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MINOR VARIANCE APPLICATION FOR 2042 VINCENT STREET

August 9th, 2023

Committee of Adjustment
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Comité de dérogation



PLANNING RATIONALE

CHANTAL SEGUIN &
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2042 VINCENT STREET
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PLANNING RATIONALE - SUPPORTING DOCUMENTS

PAGE NUMBER

00A

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Date: August 9th, 2023

City of Ottawa - Committee of Adjustments

Application for Minor Variances – 2042 Vincent Street, Ottawa

We, Chantal Seguin and Francois Flamand (referred to herein as ‘the owners’) are requesting permission for Minor Variances for the property municipally known as 2042 Vincent Street, in the City of Ottawa.

The property at 2042 Vincent Street (referred to herein as ‘the site’) is located in the Ottawa neighborhood of Elmvale-Eastway-Riverview Park West, near the intersection of Vincent, Weston Drive and Arch Street. It is within Ward 18 - Alta Vista. The site consists of an existing single story detached dwelling with a building area of 1,108 sq.ft. The lot area is 487.2 m² with a frontage of 15.54 m.

The residential neighbourhood is characterized by predominantly single storey detached dwellings built in the 1960’s. These modest sized homes are built on lots typically measuring +-50’ x 100’ in size. The streetscapes are punctuated by old-growth trees. Throughout the years, the neighbourhood has undergone some minor development and alterations to its original fabric, however the majority of the changes consist of renovation, modest-sized additions and the construction of carports, attached garages or detached garages in the rear yard.

Refer to PAGES 01 & 02 for the existing contextual information:

IMAGE 1A (2042 VINCENT STREET: EXISTING FRONT VIEW FROM VINCENT STREET)
IMAGE 1B (2042 VINCENT STREET: CONTEXT AERIAL MAP EXISTING VIEW)
IMAGE 1C (2042 VINCENT STREET: LOCATION MAP)
IMAGES 2A, 2B, 2C, 2D, 2E, 2F, 2G (EXISTING NEIGHBOURHOOD CONTEXT PHOTOS)

The purpose of the proposed addition is to construct a one storey attached garage at the north side yard in order to accommodate a 1 car garage and hobby workshop. The purpose of the proposed addition at the front of the house is to accommodate a 1 storey vestibule, mudroom and two-piece washroom.

The original house was built in 1962 and purchased by the owner in 2018. As a couple entering retirement, the homeowners are looking to renovate the existing dwelling and create an accessible one storey living space that is updated to current functions, accessibility & clearances, materials, and products. This requirement to improve the function of the existing home and property also includes a single storey, single car garage as part of the proposal. Their goal with these modifications is to age comfortably and safely within their home. The scale and proportion of the newly defined volumes are relative to the appropriateness to the use or the function of the requirement program, and the owner’s needs. To fully achieve the full function of comfort for the owner’s program and requirements, it was realized that overall storage, car protection from weather, and an appropriate entry space were lacking and missing. It was further determined that these requirements could not fit within the existing volume of the home, as a standard renovation. Since this discovery, the owners have assessed the requirements to expand the existing footprint in a careful way in order to preserve the importance of the remodel fitting within the fabric of the existing neighborhood. It is important to the owners that the proposed concept respects the adjacent dwellings, as such the approach is to keep the majority of the existing building and keep the addition modest. The strategy was to integrate the new portions of the home with the existing home in a seamless manner in order to maintain a proper scale, massing and functionality to the existing neighbourhood.

