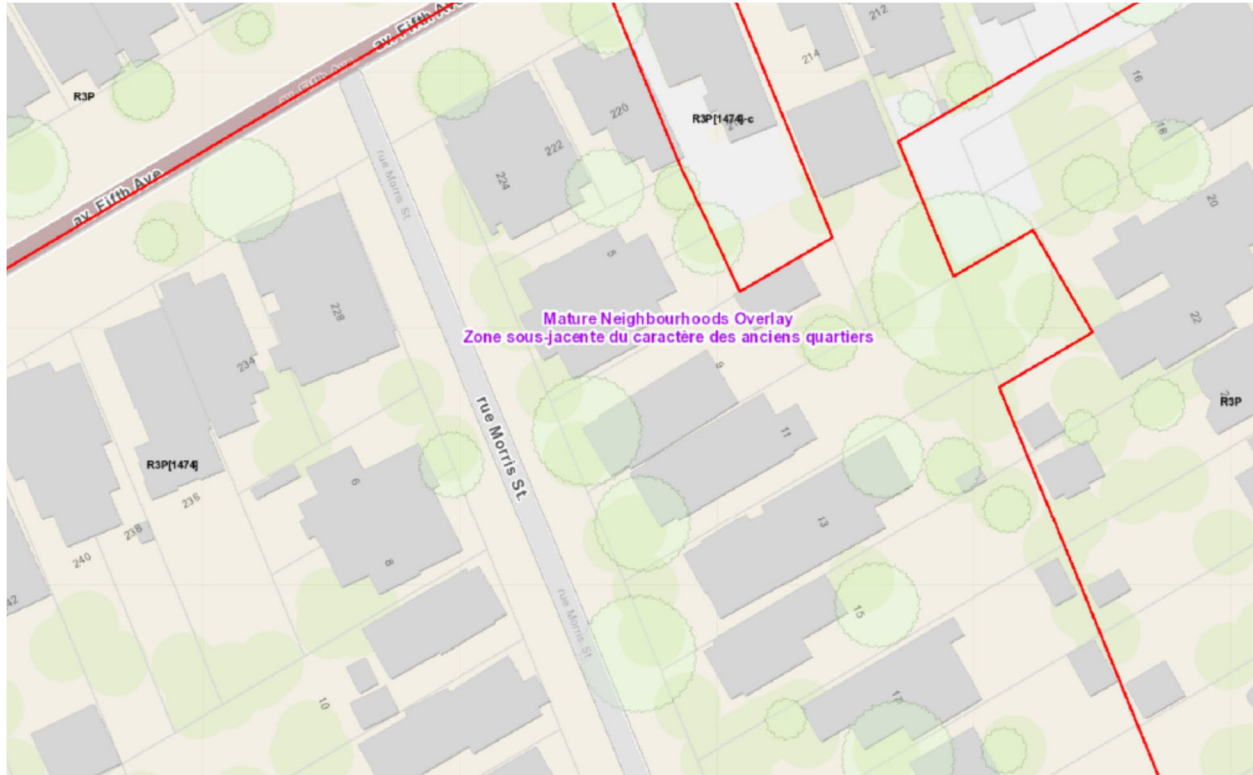
1) Introduction

The application is a request for variances to permit a 2 storey addition to a detached dwelling.

The zoning for the property is R3P[1474] in the City of Ottawa.

The neighbourhood is characterized a mix of detached dwellings, semidetached and townhouses with some duplexes and three unit buildings. It is classified as Inner Urban Transect Neighbourhood on Schedule B2 of the City of Ottawa Official Plan





2) Requests

The owner at 9 Morris is applying for variances to permit an addition and front facing attached garage.

a) 1. As per the R3P[1474] zone, the minimum required total interior side yard setback is 1.8m with one minimum yard no less than 0.6m. Variance to permit a total required yard of 1.51m

Many properties in the neighbourhood have similar existing small side yards combined with existing 1.2m alternate side yards. The min alternative side yard is affected by this development is 1.3m and provides reasonable access to the rear yard. The current pattern of small existing side yards on Morris Street of the separation between buildings is maintained. The rear yard is retained in it's current condition ensuring minimal or no effect on the neighbouring properties.

