



Ottawa General Contractors

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Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario, K2G 0B5

RE: 1819 Arizona - Minor Variance Application

Dear Committee Members,



October 16, 2023

OGC Ltd. is pleased to submit a Minor Variance application on behalf of the owner, for the subject site known as 1819 Arizona to permit a reduced rear yard setback and reduced rear yard area for the construction of a 1-storey sunroom addition to an existing building.

Upon review of our application, you will find the following:

- One (1) copy of the Permission Application form, including owner authorization
- One (1) copy of a cover letter/planning rationale
- One (1) copy of a Tree Information Report
- Two (2) copies of the Survey plan (1 full size and 1 reduced)
- Two (2) copies of each of the following plans (1 full size and 1 reduced):
 - Drawing A-2 – Existing Site Plan
 - Drawing A-3 – Proposed Site Plan
 - Drawing A-5 – Exterior Elevations



1.0 – Introduction

This application has been prepared and submitted for a minor variance application for the address known as 1819 Arizona Avenue, Ottawa, Ontario.

The application is seeking relief to permit a reduced rear yard setback and reduced rear yard area to permit the addition of a 1-storey sunroom to an existing 1 ½ -storey dwelling. The proposed development will add an additional 225 sq.ft of floor area to the existing 2066 sq.ft floor area.

2.0 – Site Context

The subject site is located in the Alta Vista Community on a corner lot fronting Florida and Arizona Avenue. The existing building currently resides a 1 1/2 story, 4 bedroom single-detached dwelling, with a 1 bedroom suite in the basement. The rear yard contains a deck of approximately 225 sq.ft.

The lot is zoned First Density under the current zoning by-law 2008-250, with a zone designation R10 which offers a wide range of residential uses, in which an accessory structure that contributes to the principal use is permitted.