Refer to PAGE 03 for images of proposed appropriate design approach:

IMAGE 3A – FRONT STREET VIEW – PROPOSED 2042 VINCENT IN CONTEXT WITH 2038 AND 2044 VINCENT.
IMAGE 3B – VIEW OF PROPOSED IN CONTEXT LOOKING NORTH FROM VINCENT STREET
IMAGE 3C – VIEW OF PROPOSED IN CONTEXT LOOKING SOUTH FROM VINCENT STREET
IMAGE 3D – OVERHEAD VIEW OF PROPOSED IN CONTEXT

In order to achieve the client’s functional program and goals, we are requesting the following 2 Minor Variances:

VARIANCE A - A reduction in the Front Yard Setback to 5.25 whereas the Zoning Bylaw requires a Front Yard Setback of 6.0m

VARIANCE B - A reduction in the Interior Side Yard Setback to 0.6m whereas the Zoning Bylaw requires a Interior Side Yard Setback of 0.8m (Total interior side yard setback is 3.0m with one yard no less than 1.2m)

Refer to PAGE 04 illustrating the variances on the Site Plan

IMAGE 4A – SITE PLAN WITH VARIANCE REFERENCES ILLUSTRATED

Below you will find the information to address the following 4 TESTS:

1. The variance is minor;
2. The variance is desirable for the appropriate development of use of the property;
3. The general intent and purpose of the Zoning Bylaw is maintained;
4. The general intent and purpose of the Official Plan is maintained.

TEST 1:

The variances are minor;

VARIANCE A is a reduction in the Front Yard Setback from 6.0m to 5.25m (0.75m). The proposed front yard addition is compatible with the established built form and character of the neighbourhood and serves to improve the affected streetscapes. The scale and massing of the front addition is appropriate to the character of the neighbouring homes. There are two residences in the vicinity (2029 & 2030 Vincent Street) that have completed front yard additions that have similar setbacks to what is being requested. Refer to the GeoMap on **PAGE 05** and the photographs on **PAGE 06** illustrating the locations of the properties.

VARIANCE B is a reduction in the Interior Side Yard setback from 0.8m to 0.6m (0.2m). The proposed garage addition to the interior side yard is in keeping with many of the existing patterns within the neighbourhood. As illustrated on the GeoMaps on **PAGE 07** and **PAGE 08**, there are several instances where carports, attached garages and detached garages are within 0.6 (2’) of the interior side yard property line. In this instance, there is no impact to the neighbouring property in terms of privacy or access. The design also incorporates a ‘stepping back’ to meet the required setback in the rear yard.

Both requested variances are minor because they will not create any unacceptable adverse impact on abutting properties or the community at large.

TEST 2:

The variance is desirable for the appropriate development of use of the property;

This is an appropriate development as the use of the property is not altering. Furthermore, it is also improving the quality of the existing use of the property by creating a more liveable dwelling for the owners.

Both variances help serve to maintain the scale, proportion and massing of the existing fabric of the neighbourhood. The design approach is appropriate and is harmonious with the neighbourhood. Also, the side yard will not affect the neighbouring properties in terms of privacy and light. There are no overlooking windows into the rear yard and the addition is only single storey.

TEST 3:

The general intent and purpose of the Zoning Bylaw is maintained;

The general intent and ‘spirit’ of the Zoning Bylaw is maintained as the variances are minor and do not negatively affect the neighbouring properties or impact the neighbourhood. The modest design solution strives to make the dwelling more liveable for the occupants without impacting the neighbourhood in a negative way.

TEST 4:

The general intent and purpose of the Official Plan is maintained;

The general intent of the Official Plan is maintained in that the proposed design follows the tenants of the Plan. This proposed design creates a positive impact on the neighbourhood within the built-up urban area. It does so in an appropriate manner while respecting the existing community.

Furthermore, as mentioned previously, a key aspect of the design was to develop the design so that it was appropriate in terms of scale, massing and use to the fabric of the neighbourhood. As illustrated on **PAGE 09**, if an entirely new dwelling were to be constructed that followed what is prescribed by the Zoning Bylaw, a far more impactful result would occur. The resulting scale and massing would be far less compatible with the neighbourhood than what is being proposed. In our opinion, what is being proposed is a far more positive and successful addition into the neighbourhood.

Thank you very much for your consideration.

