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22 JAN 24

**1943 FAIRBANKS AVE, OTTAWA, ON K1H 5Y2**

**Attn: Committee of Adjustments**

**Re: Cover Letter**

I am writing on behalf of the home owners of 1943 Fairbanks Avenue to request approval of the Committee of Adjustments of a minor variance to reduce the rear yard setback to permit the owners to build a one story addition to their home. The requested minor variance is as follows:

The rear yard setback at 1943 Fairbanks Avenue is proposed to be reduced from 10.96m to 7.9m.

As per Section 144(3)(a)(ii)Table 144B, Row V, the minimum rear yard setback should be 30% of the lot depth. In this case, the lot depth is 36.52m, which means that 30% of it comprises 10.96m (as per the survey conducted by Annis, O'Sullivan, Vollebek Ltd.

We believe that the variance request meets the 'four tests' based on the rationale provided below: a) the general intent and purpose of the Official Plan is maintained; b) The general intent and purpose of the Zoning By-law is maintained; c) The variance is minor; d) The variance is desirable for the appropriate development or use of the property.

- a) The proposed reduction in rear yard setbacks is thoughtfully aligned with the goals of the Ottawa Official Plan, particularly focusing on adapting the existing housing stock in the Outer Urban Area to the evolving needs of its residents, while avoiding additional impact on the neighbouring properties.

The Outer Urban Transect, characterized by its suburban model with generous setbacks, is at a pivotal point where the adaptation of existing homes can play a crucial role in meeting the changing demographic needs. Reducing rear yard setbacks offers a practical and considerate means of evolving these neighborhoods. This modification allows for more effective utilization of

property space, facilitating expansions or modifications that can address the diverse needs of families and individuals in the community.

This proposed addition at 1943 Fairbanks aligns with the Ottawa Official Plan's objective of introducing more diverse housing forms and enhancing the functionality of neighborhoods. By allowing for slight adjustments to property layouts, homeowners can repurpose or expand their living spaces, contributing to a richer variety of residential options within the existing suburban fabric.

In essence, the proposed variance to decrease rear yard setbacks maintains the general intent and purpose of the Ottawa Official Plan, as it respects the original design for the Outer Urban area and the character of the neighbourhood, while minimizing impacts on neighbouring properties. It embodies the spirit of adapting established suburban communities to meet the present and future needs of their inhabitants, while also ensuring that the Outer Urban area evolves in a manner that is both responsive and respectful to its original design, as outlined in Section 5.3 of the Official Plan.

- b) "The general intent and purpose of the Zoning By-law is maintained. The proposed addition at 1943 Fairbanks Avenue is in line with the general intent and purpose of the Ottawa Zoning By-law within the R1 zone. As outlined in Part 6 of the By-law, the R1 zone is designed to 'restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan; regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced.' The addition planned for this address aims to enhance the existing features of the single-family house while continuing its use as a detached dwelling. This approach contributes to diversifying the housing stock in the area and also supports the maintenance and enhancement of the existing residential character. As such, the proposal should be viewed as being in compliance with Section 6, which outlines the purpose of the R1- Residential First Density Zone, by respecting and reinforcing the neighborhood's residential nature.
- c) The variance is minor. The variance requested in question is minor, particularly given the irregular shape of the lot at 1943 Fairbanks Avenue. Our proposal is designed to minimize impact on the required setbacks and neighboring properties (see Appendix A):
- The chosen location for the addition is strategically positioned as the furthest point from 374 Crestview Road, thereby minimizing any potential impact on this neighboring property.
  - The proposed addition at 1943 Fairbanks Avenue is aligned with the South property line that borders 1945 Fairbanks Avenue. The extension planned for 1943 Fairbanks Avenue will not exceed the current depth of the house at 1945 Fairbanks Avenue.

Notably, the lot at 1945 Fairbanks Avenue has an additional depth of 18.8 meters compared to our lot, allowing for potential construction that could span the entire depth of 1943 Fairbanks Avenue lot, which would be significantly more extensive than what is proposed for 1943 Fairbanks Avenue.

- Additionally, it is important to consider the existing house at 1939 Fairbanks Avenue, located to the North of our property. This neighboring house already extends beyond the required setbacks to a greater degree than what is being requested for 1943 Fairbanks Avenue. Therefore, the proposed reduction in setbacks is consistent with the existing pattern of construction in the neighborhood and does not represent an unprecedented deviation from local norms.

This strategic placement ensures that the proposed addition will not adversely impact either the subject property or the surrounding properties.

