

1419 Mulligan Street
Gloucester, ON, Canada
K1V-1H4

2024 03 21

Committee of Adjustment
101 Centerpoint Drive
Ottawa, ON K2G 0B5

Committee of Adjustment
Received | Reçu le
2024-03-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application No: A22-007631

Dear Committee of Adjustment Members,

I hereby submit the application for minor variance to the Committee of Adjustment for your review and consideration. The details of the application are outlined below:

1. Is the variance minor?

There are three variances to address within this application

- a. Relief for a minor requirement to a height restriction
- b. Relief for a minor requirement to a size restriction
- c. Relief for a minor requirement to a side yard setback restriction

a) The height of the workshop building is 4.8m to the eaves and 5.98m to the peak. The building's location is in Northeast corner of the lot, any shading from the erected structure will only affect the applicant's property. The rear of the property has an overgrown hedge that not only obscures the view of the workshop but also avoids negatively affecting any shading of the abutting property north of the applicant. No privacy issues are expected as the proposed workshop does not have any windows that would face the adjacent properties, and the location is directly in front of the neighbour's larger, and taller, workshop. The views of the adjoining properties will not be significantly affected as the aforementioned hedge will serve to restrict views. It should be noted that the neighbourhood location consists of a mix of rural style farmhouses and cottages. The two neighbours on either side of the property have larger lots of 2-3 acres with equivalent or larger workshops and barns. As such, this construction would blend with the normal atmosphere of this unique suburban / rural style neighbourhood. The height of the workshop will also be lower than the principal residence on the property. Additionally, it will be constructed downhill from the principal residence, further obscuring the view from the main road (Mulligan St.). The applicant's goal for the construction and the colour choice were made specifically to obscure the workshop from the road and have the structure incorporate into the established community build form.

b) The size of the workshop is 7.6m by 10.7m and would measure 81.31 Sq/m. This size is smaller than the workshop and barns located on the two properties to the east and equivalent in size to the neighbour west of the property. Grading plans have been produced that demonstrate the water diversion from the structure will not affect the abutting property. The size of the construction will not

significantly affect the current property as the lot size is 30.48m by 45.72m and can easily accommodate the construction. Lastly, although admittedly larger, the workshop will replace an existing shed on the property.

c) The current shed located on the property has a side yard setback of less than 1m from the property line and the roofline of the South/East corner is less than .5m from the lot line. A setback of 1.5 meters would be an improvement from the current side yard setback. Moving the building to 3m would detrimentally affect the amount of sunlight and the accessibility in the applicants back yard, due to the gardens and pond layout and other features of the property. The request is to approve a setback of 1.5m for both the side yard and rear of the property.

2. Would the granting of the variances result in a development that would be desirable for the appropriate development or use of the applicants land or building?

a) The following answer will address all three of the above variances as the totality of the construction are taken into consideration in the applicant's response. As noted above, the community located in Gloucester Glen is a unique area in that the properties are derived from a rural farm and cottage layout and atmosphere. The properties in Gloucester Glen do not have city services such as sewer or water and this fact necessitates larger footprints to incorporate septic systems. The applicant's lot, and the adjacent properties, were historically severed and originally made up part of a single farm property. This explains the multi-acre lots on each side and to the rear of the applicant's property. The neighbouring properties have maintained the farm and equipment storage facilities, many of which have transitioned into storage sheds, workshops and vehicle / garage storage. Like the adjoining properties the workshop will be used to facilitate personal and family projects (including assistance in repairing family farm implements), personal storage requirements and a potential work-from-home office space. The size requirement noted above will be needed to address these projects, i.e. repair of hay tedder, hay rakes, hay wagons with sides, snow blower attachments, hay disc mower, etc. Without the capacity to do this work, the applicant will be forced to continue to use the neighbours' limited facilities or otherwise be forced to work in unheated spaces during the winter or at the family farm, an hour roundtrip away from immediate family. These types of projects are completed over winter to not affect summer hay harvest. The other uses of the workshop will allow for both community and immediate family projects and free up the very limited workspaces in both the primary residence and its attached garage.

