



Ottawa General Contractors

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Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario, K2G 5K7

March 6, 2024

RE: 80 Fourth Avenue – Application for Minor Variance

Dear Committee Members,

Committee of Adjustment
Received | Reçu le

2024-04-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

OGC Ltd. is pleased to submit a Minor Variance application on behalf of the owner, for the subject sites known as 80 Fourth Avenue.

Upon review of our application, you will find the following:

- One (1) copy of a cover letter/planning rationale
- One (1) copy of the Permission Application form, including owner authorization
- Two (2) copies of the Survey plan (1 full size and 1 reduced)
- One (1) copy of a tree information report
- 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-4 Exterior Elevations
 - Drawings A-5 to A-10 Shadow Studies



1.0 – Introduction

This application has been prepared and submitted to seek minor variance approval to permit the construction of a 2 story - 2 bedroom, 1 car garage coach house with an increase in building height from the zoning provisions set in by-law 2008-250

2.0 – Site Context

The subject site is in the Glebe neighborhood and resides a 2.5 story duplex dwelling and is zoned R3Q [1474].

All surrounding properties are of the same zoning designation and are within the mature neighborhood overlay and consist of a mixture of low-rise apartments, duplexes and detached dwellings ranging in 2 to 3 stories.

Figure 1 – Site Location





Under the zoning by-law 2008-250, section 133, a coach house is permitted a building height of 3.6m with the proposed hip roof design and urban designation.

The property is subject to an urban exception [1474] which outlines a 1.5m minimum - 3.0m maximum front yard setback for the principal building which does not impact the proposed coach house development.

Figure 2 – Zoning Context





Figure 3 outlines adjacent properties and their building heights for the principal dwellings to conduct a height comparison of the proposed development and its context. The majority of the residential buildings in the R3Q zone resides a 2.5 story dwelling.

Bank street being a main corridor, resides a mixed use building at the corner of Bank and Fourth which holds a 7 storey building in close proximity to the subject site.

The proposed coach house is located in the southern yard of the property, with the lot orientation being skewed from true North, the majority of shadows casted as a result of a 2 story structure will be maintained on the site with little impact to neighboring properties. Refer to submitted plan for illustrated shadow studies during the summer and winter solstices.

Figure 3 – Building Height Analysis





Figure 4 outlines a representation of the existing tree canopy line in relation to the properties along Fourth and Fifth Avenue that exceed the height of the proposed coach houses. The development will maintain the existing vegetation acting as a privacy screen between properties to help maintain privacy to the surrounding properties and their amenity spaces.

Figure 4 – Neighboring Impact



COACH HOUSE

TREE CANOPY



3.0 – Policies

The City of Ottawa Official Plan lists the property as General Urban. The General Urban area designation permits a full range of housing types, which includes a coach house accessory to the existing dwelling type on site – a duplex.

Under the Bill 23 typology and recent release of the ADU By-law section 133, the proposed development creates a 3 unit configuration on the lot with the existing dwelling and the creation of a coach house in the rear yard.

The proposed development is in alignment with the intent of the new official plan and Bill 23 changes through intensification while providing a wide range of housing options through-out the City.

4.0 – Zoning Summary Table

The subject property is designated Residential Third Density (R3Q) in the City of Ottawa zoning by-law (2008-250). The following table summarizes the zoning requirements and outlines the area of non-compliance under section 142 for coach houses.

	Required	Provided	Compliance
Minimum Lot Area	-	335m ²	Yes
Minimum Lot Width	-	10.76m	Yes
Minimum Front Yard Setback	-	-	-
Minimum Interior Yard	1m or <4m	1m/1m	Yes
Minimum Rear Yard	1m or <4m	1m	Yes
Maximum Building Height	3.6m	6.21m	No
Maximum Walkway Width	1.2m	1.2m	Yes

5.0 – Tree Protection

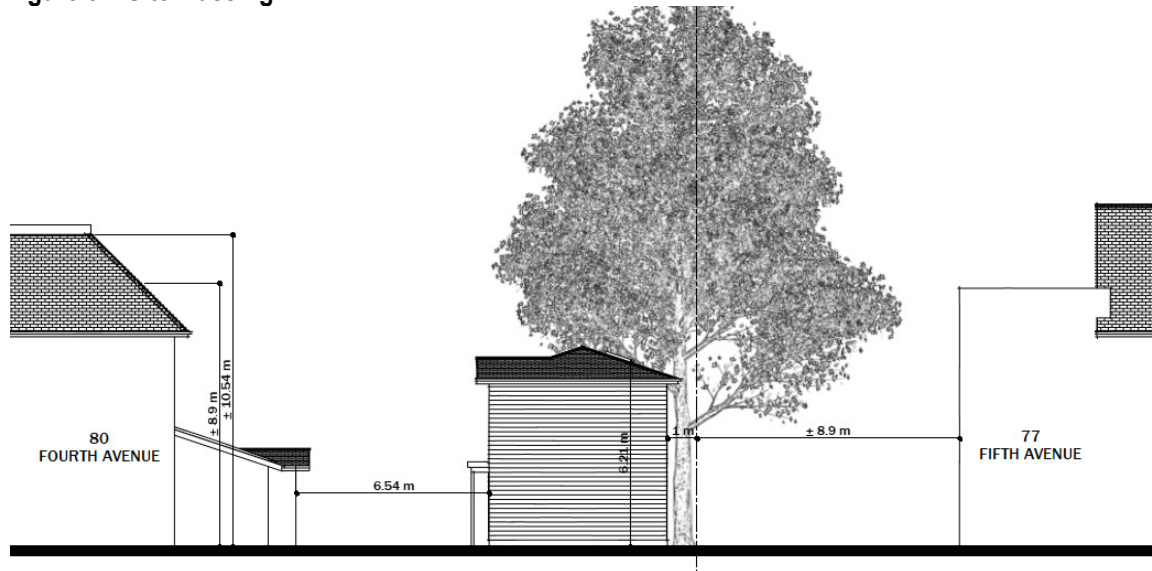
The adjacent sites have existing distinctive trees with critical root zones extending into the subject properties. Please refer to report prepared by IFS Associates for more information on protection of distinctive trees.

6.0 – Site Massing

Under section 133 of the coach house by-law, coach house have a permitted building height of 3.6m for structures located in the urban area that are design with a pitched roof. The following figure 5 has been created to evaluate the proposed development adjacent to the neighboring properties.



Figure 5 – Site Massing



7.0 Rationale

In summary, it is in our opinion that the requested reduced rear yard meets the four tests for the following reasons:

1. **Is the variances minor**
 - a. We find the variance to be minor considering the majority of the neighborhood consist of 2.5 stories or more dwellings.
 - b. We also find it minor considering the proximity to Bank streets developments which consist of buildings up to 7 stories in height.
2. **Is the variance desirable for the appropriate development or use of the property**
 - a. We find it appropriate use of the property as the current use utilizes the rear yard for parking and the proposed development maintains the parking area while providing additional housing through an increase in height and attached garage.
3. **Is the variance maintaining the general intent and purpose of the zoning by-law**
 - a. The proposed development does maintain the general intent of the zoning by-law. The design is in similarity to the by-laws for a rural lot and building height for a coach house including an attached garage.
 - b. The increase in height provides a transition line between mid-rise buildings along bank street as it moves into the residential neighborhoods.
4. **Does the variance maintain the general intent and purpose of the Official Plan**
 - a. The proposed development does meet the purpose of the current and new official plans through intensification and providing affordable housing options through-out the City.

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