

515 Supernova St  
**MINOR VARIANCE COVER LETTER**  
Rear yard set back reduction

APPLICATION DATE: 2023 - 06 - 08

LOCATION: 515 Supernova St.

Ward 22: Steve Desroches

APPLICANT: OakWood Designers and Builders

PRIMARY CONTACT: Patrick Bustin, 613-835-9000 ext.151, pbustin@oakwood.ca

**Committee of Adjustment**  
Received | Reçu le

2023-08-18

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

## INTRODUCTION

The subject site contains existing 1 storey detached dwelling. A proposed single storey 21' - 6" x 10' - 6" addition with a helical pile foundation and a 16' x 10' deck is to be built. The proposed addition extends past the rear yard set back by 0.87m.

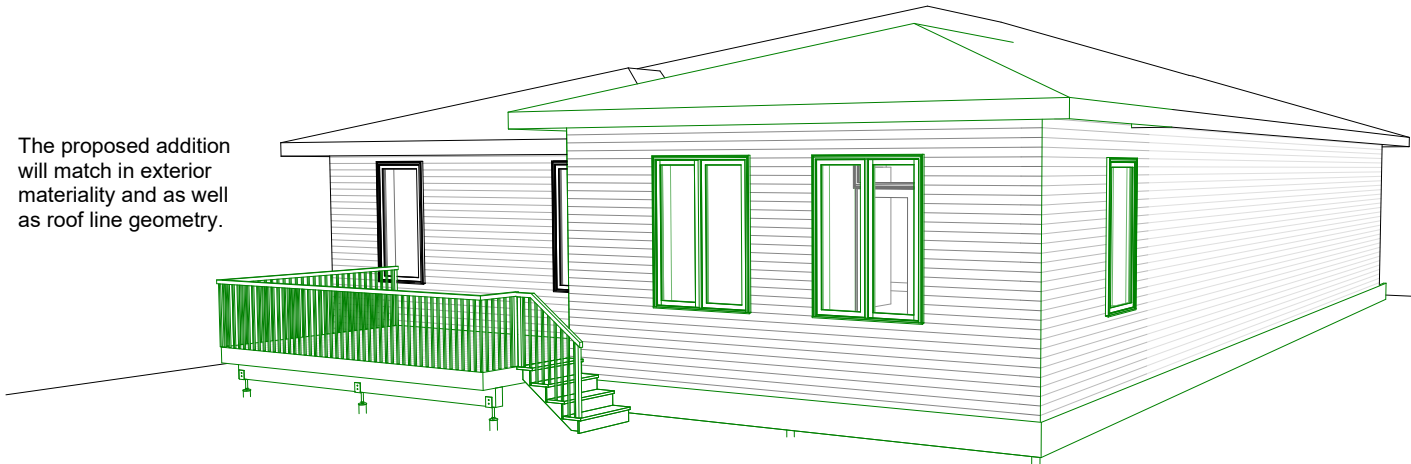
## REQUIRED APPLICATION

A minor variance application is required to reduce the rear yard set back from 6.00m to 5.13m in order for the proposed addition to be compliant with zoning requirements.

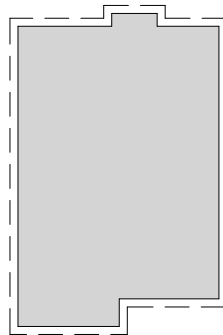
## DESIGN PROPOSAL

The proposed design is a single storey 21' - 6" x 10' - 6" addition with a helical pile foundation and a 16' x 10' deck. The exterior of the addition will be a matching vinyl siding as well as matching roofing shingles to provide a visual connection to existing character of the built form of the dwelling units on the lot as well as the surrounding neighbourhood.

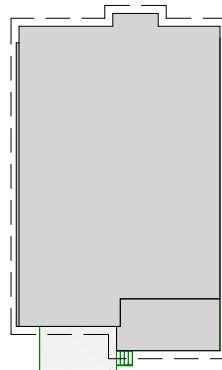
The proposed addition will match in exterior materiality and as well as roof line geometry.



