



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 1819 Arizona Avenue
Legal Description: Lot 156, Registered Plan 763
File No.: D08-02-23/A-00225
Report Date: November 9, 2023
Hearing Date: November 14, 2023
Planner: Justin Grift
Official Plan Designation: Neighbourhood in the Outer Urban Transect
Zoning: R1O [623]

Committee of Adjustment
Received | Reçu le
2023-11-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the subject minor variance applications.

DISCUSSION AND RATIONALE

The Official Plan designates the subject property as Neighbourhood in the Outer Urban Transect. The policies pertaining to this designation support a wide variety of housing types with a focus on lower density missing-middle housing that reflects the built form context of the neighbourhood.

The property is zoned *Residential First Density, Subzone O with Exception 623 (R1O [623])*. The purpose of this zone is to restrict the building form to detached dwellings and to allow a number of other residential uses to provide additional housing choices, while regulating development in a manner that is compatible with existing land use patterns so that the residential character of a neighbourhood is maintained or enhanced.

As seen on the submitted plans, the applicant is proposing to demolish an existing deck and replace it with an addition onto the back of the dwelling. They are seeking relief for a reduced rear yard setback and rear yard area. According to Section 156 of the Zoning By-law, the applicant is required to provide a rear yard area of 25% of the lot area and a rear yard setback of 7.5 metres. The intent of these provisions is to maintain a buffer between adjacent properties and buildings and ensure there is adequate amenity space for the inhabitants.

Considering that the addition is set to replace the footprint of the existing deck, staff is of the opinion the proposed variances are minor and will not result in undue impacts. Further, the rear yard area is measured from the furthest point of the addition to the rear lot line. Staff note that the applicant is maintaining some interior and corner side yard area on either side of the addition. Staff are satisfied the applications meet the “four tests” outlined in Section 45 (1) of the Planning Act, R.S.O. 1990 c. P.13, as amended.

ADDITIONAL COMMENTS

Forestry

The TIR shows that there are no tree impacts associated with the construction of the proposed sunroom, although it does not include the City-owned trees in the Arizona Avenue ROW. These City trees and the hedges along the western property line (if they still exist) must be protected in accordance with the City's Tree Protection Specifications throughout construction.

Right-of-Way

The Right-of-Way Management Department has no concerns with the Minor Variance Applications as there are no requested changes to private approach.



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