b) Section 106 - Parking Space Provisions, states that: permit a motor vehicle space at 2.36m wide whereas the by law requires 2.6m wide

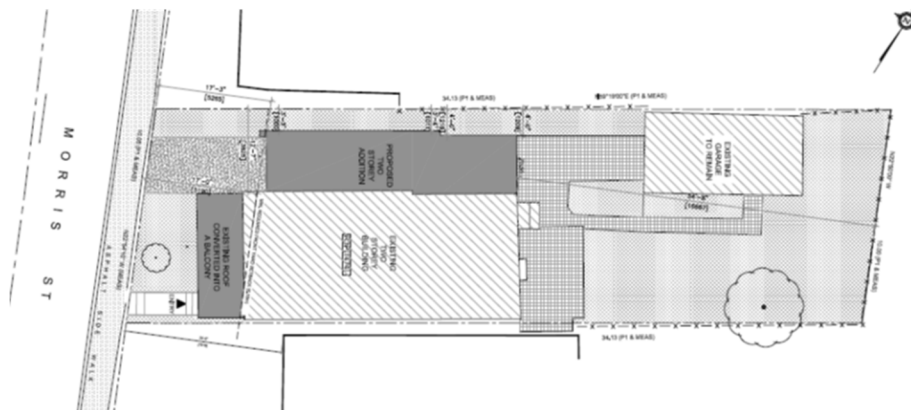
The parking regulation permit a parking space at 2.4m wide, this is only 4 cm (1 ¾") more than the proposed width

c) As per Exception [1474], the minimum required front yard setback is 1.5m and the maximum permitted front yard setback is 3m. The existing setback is 4.5m. and the required setback is 3.75m. The proposed setback of the addition is 5.27m for which a variance is required.

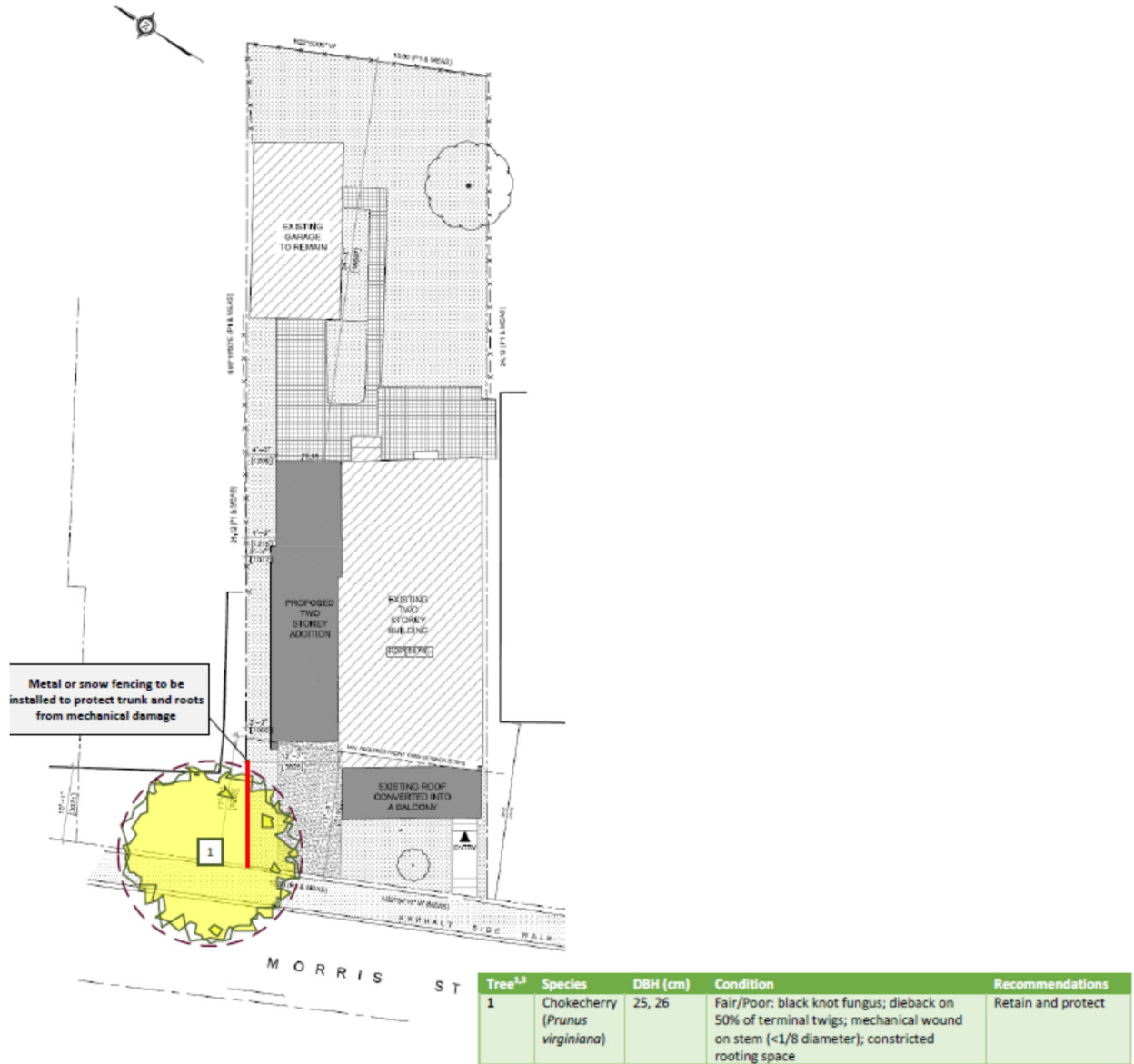
This is an unusual requirement, and the existing building setback predates this requirement. The addition has been moved back but to retain the character of the rear yard, not as far back as required by the bylaw.