Sincerely,

Chantal Seguin & Francois Flamand
2042 Vincent Street



IMAGE 1A - 2042 VINCENT STREET: EXISTING FRONT VIEW FROM STREET



IMAGE 1C - 2042 VINCENT STREET: LOCATION



IMAGE 1B - 2042 VINCENT STREET: AERIAL & CONTEXT MAP, EXISTING VIEW



IMAGE 2A - CONTEXT PHOTO: 2060 VINCENT STREET



IMAGE 2B - CONTEXT PHOTO: 2042 VINCENT STREET



IMAGE 2C - CONTEXT PHOTO: 2038 VINCENT STREET



IMAGE 2D - CONTEXT PHOTO: 2037 VINCENT STREET



IMAGE 2E - CONTEXT PHOTO: 2041 VINCENT STREET



IMAGE 2F - CONTEXT PHOTO: 2045 VINCENT STREET



IMAGE 3A - FRONT STREET VIEW - PROPOSED 2042 VINCENT IN CONTEXT WITH 2038 VINCENT AND 2044 VINCENT



IMAGE 3B - SIDE VIEW (LEFT HAND FACING) - PROPOSED 2042 VINCENT IN CONTEXT WITH 2038 VINCENT AND 2044 VINCENT



IMAGE 3C - SIDE VIEW (RIGHT HAND FACING) - PROPOSED 2042 VINCENT IN CONTEXT WITH 2038 VINCENT AND 2044 VINCENT

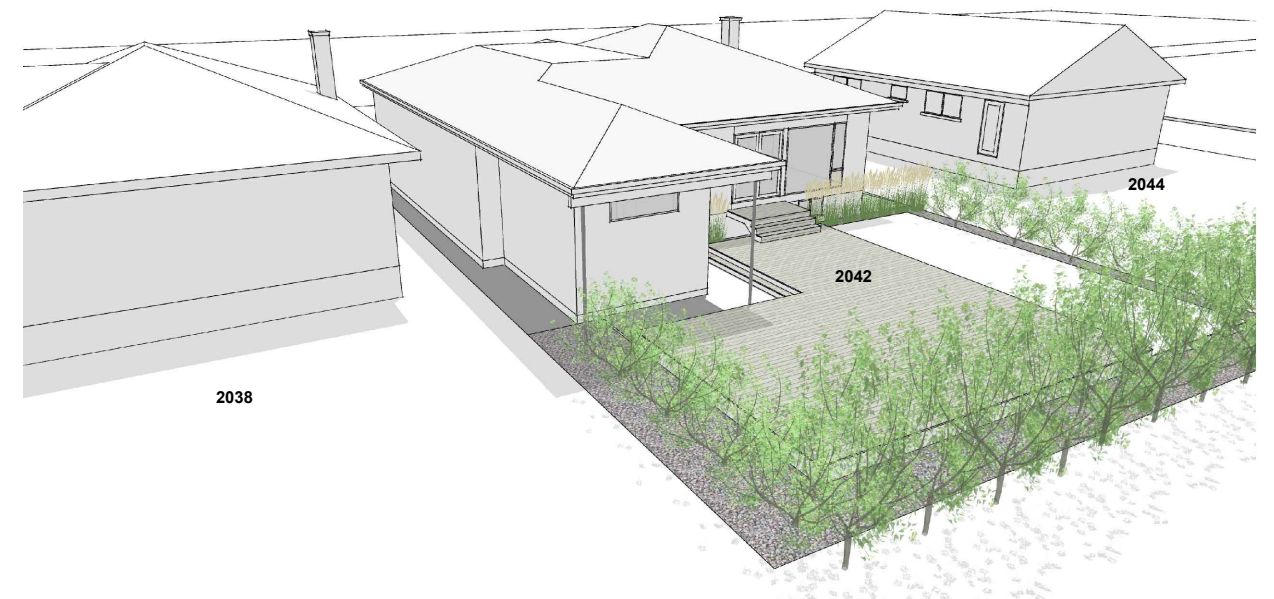


IMAGE 3D - REAR VIEW - PROPOSED 2042 VINCENT IN CONTEXT WITH 2038 VINCENT AND 2044 VINCENT

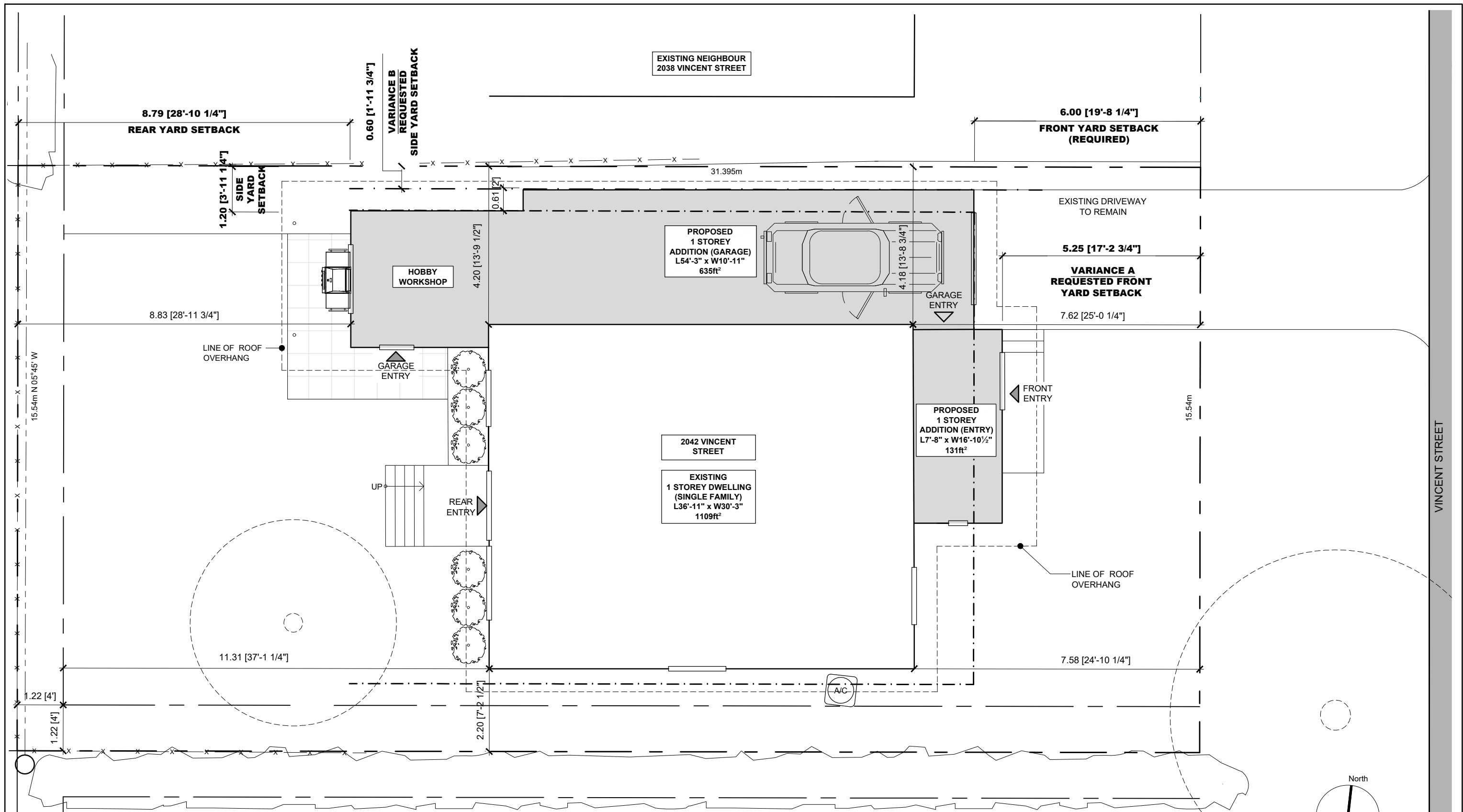


IMAGE 4A - SITE PLAN WITH VARIANCE REFERENCES ILLUSTRATED

NOTE: REFER TO SITE PLAN ON SHEET P1 FOR LINE TYPES, LEGENDS AND ADDITIONAL SITE PLAN INFORMATION



DRAWING LEGEND: FRONT YARD SETBACK - DWELLINGS

	Applicant
	Relevant Neighbouring Property

ZONING BYLAW

MINIMUM FRONT YARD SETBACK	6m
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NOTES: FRONT YARD SETBACK - DWELLINGS

