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

FOUR TESTS OF THE PLANNING ACT

1.1 IS THE VARIANCE MINOR?

The extent of the impact of the proposal on neighbouring properties and the neighbourhood as a whole are minor or non-existent. The mass and height of the proposed development will not create any significant issues for abutting property owners related to loss of sunlight, privacy or views. The proposed density of the development is similar to the established norms of the neighbourhood. This includes the coach house, with garage, located at: 187 Hinton Ave. North (Next door Neighbour) 213 Hinton Ave. N. (Same Street) 203 Holland Ave. (1 block away)



187 Hinton Ave.



213 Hinton Ave.



213 Holland Ave.

The proposal would not create any negative impacts related to access, parking, drainage, traffic or noise. The proposal is compatible with the established built form and character of the neighbourhood. The building would be built on the existing footprint of the original detached garage on the property.

1.2 IS THE VARIANCE DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE PROPERTY?

The application seeks only to vary the zoning by-law provisions in a manner that is characteristic of the neighbourhood. The mass and height of the proposed coach house will not create any significant issues for abutting property owners relating to sunlight, privacy or views. The proposed design would not create any negative impacts related to access, parking, drainage, traffic or noise. It is compatible with the established built form and character of the neighbourhood and serves to improve the effects of streetscapes. The variance is in keeping with other garage & coach house developments already in existence in the neighbourhood.

1.3 IS THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW MAINTAINED?

The proposal adheres to the purpose of the applicable zones. Coach house units are permitted in Ottawa's urban, suburban and rural areas subject to Section 3.1 of the Official Plan and Section 142 of the Zoning By-law.

1.4 IS THE GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN MAINTAINED?

The variance is in keeping with other garage & coach house developments already in existence in the neighbourhood. The coach house is in line with the general intent and purpose of the Official Plan including Section:3.1 Designate Sufficient Land for Growth 3.2 Support Intensification