

Cover Letter – 141 Carruthers Ave

Committee of Adjustment
101 Centrepoint Dr.
Ottawa, ON, K5G 2K7

RE: 141 Carruthers Ave – Application for Minor Variances

Committee of Adjustment

Received | Reçu le

2023-08-31

City of Ottawa | Ville d'Ottawa

Comité de dérogation

OVERVIEW

The applicant proposes to construct a one storey front facing addition of 5.6 m² to accommodate a weather protected entrance & associated porch to the original two storey semi-detached home at 141 Carruthers Avenue. The proposed entrance addition replaces an existing covered porch element. (See photos). For this endeavor, the applicant is seeking the following variances:

(A) FOR THE HOUSE ADDITION:

- (a) To permit a front yard setback of 0.35 meters, whereas the By-Law requires a minimum front yard setback of 2.2 meters (existing main house).
(By-Law Section 123)
- (b) To permit a side yard (south) of 0m (existing party wall) whereas the By-Law requires a side yard of 1.2 meters.
(By-Law Section 162, Table 162A)
- (c) Relief from the requirement to have the “principle entranceway” face a street.
(By-Law Section 140(g))

(B) FOR THE PORCH:

- (a) To allow a permitted projection (covered porch) which projects 1.85 meters into the front yard and to be located 0.35 meters from the front lot line, whereas the By-Law requires a permitted projection (covered porch). to project 2 meters, but no closer than 1 meter from any lot line.
(By-Law Section 65, Table 65(b))

PHYSICAL CONTEXT:

The property is located at the corner of Carruthers Avenue & Stonehurst Avenue in the community of Mechanicsville. The addition, location and size are not inconsistent with the built fabric along the Carruthers streetscape (see photos) & provides for a “weather-conscious” entrance to an original home of the area.

FOUR TESTS

(1) THE VARIANCES ARE MINOR IN NATURE

Since the addition basically replaces an existing exterior porch & canopy, there is little impact to its environs.

(2) THE VARIANCES MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW

The proposed location of the addition is consistent with the Carruthers streetscape and the front door location is clearly visible from the street and meets the intent of the By-Law by providing visual interest and animation to the Carruthers streetscape.

(3) THE VARIANCES MAINTAIN THE GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN

The evidence submitted illustrates that the proposal is appropriate in scale and massing, and is compatible with the character of its context.

(4) THE VARIANCES ARE DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OR USE OF THE LAND

The use of the land is not changing, the proposed addition or “enclosed porch” addresses climatic issues currently experienced with the home’s entry condition.

It is for the reasons stated above that I ask the Committee of adjustments to approve the minor variances respecting this property.

Yours Truly,

James Colizza

B.Arch., B.Comm., FRAIC, OAA.



141 Carruthers Avenue – Carruthers Avenue elevation, existing streetscape.



141 Carruthers Ave – Carruthers Avenue & Stonehurst Avenue existing conditions.



115 Carruthers Avenue - Streetscape Context.