- ① 2042 VINCENT STREET - APPLICATION RESIDENCE
EXISTING FRONT YARD SETBACK: 7.62m
PROPOSED FRONT YARD SETBACK: 5.25m
- ② 2030 VINCENT STREET
EXISTING FRONT YARD SETBACK: ±2.6m
SETBACK REDUCED BY: ±3.4m
- ③ 2029 VINCENT STREET - REDUCED FRONT YARD
EXISTING FRONT YARD SETBACK: ±1.8m
SETBACK REDUCED BY: ±4.2m

NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE AND HAVE BEEN TAKEN FROM GEO OTTAWA

IMAGE 5A - VARIANCE A - FRONT YARD SETBACKS: EXAMPLES OF NON-CONFORMING PROPERTIES

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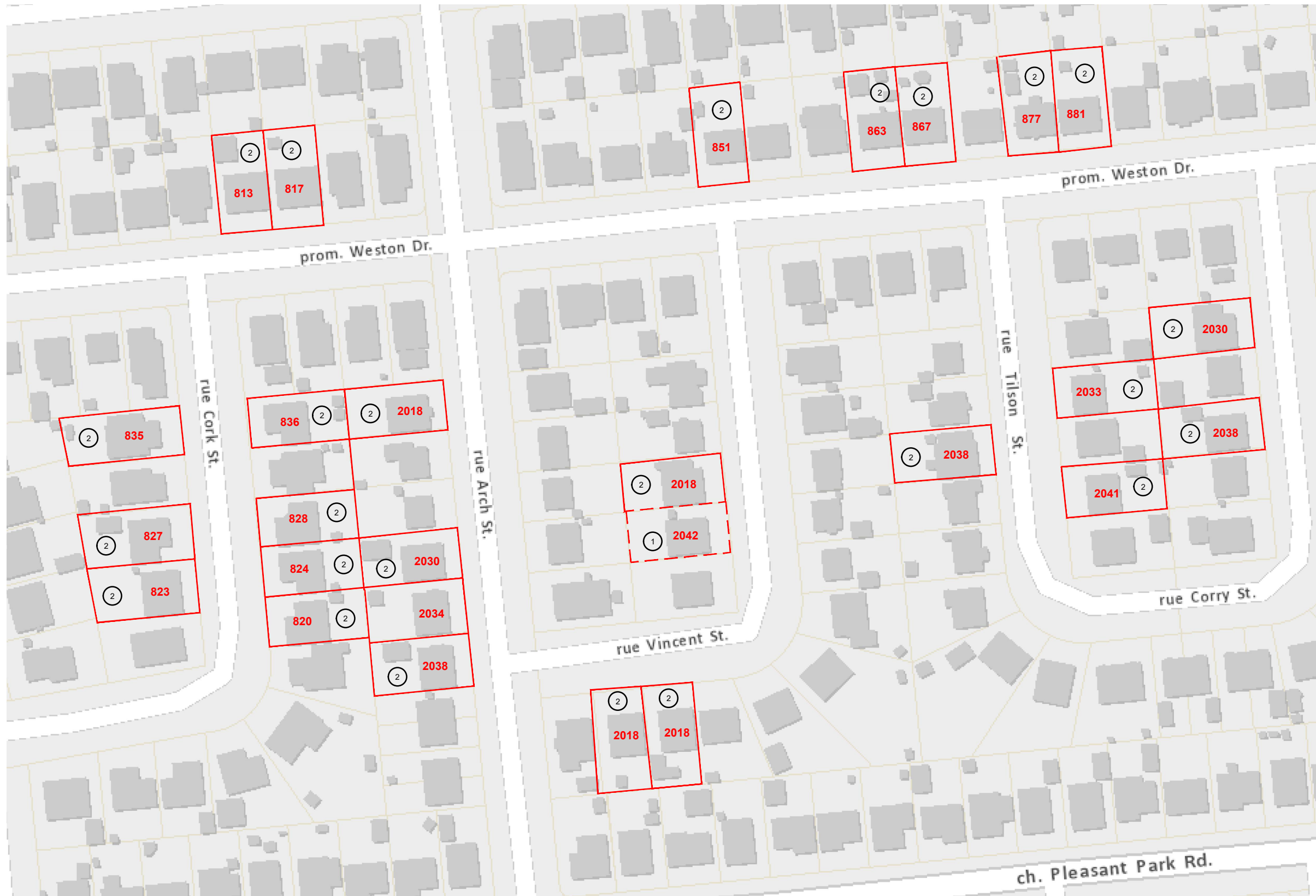
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IMAGE 6A - EXAMPLE OF NON-CONFORMING PROPERTY: 2030 VINCENT STREET



