

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment
Received | Reçu le

2023-12-14

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Planning Rationale for Minor Variance for single storey addition to 6118 James Bell Drive

The project is a 539 sq.ft single storey addition of a mother-in-law suite to accommodate an aging parent who is having difficulty living on their own. The existing single-storey home is a modest 2399 sq.ft. and sits on a 14,876 sq.ft. lot. With the addition, the house is 2,998 sq.ft.

The configuration of the house lends itself to an addition on the NW side of the residence, immediately behind the existing front drive garage. Access to the bedroom addition is through a door from the main living space. The new bedroom shares access to the main outdoor deck and has windows to the garden. The new addition is fully accessible and includes a combined living bedroom area and bathroom. The location and massing of the addition complements the existing house with a respectful height and massing and has no shadowing impact and minimal overlooking on neighboring properties.

A minor variance for lot coverage is being requested. The permitted lot coverage is 15%. With the existing house the lot coverage is currently 16%. The addition adds another 3.74% to the lot coverage for a total proposed lot coverage of 19.74%. As the new lot coverage is less than 5% over the allowable lot coverage, the proposed project meets the 'first test of the Planning Act' – that the variance is minor.

The second test is if the variance is desirable for the appropriate development or use of the property. The property is currently a single-family residence in a community of single-family homes. The neighborhood is undergoing renovations and new-builds to upgrade the older housing stock to contemporary standards. The proposed house size of 2,998 sq.ft. is within the average size of houses in the neighborhood. The addition is single-storey, low profile, in the backyard, not prominently visible from the street, and does not require tree removal. As a result, the character and massing of the streetscape is unchanged and remains consistent with the rest of the neighborhood. Therefore, the proposed project meets the second test of the Planning Act.

As the project does not propose or imply any change to the purpose or intent of the Zoning By-Law governing this property, the proposed project meets the third test of the Planning Act.

As the project does not propose or imply any change to the intent or purpose of the Official Plan, the proposed project meets the fourth test of the Planning Act.