



March 21, 2023

Ms. Krista Libman

Secretary-Treasurer
Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON, K2G 5K7



Dear Ms. Libman,

Reference: Application Minor Variance for **797 Lonsdale Road**

Open Concept Home Design has been retained to file application for a minor variance on behalf of **Richard Villeneuve**, the property owner, to facilitate the construction of a second storey addition to an existing 2 storey detached residential building. The subject property is legally described as Lot 362, Registered Plan M-89 of the City of Ottawa. The property is located on the corner of Lonsdale Road and Thornwood Road North of Hemlock Road (Regional Road 44) within Rideau-Rockcliffe Ward 13.

The subject property has a lot area of 414.26 m², a depth of 27.43 m, and a frontage of 7.53 m along Lonsdale Road. The property is designated as General Urban Area on Schedule B of the City of Ottawa Official Plan, and is zoned **R3K** in the City of Ottawa Comprehensive Zoning **By-law 2020-289, area A on schedule 342**. The immediate surrounding neighbourhood consists of low-density residential development in the form of single dwellings.

Note: This is the second submission of this application due to a COA requested adjournment.

DEPARTMENT COMMENTS Sept. 29, 2022

The Planning, Real Estate and Economic Development Department requests an adjournment for the above-noted application.

DISCUSSION AND RATIONALE

Staff note that the Committee of Adjustment application was deemed to be complete as of September 2, 2022. In accordance with the Official Plan transition policies approved by Ottawa City Council (October

27, 2021), this application was evaluated under the policies contained within the existing Official Plan (2003 consolidation), as well as the Council approved new Official Plan (2021).

The current Official Plan contains policies for intensification on properties within the General Urban Area which permit a range of housing choices and enhance the character of the existing community. General Urban Area policies state that the City shall generally be supportive of a broad mix of dwelling typologies within neighbourhoods subject to the mitigation of any issues arising from parking, excess light, scale or contextual incompatibilities. Infill development shall ensure existing neighbourhood character is not impacted.

The new Official Plan designates the subject property as Neighbourhood within the Inner Urban Transect. The Inner Urban Transect comprises of those lands immediately surrounding the Downtown Core intended to accommodate a mix of uses and enhance those areas with an existing built form. Policy 5.2.1 states that development shall be encouraged to move towards an urban built form pattern, and that mid- to high-density is generally supported. These areas are encouraged to be developed with a focus on multi-modal transportation methods, particularly walking, cycling and transit. Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet residential densities of 60 to 80 dwellings per hectare.

Staff note that the R1K (Residential First Density, Subzone K) zone requires a minimum lot area of 500 square metres and a minimum lot width of 18 metres for single detached dwellings. The existing single detached dwelling that occupies the subject site is legal non-complying as the lot is deficient in both minimum lot area and lot width required by this subzone for this use. However, since the proposed use is consistent with the existing use, variances are not required for these performance standards.

Regarding the Requested Minor Variances:

Staff have no concerns with the proposed addition to the existing detached dwelling as the addition is utilizing all existing exterior wall locations of the legal non-complying building and the addition does not impact the required corner sight triangle. Immediately to the east of the subject site is Thornwood Road and Manor Park; Staff note that the window on the east elevation of the addition will not create concerns regarding over-looking onto private property due to the reduced corner side yard setback.

Staff are of the opinion that the proposed variance will not have an impact on the streetscape or neighbourhood character. Furthermore, Staff are of the opinion the development meets the intent of the Official Plan(s) and Zoning By-law.

Regarding the Adjournment Request:

While the proposed construction appears to be entirely above the existing building, with no additional excavation, the Tree Information Report does not meet the submission requirements and must be revised to determine if there are any anticipated impacts from the proposed work area or construction access.

In addition, upon review of the application, Staff noted that there is a zoning non compliance issue with respect to the front yard setback. Section 144(1)(a) requires that the minimum front yard setback aligns with the average of the abutting lots' corresponding yard setback abutting the street. Section 54 in the Zoning By-law defines front lot line as "that lot line, not including a corner lot line, which abuts a street for the shortest distance, whether or not that line jogs or curves, ...". Based on Staff's interpretation of the Zoning By-law the front yard setback should be measured where the lot line abuts the street for the shortest

distance, despite it being a curve. An adjournment will allow the applicant to add a variance for front yard setback to the application. Planning Staff do not anticipate any concerns with a variance for front yard setback to accommodate the proposed addition.

Also, please note. A completed hard copy of this application for recirculation was hand delivered to Fyrle Pucci (COA staff) on March 21, 2023.

Project Description

The homeowner would like to add a second storey addition that would extend the existing second floor flush to the existing building exterior walls along the corner side yard (Thornwood Rd.) elevation. The proposed maintains compliance for both the front and rear yards.

Minor Variance Application

The purpose of this application is to seek relief from provisions of Zoning By-law 2009-164, as they relate to the proposed second storey addition to include the following variance(s):

Minor Variance 1

By-law 2009-164 Area A schedule 342, to permit a reduced corner side yard setback of **1.81 m**, whereas the By-law requires a minimum side yard of **4.50 m**.

Minor Variance 2

Request for a reduced front yard setback. **Section 144(1)(a)** requires that the minimum front yard setback aligns with the average of the abutting lots' corresponding yard setback abutting the street. Based on this interpretation, a request for **3.16m** is requested for front setback at the measurement where the lot line curves as per **section 54** in the zoning by-law.

The homeowner and his family have lived at this civic address for several years. The proposed addition would allow for the existing interior building area to increase from 185.64 m² to 202.73 m²; this would facilitate a more flexible master bedroom with their own designated ensuite bathroom.

Minor Variance 4 Point Test:

1. Are the variances minor?

The above minor variance requests are minor considering the proposal is to allow for an expansion of the upper floor to simply extend to the existing exterior side walls only. The massing and materials will be made to suit the current building. The total floor area of the addition is 17.09 m².

As the addition will be on the second floor only, there will be no impact on the subject land.

2. Are the variances desirable for the appropriate development or use of the property?

The proposed is desirable as it will not adversely impact the existing greenspace of the property as it projects from the second floor only. The streetscape of the neighbouring properties is a mix of various detached single family residential buildings, a lot of which are two-storey detached homes.

3. Is the general intent and purpose of the Zoning By-law maintained?

The proposal does meet the intent of the Zoning By-law as the design is being applied to the existing legally non-conforming building. The variance will allow for the proposed second storey addition to have the same full width as the existing building.

4. Is the general intent and purpose of the Official Plan maintained?

Section 3.6.1 – General Urban Areas of the Official Master Plan speak to the versatility and malleability of housing typologies, dependant on occupant's evolving needs and lifestyles.

The proposal meets the intent of infill II as the proposed addition is to the rear of the existing residential building and does not adversely impact the appearance of the front elevation, and will not be discernable along the corner side yard.

The addition will be at the upper level of the building only, allowing for the existing rear yard green space to remain unaltered.

The aforementioned is considerate of the surrounding environment, both natural and manmade as the architectural design is not imposing to the property.

Thank you for your consideration of this application. Please do not hesitate to contact me if you require any additional information.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Niels Luetge', with a stylized, cursive script.

Niels Luetge

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