



Ottawa General Contractors

200- 1886 Merivale Rd.
Ottawa Ontario
K2G 1E6
613-225-9991

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

RE: 65 Arco - Minor Variance Application

Dear Committee Members,

Committee of Adjustment
Received | Reçu le

2024-01-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

January 16, 2024

OGC Ltd. is pleased to submit a Minor Variance application on behalf of the owner, for the subject site known as 65 Arco Way to permit an increased building height containing a coach house, increased building footprint containing a coach house and increased lot coverage.

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 written confirmation from the City's Infill Forester
- 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-1 – Cover Sheet
 - Drawing A-2 – Existing Site Plan
 - Drawing A-3 – Proposed Site Plan
 - Drawing A-5 – Proposed Elevations
 - Drawing A-6 – Proposed Elevations
 - Drawing A-7 – Shadow Study
 - Drawing A-8 – Shadow Study
 - Drawing A-9 – Shadow Study
 - Drawing A-10 – Shadow Study
 - Drawing A-11 – Shadow Study
 - Drawing A-12 – Shadow Study



1.0 – Introduction

This application has been prepared and submitted to permit the construction of a 1-storey coach house in the rear yard of a detached dwelling located at 65 Arco Way, Ottawa, Ontario.

The application is seeking relief to permit an increased building height containing a coach house, increased building footprint containing a coach house and increased lot coverage. The proposed development will add an additional 992 sq.ft of floor area to the existing 15,000 sq.ft property.

2.0 – Site Context & Analysis

The subject site is located in the established Merivale Gardens Community on an interior lot fronting Arco Way. Residing on the property is a single-storey, brick sided detached dwelling with three bedrooms.

The lot is zoned First Density under the current zoning by-law 2008-250, with a zone designation R1E which offers a wide range of residential uses, in which an accessory dwelling unit or coach house is permitted. The adjacent properties are of the same zoning designation of R1E and consist primarily of detached dwelling properties ranging from 1 to 2 stories. The property backs onto an Environmental Protection Zone (EP) as part of the NCC owned Greenbelt.

The property is subject to an easement over the rear or southerly property line at 2.44 meters, where overhead utility wires are located.

Figure 1 – Site Location





65 Arco Way has a lot frontage of 30.48m and lot depth of 45.72m for a total lot area of 1,394m². The property resides a small garden shed, gazebo, detached garage/workshop and is surrounded by several old growth trees. The subject site, along with adjacent parcels is on well & septic.

Figure 2 – Rear Yard Perspective

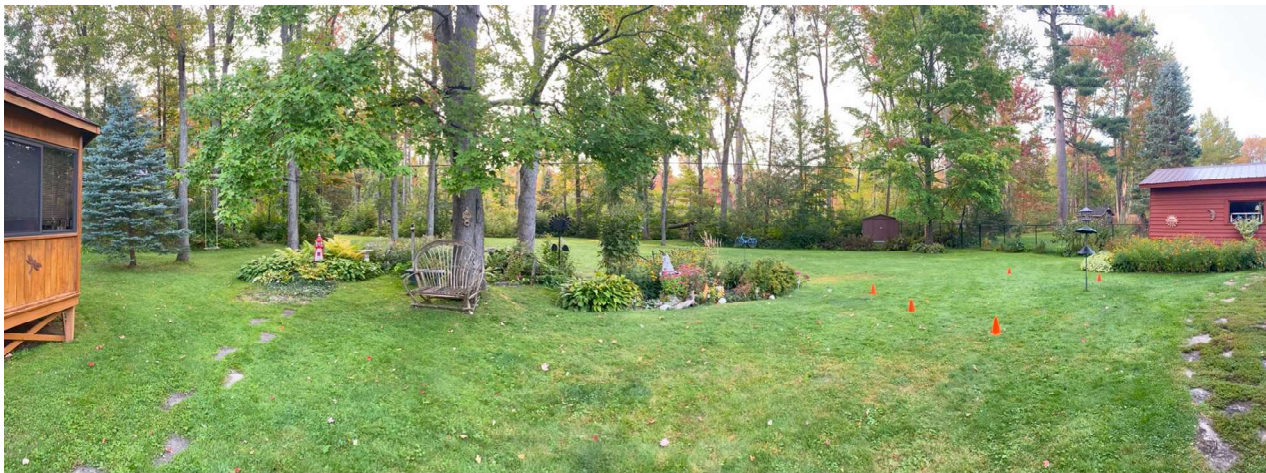


Figure 3 – Zoning Context



Under the zoning by-law 2008-250, Section 142, the maximum permitted height of a building containing a coach house is limited to 3.6m and the maximum permitted footprint of a coach house is limited to 80 sq.m. Additionally, the total lot coverage is a maximum of 15%, as per section 156 of the by-law requirements.



