

City of Ottawa - Committee of Adjustment

February 16, 2024

Re: Application for Minor Variance at 5532 Lion Street, Osgoode, Ontario

To Whom It May Concern,

We wish to obtain permission from the Committee of Adjustments to construct an attached garage and flex-space at 5532 Lion Street.

The existing two-storey single family dwelling, which has a footprint of 79.6m² [856.8ft²], will have a proposed single storey addition of 50.05m² [538.73ft²], bringing the total dwelling footprint to 129.65m² [1395.54ft²].

The site is a legal non-conforming lot in zone VII. The minimum lot area in the zone is 1390m² [14961.84ft²] while the existing lot is 599.7m² [6024.56ft²]. The minimum lot coverage in this zone is 15%. The existing single family dwelling has 13.27% lot coverage. The addition of the garage and flex-space would bring the total lot coverage to 21.62%.

In order to do so, we require the following minor variance:

#1 To permit an increased maximum lot coverage to 21.62%, whereas, Bylaw 2008-250 Part 13 – Rural zones (sections 231-232) states that the maximum lot coverage in zone VII shall be no more than 15%.

This proposal satisfies the “four tests” set forward by the City of Ottawa:

1. *The general intent and purpose of the Official Plan is maintained*

1.1. Our proposed addition compliments the existing dwelling by maintaining the use of horizontal siding and a road-facing gable end. These features are also prevalent along Lion street.

2. *The general intent and purpose of the Zoning By-law is maintained*

2.1. Our proposal remains within the character of the neighbourhood and respects the VII zone setbacks. Our proposal requests an extra 7% maximum lot coverage to accommodate an attached garage and interior flex space on a lot that is legally non-conforming to the maximum lot area. The current lot area is 43% of the zoning minimum lot area. The lot coverage of the existing building and proposed addition would be 9.33% of the minimum lot size of 1390m² [14961.84ft²].

3. *The variance is desirable for the appropriate development or use of the property*
 - 3.1. Our proposal is to create an addition of an attached one-car garage and flex-space. The existing home does not have any covered car storage and is in need of flex-space on the main floor.
4. *The variance is minor*
 - 4.1. The extent of impact on the neighbouring property is minor. The neighbouring property on the side of the addition is 2497.91m² [26887.28ft²] (based on GeoOttawa) and the proposed garage addition would be beside the neighbour's backyard space. The garage will not create any issues with the abutting lot in regards to sunlight, privacy or views. The proposed garage will respect VII zone lot setbacks.

For additional information please contact:

Jeff Hurdis at Lagois Drafting and Construction: 613-489-2345 (jhurdis@lagois.com)

Thank you,



Jeff Hurdis
Designer
Lagois Drafting and Construction Inc.

Attached:

- A completed application form
- Plan of Survey (by Ontario Land Surveyor)
- Location Plan showing garage and flex-space addition
- Proposed Elevations of dwelling (x3)
- Pictures of existing dwelling