IMAGE 6B - EXAMPLE OF NON-CONFORMING PROPERTY: 2029 VINCENT STREET



DRAWING LEGEND: INTERIOR SIDE YARD SETBACK - DWELLINGS

	Applicant
	Relevant Neighbouring Property

ZONING BYLAW

MINIMUM INTERIOR SIDE YARD SETBACK	3.0m total, 1.2m minimum on one side
PERMITTED PROJECTIONS	Canopies: 1.8; Stairways, landings, and stoops below ground floor level at front yard: up to 0.6m to the lot line.

NOTES : INTERIOR SIDE YARD SETBACK - DWELLINGS

- ① 2042 VINCENT STREET - APPLICATION RESIDENCE
EXISTING SIDE YARD SETBACK: 4.18m
PROPOSED SIDE YARD SETBACK: 0.6m
- ② NEIGHBOURING EXAMPLE OF A DWELLING AND/OR PROJECTION APPEARING TO EXCEED INTERIOR SIDE YARD SETBACKS AND/OR PERMITTED PROJECTIONS.

NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE AND HAVE BEEN TAKEN FROM GEO OTTAWA

IMAGE 7A - VARIANCE B & C - SIDE YARD SETBACKS AND PROJECTIONS: EXAMPLE OF NON-CONFORMING PROPERTIES

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IMAGE 8A - VARIANCE B & C - SIDE YARD SETBACKS AND PROJECTIONS (GARAGES AND CARPORTS): EXAMPLES OF NON-CONFORMING PROPERTIES

DRAWING LEGEND: INTERIOR SIDE YARD SETBACK - GARAGES AND CARPORTS

	Applicant
	Relevant Neighbouring Property

ZONING BYLAW: INTERIOR SIDE YARD SETBACK - GARAGES AND CARPORTS

MINIMUM INTERIOR SIDE YARD SETBACK	3.0m total, 1.2m minimum on one side
PERMITTED PROJECTIONS	Canopies: 1.8; Stairways, landings, and stoops below ground floor level at front yard: up to 0.6m to the lot line.

NOTES

- ① 2042 VINCENT STREET - APPLICATION RESIDENCE
EXISTING SIDE YARD SETBACK: 4.18m
PROPOSED SIDE YARD SETBACK: 0.6m
- ② NEIGHBOURING EXAMPLE OF AN ATTACHED CARPORT APPEARING TO EXCEED INTERIOR SIDE YARD SETBACKS AND/OR PERMITTED PROJECTIONS.
- ③ NEIGHBOURING EXAMPLE OF AN ATTACHED GARAGE APPEARING TO EXCEED INTERIOR SIDE YARD SETBACKS AND/OR PERMITTED PROJECTIONS.
- ④ NEIGHBOURING EXAMPLE OF A DETACHED GARAGE APPEARING TO EXCEED INTERIOR SIDE YARD SETBACKS AND/OR PERMITTED PROJECTIONS..

NOTE: ALL DIMENSIONS SHOWN ARE APPROXIMATE AND HAVE BEEN TAKEN FROM GEO OTTAWA



IMAGE 9A - MASSING COMPARISON: ALLOWABLE VS. PROPOSED