3.0 – Zoning Requirements

The subject property is designated Residential First Density (R1E) 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	1390m ²	1394m ²	Yes
Minimum Lot Width	19.8m	30.48m	Yes
Minimum Front Yard Setback	7.5m	7.5m	Yes
Minimum Interior Yard Setback	1.2m one side, 0.9 other	1.2m & 0.9m	Yes
Minimum Corner Yard Setback	N/A	N/A	N/A
Minimum Rear Yard Setback	7.5m	7.5m	Yes
Maximum Building Height	8.5m	13.8m	Yes
Maximum Lot Coverage	15%	28%	No
Maximum Building Height (Coach House By-Law - Part 5)	3.6m	4.04m	No
Minimum Front Yard Setback (Coach House By-Law -Part 5)	Same as principal dwelling (7.5m)	28.73m	Yes
Minimum Interior Yard Setback (Coach House By-Law - Part 5)	1m	1m	Yes
Minimum Rear Yard Setback (Coach House By-Law - Part 5)	1.2m	1.2m (9)(f)	Yes
Maximum Building Footprint (Coach House By-Law - Part 5)	80m ²	101m ²	No
Maximum Rear Yard Lot Coverage	50%	16%	Yes

The proposed coach house meets the majority of the zoning provisions under R1E with the (3) exceptions. We seek a minor variance for the following:

1. Building Height

To permit a building height increase to 4.04m to permit the construction of a 1-storey coach house whereas the by-law limits coach houses within the urban area to 3.6m.

2. Building Footprint

To permit a building footprint increase to 101sq.m, where as the by-law limits the size of coach houses within the urban area to 80sq.m.

3. Lot Coverage

To permit increased lot coverage to 28%, where as the by-law mandates a maximum 15% lot coverage.



4.0 – Site Massing

Under the R1E zoning design for coach houses, the building is permitted to be constructed up to 3.6m in height. The following figure has been created to evaluate the impact of the proposed development to adjacent neighboring properties.

Figure 4 – Streetscape Character Along Arco Way



The aesthetic appearance along Arco Way remains cohesive when considering the proposed height in relation to the prescribed zoning limit. The coach house sits gently beneath existing roof lines and surrounding dwellings, modestly concealing its appearance from the street. This thoughtful approach ensures a seamless integration within the neighborhood.

5.0 – Site Shadow

A shadow study has been generated to evaluate the shadowing impact on adjacent neighboring properties during the summer and winter solstices, where the sun is at its highest and lowest points. Please refer to the submitted plans for an analysis conducted on June 21 and December 21 at different times throughout the day. After conducting the study, it is in our opinion that the proposed height increase provides a nominal site impact in relation to the prescribed zoning reference shadow.

6.0 – Tree Protection

The subject site has two (2) identified distinctive trees; however the critical root zones are well outside of the developmental zone (see attached site plan). Consultations with an Arborist and a City Planning Forester have determined that the proposed coach house will not have a negative impact on the surrounding trees. Please refer to the written confirmation from the City's Infill Forester that a TIR is not necessary for this application.



7.0 – Hydro Ottawa

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

8.0 Rationale

In summary, it is in our opinion that the requested variances meet the four tests for the following reasons:

1. Is the variance minor

- a. We find the requested variances to be minor considering the proposed height is below that of the surrounding dwellings.
- b. We also find the requested variances to be minor considering the lot area of the subject property is much greater than the average urban parcel.

2. Is the variance desirable for the appropriate development or use of the property

- a. We find the variances to be desirable and appropriate for the use of the property as we are maintaining the current function of the site while providing additional housing.
- b. We find the variances to be desirable considering size of the existing property is well suited to provide additional housing options within the urban area. This not only aligns with present needs but also offers enhanced long-term flexibility for both current and future owners.
- c. We find the variances are deemed favorable, given the positioning and scale of the coach house will not adversely affect neighboring properties. Additionally, the inherent site features ensure ample privacy, facilitating seamless integration into the surrounding context.
- d. We also find the variances to be desirable considering distinctive trees and plantings are well preserved.

3. Is the variance maintaining the general intent and purpose of the zoning by-law

- a. We find the variances maintain the general intent of the zoning by-law as the proposed design meets the majority of the zoning provisions and is a permitted use within the R1 zone.

4. Does the variance maintain the general intent and purpose of the Official Plan

- a. The variances, in alignment with the general intent of the Official Plan ensure that the proposed development fosters intensification within the urban area. This contribution not only enhances housing affordability but also ensures enduring residential use, reflecting a commitment to long-term growth and planning.



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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.

Yours truly,



**Ottawa
General
Contractors**

Your renovation specialist