EXISTING FOOTPRINT



PROPOSED FOOTPRINT



Comparing the existing footprint of the dwelling unit to the proposed footprint reveals the compatibility of the addition to the existing built form.

**OakWood**

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SIGNATURE:

INDIVIDUAL BCIN: XXXXXX

DECLARATION:

WE, OAKWOOD DESIGNERS & BUILDERS INC. DECLARE THAT I HAVE REVIEWED AND TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER SUBSECTION 3.2.4. OF DIVISION C. OF THE BUILDING CODE. I AM QUALIFIED, AND THE FIRM IS REGISTERED, IN THE APPROPRIATE CLASSES/CATEGORIES

FIRM BCIN: 39352

## SITE AND SITE CONTEXT

The subject site is located in the Riverside South- Findlay Creek Ward (Ward 22). It is a trapezoidal lot fronting Supernova St with an area of 569.64 m<sup>2</sup>. Currently, there is a detached single storey dwelling unit on the lot. The immediate neighbourhood is comprised of similar single and two storey dwelling units.

The rear and side elevation of the dwelling units in the neighbourhood consistently show vinyl siding. Services to lots are predominantly provided from the front yard.

## THE FOUR TESTS

### THE VARIANCE IS MINOR:

The required variance is due to a 14.5% decrease in the rear yard set back from 6.00m to 5.13m to allow for an addition serving as a four season room.

### THE VARIANCE IS DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE PROPERTY:

This variance does not alter the intended use of the property. The addition will be an extension of the existing dwelling unit on the lot.

### THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW IS MAINTAINED:

The variance does not conflict with the general purpose or intent of zoning By-Law #2008-250.

### RELEVANT PURPOSES OF THE R4 - RESIDENTIAL FOURTH DENSITY ZONE :

*Allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;*

The addition will only complement the existing detached dwelling on the lot in appearance and function.

*Permit ancillary uses to the principal residential use to allow residents to work at home;*

An addition serves very well to adapt to a variety of uses. With very little modification from the current intent of the addition, the use of the addition could allow the residents to work from home.

*Regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced:*

The addition requiring a minor variance will match and complement the existing land use patterns and residential character of the neighbourhood.

### THE GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN IS MAINTAINED:

This addition will contribute to the defining quality of this neighbourhood's mixed residential building forms by providing a guide for future evolution that the neighbourhood may under go.

*Sub-Clause 6.3.1 (4) (d) (i) is concerned with residential built forms being compatible with, and not reasonably posing a risk of nuisance to, nearby residential uses.* The proposed addition will be a minor functional extension of the existing home and will not impose in any way to the surrounding residential neighbourhood.

*Sub-Clause 6.3.1 (d) (4) (ii) is concerned with residential built forms being compatible with existing built forms and site design of predominantly low-rise, residential uses.* The proposed addition will visually parallel with the existing house on the lot through the use of matching siding and roofing materials as well as the appropriately matching architectural appearance.

*Sub-Clause 6.3.1 (4) (d) (iii) is concerned with residential built forms appropriately integrating with the neighbourhood street network, pedestrian network and public realm.* Since this will be a relatively small addition matching the existing house in the rear yard, it will not have any impact on the street, pedestrian, or public realm.

*Clause 6.3.2 (2) (a) discusses regulations relating to height, setbacks, massing, floor area, roofline, materiality and landscaped areas having regard for the local context and character of existing development.* The proposed reduced rear yard setback will not interfere with intended regulations. Roof lines and exterior materiality will match the existing dwelling unit on the lot as well as the neighbouring built environment.

## CONCLUSION

To conclude, the primary argument for the approval for the requested minor variance is that this variance will not negatively affect the intention of the development of the property, zoning by-law, or official plan of Ottawa as the proposed addition will match and the existing character, materiality and use of the surrounding neighbourhood.

It is our hope at OakWood that this cover letter and the supporting documents will be sufficient to allow for the approval of the request minor variance to reduce the rear yard set back from 6.00m to 5.13m.

Thank you for your consideration.



SUBJECT PROPERTY OUTLINED IN GREEN. IMAGE COURTESY OF GEOOTTAWA.