Figure 1 – Site Location



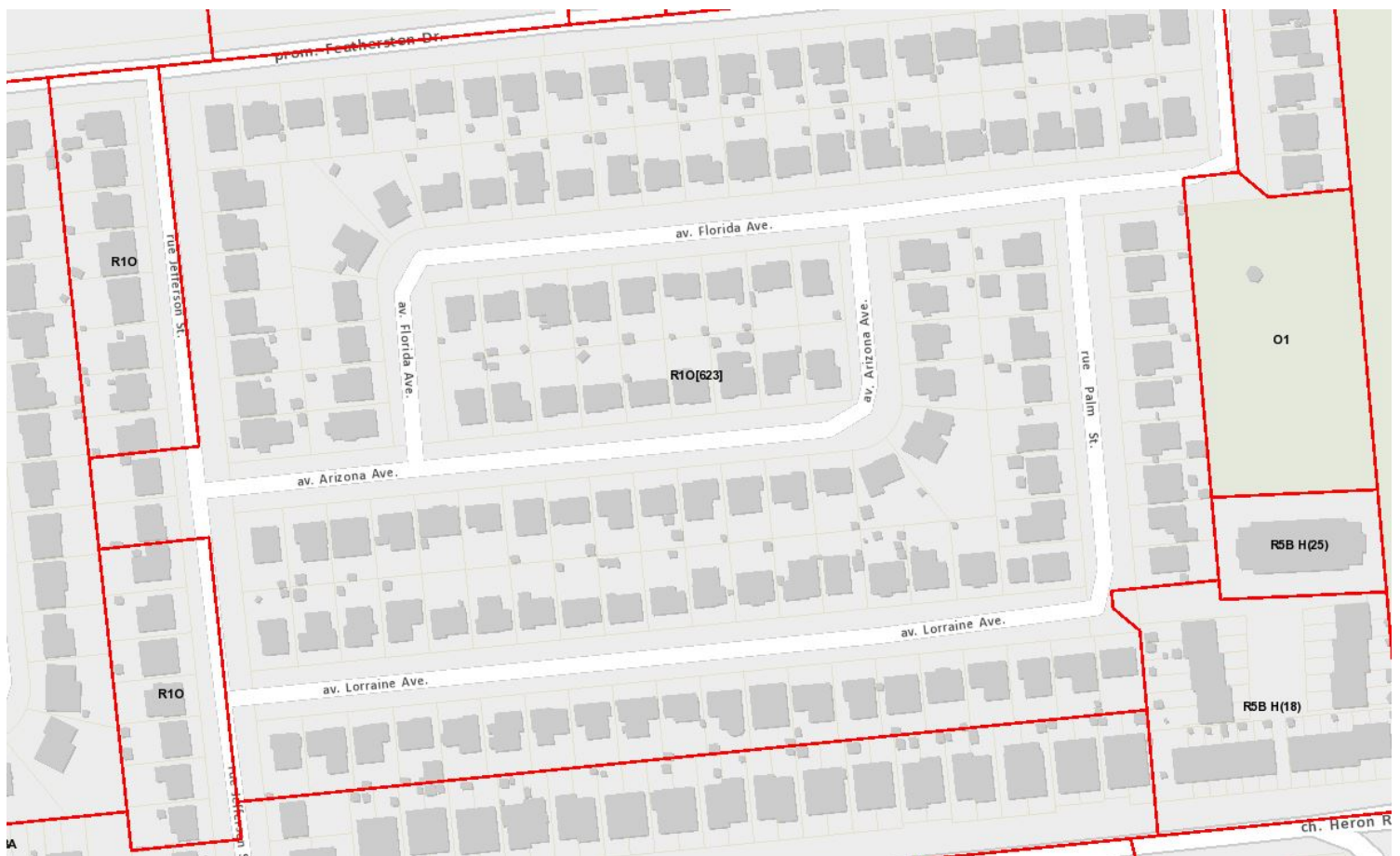


1819 Arizona fronts Florida with a lot frontage of 16.17m and lot depth of 30.48m for a total lot area of 492.86m².

All surrounding properties are of the same zoning designation of R10 and consist primarily of detached dwelling properties ranging from 1 to 1 1/2 stories.

Figure 2 – Zoning Context

Under the zoning by-law 2008-250, rear yard setbacks for the construction of an addition is 25% of the lot depth, or 7.5m in the case for the property located at 1819 Arizona and the rear yard area must comprise of at least 25% of the lot area, as per section 156 of the by-law requirements.





3.0 – Zoning Requirements

The subject properties are designated Residential First Density (R10) in the City of Ottawa zoning by-law (2008-250). The following table summarizes the zoning requirements and outlines the area of non-compliance.

	Required	Provided	Compliance
Minimum Lot Area	450m ²	492.86m ²	Yes
Minimum Lot Width	15m	16.17m	Yes
Minimum Front Yard Setback	Avg. of abutting properties (3.0m)	3.0m	Yes
Minimum Interior Yard Setback	1.2m	1.2m	Yes
Minimum Corner Yard Setback	Avg. of abutting properties (5.6m)	5.6	Yes
Minimum Rear Yard Setback	25% lot depth (7.67m) max. 7.5m	13.3% (4.06m)	No
Minimum Rear Yard Area	25%	13%	No
Maximum Building Height	8m	5.5m	Yes

The proposed addition meets the majority of the zoning provisions under R10 with the (2) exceptions. We seek relief for the reduction of a rear yard setback to be 13.3% of the lot depth, where the zoning by-law requires 25%, as well as the reduction of a rear yard area to be 13%, where the zoning by-law requires 25%.

4.0 – Site Massing

Under the R10 zoning design for single-detached dwellings, the building is permitted to be constructed up to 8m in height. The following figure has been created to evaluate the impact of the proposed development to adjacent neighboring properties.



Figure 3 – Site Context along Arizona

The streetscape appearance along Arizona remains the same when considering the depth of lot and location of the proposed addition in relation to the existing dwellings.



5.0 – Tree Protection

The adjacent and subject site, have no existing distinctive trees with critical root zones in close proximity to the proposed development. Please refer to report prepared by IFS Associates.

6.0 – Hydro Ottawa

Clearances will be adhered to for permanent structures to overhead distribution lines as per Hydro Ottawa's OLS0002 standard.

7.0 Rationale

In summary, it is in our opinion that the requested reduced rear yard meets the four tests for the following reasons:

- 1. Is the variance minor**
 - a. We find the requested relief to be minor as the proposed addition is contained within the existing footprint of the deck and does not impose onto any green space.
- 2. Is the variance desirable for the appropriate development or use of the property**
 - a. We find the requested relief to be desirable and appropriate for the use of the property when considering the conversion of an existing deteriorating deck into useable living space that responds to the needs of a growing family and supports the primary function of the dwelling.
 - b. We also find the requested relief to be desirable considering the proposed addition is visually appropriate in the context of the streetscape and enhances the overall character of the neighborhood.
- 3. Is the variance maintaining the general intent and purpose of the zoning by-law**
 - a. Yes, as under the R10 zoning designation, accessory uses that carry out the principal function of the dwelling are permitted.
- 4. Does the variance maintain the general intent and purpose of the Official Plan**
 - a. Yes, we do find that the requested relief does follow the intent of the official plan as the proposed development would provide a more functional dwelling for its occupants, contributing to long-term planning for growth in the urban area.

In summary, we are of the opinion that the requested relief for the proposed development meets the four tests as established in the planning act.