3. Does the variance requested maintain the general intent and purpose of the zoning by-law?

a) The general intent and purpose of the zoning by-law on the height restriction is to ensure several factors which include privacy, shading, build form and character. Although the neighbours on either side will be able to see the workshop, as noted above the in-place hedge will significantly reduce the visibility of the building. The view of the workshop from the only relevant road (Mulligan St.) will be almost imperceptible from the front of the property. This is due to the larger stature and height of the principal residence, and the location and lower ground level in which the construction will occur. Referencing specifically the privacy concerns, the shed will not have windows installed and as such should not pose a privacy concern in that aspect. To the contrary, the workshop will likely impede some of the view from the primary residences second floor into the neighbouring yard. Lastly, the neighbour's larger barn and workshop is located between the proposed site and the neighbour's primary residence, adding an additional layer of privacy between the two properties. Also noted above, the concerns about shading

will almost exclusively affect the applicant's property. This will be mitigated and minimized through the relief of side yard setback from 3m to 1.5m. The build form is standard and will not fall outside of what is characteristic of the neighbourhood. Along this same line, the colour scheme has been chosen with the neighbour's approval to minimize impact.

b) The general intent and purpose of the zoning by-law on the size restriction is based upon concerns of water diversion / runoff, spacing and density. As noted in the attached grading plan the water diversion does not present a significant issue and there is adequate spacing to divert the additional water. Spacing and density are addressed through the unique aspects of large lot sizing referenced above, wherein the lots on either side of the property are multiple acres in size and no principal residences (apart from the applicant's), are within 30m from the proposed workshop location. Recent and similarly sized attached workshop / garage constructions, in more visible streetscape locations have been approved by the city, see 524 River Rd. Gloucester, K1V1E9.

c) The general intent and purpose of the zoning by-law on the side yard setback is to address many of the same concerns noted in 3b, but primarily this focus is on spacing, water diversion, streetscape impact, barrier effect, and impact to neighbouring properties. As noted above, the rear yard location of the workshop and the fact the principal residence will block visibility of the workshop from the street, addresses the impact to streetscape. The reduced spacing to the property line to 1.5m will not negatively affect the neighbours, but an increase to 3m would negatively affect the accessibility and shading on the applicant's property. The spacing is addressed through the distance of the multi acre property layouts in the neighbourhood, exemplified by the fact that the closest principal residence is in excess of 30m from the workshop location. Water diversion has been addressed in the grading plan and presents no issues. The tree information report identifies no concerns to the trees, and in addition, recognizing that the applicant does not want to affect the existing hedge, the request will move the construction even further away from the hedge than the current existing shed location (from less than .5m to 1.5m).

4. Does the variance requested maintain the general intent and purpose of the official plan?

a) The following answer will address all three of the above variances as the totality of the construction will be taken into consideration in the applicant's response. The use case for the workshop meets many of the City of Ottawa's official plan objectives.

First, Big Policy Move 3 identifies improving sophistication in urban and community design and puts this knowledge to the service of good urbanism at all scales, from largest to the very small. Although this falls much closer to the very small side of the scale, within the Gloucester Glen community there is a very tight knit and collaborative mindset, where individuals throughout the community conduct regular meetings to discuss issues and brainstorm solutions to community challenges. These meetings are held at individual residences and will be held in the workshop. This type of community activity and the creation of another meeting venue will contribute towards a stronger, more inclusive and vibrant neighbourhood. These local spaces are important to our local community, especially for those members who have mobility issues and may not feel comfortable venturing outside of the community.

Secondly, in relation to Big Policy Move 4, the workshop will be constructed to a level to allow for all year heating through solar renewable energy. Consultation with members of Carleton University's Urbandale Centre for Home Energy Research has led to innovative ideas that will be utilized in both the

construction and heating of the space. This is in line with the reduction of emissions and hopefully any successes will be shared to further research into renewable heating solutions.

Lastly, although located in the Suburban Transect / outside of the greenbelt area, the use of the workshop will assist with repair of agricultural implements for the family farm (located in Rural Ottawa) and is in line with the City's support for rural economic development throughout all sectors "By providing greater flexibility in land uses throughout the general area while ensuring protection of prime agricultural lands, the City will encourage the growth of businesses which support the rural community and attract tourism." (City of Ottawa Official Plan Circa 2023). Although, the workshop will not be used as a business, it will allow for greater efficiencies supporting agriculture and presents a development that allows for innovation and flexibility in order to support the growth of a sustainable rural economy. Additionally, this will allow the applicant to "work from home" as the space will incorporate an office space for 9-5 office work and then allow for an immediate transition to assisting the rural economy through repairs that would normally have taken place over the summer, limiting production and efficiency.

Thank you for your attention to this matter.

Sincerely,

Clint Millar-Langlois

1419 Mulligan Street Owner/Applicant



1419 Workshop Location



1425 Mulligan Street – Neighbour Workshop immediate east and behind 1419 Mulligan St property. 1419 Workshop to be located to the left of the hedge in the orange box location.



1435 Mulligan Street – Garage in red box