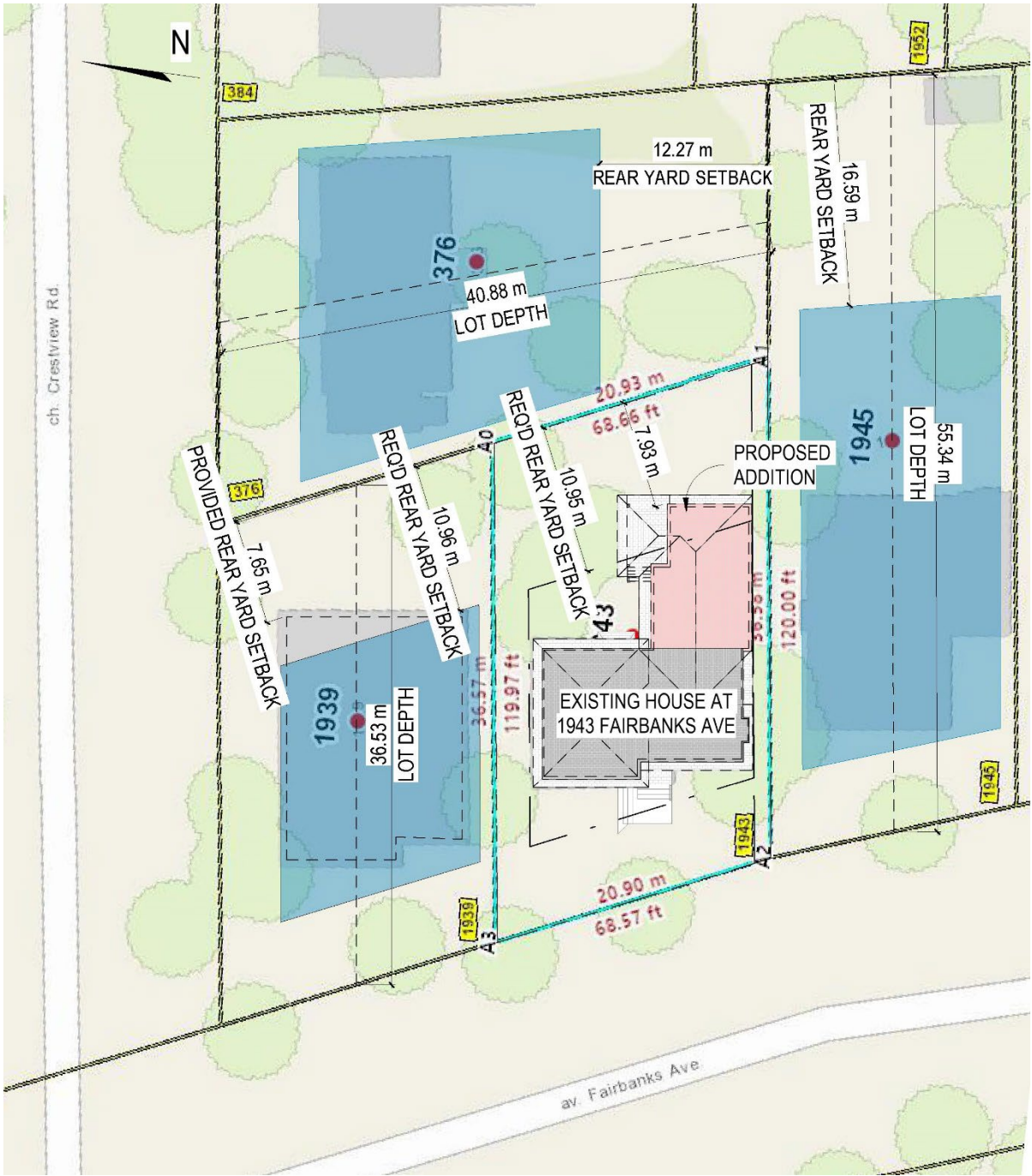
- d) The variance is desirable for the appropriate development or use of the property. The variance sought for the development of 1943 Fairbanks Avenue is important for its appropriate use and enhancement. This addition is thoughtfully designed to improve the living experience by providing increased living space, while aligning with the existing structure and the character of the neighborhood. It will provide more interior living space for the residents and create a more enclosed backyard space, offering a private area for outdoor activities and relaxation, thereby enhancing the overall quality of life for the residents. It is also designed to have minimal impact on the neighbouring properties and to preserve their privacy.

The addition is also intended to respect the existing architectural style and scale, thereby maintaining the aesthetic integrity and character of the neighborhood. It represents a balanced approach to urban development, enhancing the functionality and appeal of 1943 Fairbanks Avenue, while being mindful of its integration within the community setting.

In summary, the variance is not only a practical solution to the unique layout of the property but also a desirable enhancement that prioritizes the privacy and enjoyment of the property owners, along with a responsible consideration for the neighborhood dynamics.

Sincerely,

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Appendix A