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Project: 26 Williard St
Ottawa, ON
K1S 1T5

Applicant: Urbacity Design-Build (Drew Mason)

Owner: Scott and Kristin Macrae

Committee of Adjustment

Received | Reçu le

2023-05-12

City of Ottawa | Ville d'Ottawa

Comité de dérogation

PROPOSAL SUMMARY

The Proposed application for minor variance is to provide relief from the existing side yard and front yard set backs to allow for the existing non-conforming position of the current home and permit a single storey addition to the rear right corner of the home. The current home is not in conformance with the current zoning (R3P)

The subject property is 26 Williard St. The existing home is not in conformance with the current zoning by-laws. The side yard set back does not meet the current requirement of 1.8 m total with one yard no less than 0.6. The property is also subject to a right of way along the right side of the home between 26 and 24 Williard St.

The existing front of the house consisting of a covered front porch and second storey room is located 2.07m from the property line, which is not in conformance with the required 3.0m (not including provisions for the mature neighbourhood overlay)

The required and requested set backs are as follows: not including provision for the mature neighbourhood overlay

Yard	Zoning By-Law Set-Backs	Requested Set-Backs
Front Yard	3 m	2.07 m
Rear Yard	25% of the lot	No Change
Interior Side Yard	1.8m total (0.6m one side)	1.37 m total (0.49m one side)

The proposed construction is a single-storey addition to the rear right corner of the home. The addition will align itself with the existing footprint of the home, and be built using helical piles. Care has been taken to blend the addition with the existing character of the home, and no additional windows will be added to the wall facing the neighbouring property. The addition will replace the aging rear covered porch which occupies the same footprint.

FOUR TESTS:

The application for permission must meet the four tests. Based on the information above and the details of the proposal shown in the attached plans the requested minor variance meets the four tests as follows:

Is the application minor?

The Applicant is requesting relief from the side yard set-back on the right side of the home. To allow the addition of a 3.5m x 2.5m addition to the rear right corner of the home.

The proposed single storey addition would be built in line with the existing home, and be built on helical piles, avoiding the need for excavation along the side of the home. Care has been taken to maintain the overall style and character of the community including maintaining architectural features common with this home and other homes on the street.

The rear extension will replace the existing covered porch and create additional living space on the main level of the home. The addition will maintain the width of the existing home and not affect any other set backs.

The applicant is also requesting relief to the front yard set back is to allow the existing non-conforming front porch and second storey room which is located 2.07m from the front property line.

Is the application desirable for the appropriate development of the lands in question? The variance is desirable for the appropriate development or use of the property;

The immediate surrounding neighbourhood is composed of single family, one and two-storey detached homes. The residents in the area range from young families to retirees. The rear corner addition maintains the existing footprint and roof lines of the existing covered porch and is in keeping with other homes in the neighbourhood. Care will be taken to keep the design consistent with the style of the neighbourhood.

The front porch and second storey room are original to the home and consistent in style to other homes and distanced similarly to the abutting homes on either side.

Does the application conform to the general intent and purpose of the Zoning Bylaw?

The setbacks in the zoning bylaw for the Residential 1 [R3P] zone implement controls which support and protect the immediate spacing, privacy, density, light and air of the buildings, and gives the neighbourhood its built form and character. The proposed addition does not add additional windows facing the neighbours to avoid impacting the privacy of the neighbouring properties and will replace the existing covered porch which occupies the same footprint.

The requested relief to the minimum side yard and front yard set-backs are to allow the existing non-conforming position of the home. A Survey has already been completed to confirm the existing location of the home.

Does the application conform to the general intent and purpose of the Official Plan?

The requested relief from the side yard will allow the new addition to be built in the same location as the existing covered porch and avoid additional impact on the neighbouring property. The existing single family home will remain for residential use. The application will allow compliance of the existing home and provide the applicant the opportunity for additional living space and continued enjoyment of their century-old home

Care has been taken in the design, size and location of the proposed construction to ensure no imposition on the privacy or enjoyment of any neighboring properties. The proposed construction maintains the character, size and use of the existing home and is consistent with the Official plan

Thank you for your consideration,