d) 1. The property is zoned R3P[1474] and is subject to the Mature Neighbourhood Overlay (MNO) provisions. A Streetscape Character Analysis has been completed and does not permit the expansion of the carport to a front facing attached garage. A variance is required for the proposed front facing attached garage.

The owner has consulted with the neighbours and I have consulted with the Community Association (see documentation, page 6). They all agree that the proposed front facing garage meets with the intent of Council in that the garage is subservient to the main house and the street. The length of the garage at almost 8m allows for placement of solid waste and bicycles etc inside the garage along with a car.



The Tree Information Report clearly shows that no distinctive trees will be affected by this development.



3) New Official Plan

Section 2 identifies intensification targets and opportunities. It meets with all the following stated objectives of the proposed Official Plan passed by City of Ottawa Council

a) 2.2.1 Intensification and Diversifying Housing Options

What we want to achieve

1) Direct residential growth within the built-up urban area to support an evolution towards 15-minute Neighbourhoods

b) OP defines: Intensification: The development of a property, site or area at a higher density than currently exists through:

b) 3.2 Support Intensification

3.2. 4) Intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and sewer services. This Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable.

c) section 5.3.1 1) of the Official Plan supports this proposal, this to "Recognize a suburban pattern of built form and site design.... Over the medium- to long-term, this area will evolve toward an urban (15-minute) model as outlined in Table 8. This Plan allows for this evolution to happen gradually."

The proposal recognizes the current "built form and site design". Trees are all retained, streetscape pattern is maintained.

d) section 5.3.4 1) Neighbourhoods located in the Inner Urban Transect shall accommodate residential growth to meet the Growth Management Strategy as outlined in Section 3. The Zoning By-law shall implement development standards that transition away from a suburban model and move towards urban built forms as described in Table 6 as applicable and that:

- 1) Under the current zoning bylaw and official plan the variances and consent requested are minor for the following reasons:
 - They are minor and desirable.
 - They reflect the current character of the neighbourhood
 - 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 of land uses compatible with the current urban fabric.
 - The Ontario Planning Act supports intensification in residential urban areas