

## Introduction

The home at 1872 Arizona Ave is a split-level single-family dwelling on a large irregularly shaped lot. Its design is mid-century modern, in keeping with the age of the neighbourhood. It features an attached garage at an angle to the rest of the home and linked with a wedged shaped space that is partially finished.

## Proposed Development

This document is presented in the language it was provided.  
Ce document est présenté dans la langue dans laquelle il a été fourni.

The proposed construction is a one storey addition at the rear of a split-level single-family dwelling. The new space will be located completely behind an existing attached garaged, so will have no impact on the streetscape. The roofline will extend from the garage roof to create a new recreation space. The wedged connection space will be expanded to link the new area. The addition is located on the narrower side of the irregular yard, which maintains the large contiguous soft-landscaped area in the remainder of the lot. This location will also preserve space around the large tree in the rear yard.

## Application Summary

### **Minor Variance**

In order to construct the proposed storey addition in the rear yard the following relief is needed from the zoning by-law;

- a) To permit a rear yard setback of 20.85% or 7.86 m, whereas the by-law requires a minimum rear yard setback of the 30%, in this case 11.32 m.
- b) To permit a rear yard area of 24% or 288 m<sup>2</sup>, whereas the by-law requires a minimum rear yard area of 25%, in this case 298 m<sup>2</sup>

## Site Context and Surrounding Uses

The neighbourhood is largely comprised of single family dwellings. The homes are a mix of one and two storey, and split-level homes. It is a mature neighbourhood with large lots, ample soft landscaping and well grown trees. Attached and integral garages are dominant, and front yard parking is also present.

## Policy Framework

### **Official Plan**

The subject property is located in the Outer Urban Transect per section 5 of the Official Plan. The Outer Urban Transects are noted as having a more suburban character. Table 8 notes the ‘classic’ pre-1980 neighbourhoods have large, dominant areas of soft landscaping with detached homes. The subject property is characteristic of this, and the proposed addition will maintain those two prominent features.

Renovations and additions by their nature support a number of the Official Plan’s overarching policies; Big Policy Move 1 encourages infill. By allowing existing homes to change and adapt to residents’ needs, renovation projects keep existing housing stock up-to-date and help reduce pressure to find greenfield lots.

Big Policy Move 4 encourages climate and energy resiliency. Renovations help improve existing housing stock, increasing energy efficiency and preserving embedded carbon.

Section 2.2.1 is the Official Plan policy that provides direction for intensification. Intensification, by definition, includes “the expansion or conversion of existing buildings”, therefore renovations and additions fall into this section. Diversity of housing is a stated goal of this section, and allowing for the continual renewal and improvement of single family dwellings does support diversity.

Section 2.2.3 provides direction for making developments more responsive to climate change. The location of the addition to retain the large tree and soft landscaping will provide resistance to stormwater runoff (goal 6) and protect the tree canopy (goal 7).

Urban design is unaffected in this application as the proposed work will be entirely located in the rear yard. The height matches the existing garage roof so the addition will have no impact on the streetscape.

Section 4 notes that “healthy communities include a variety of housing types”. As noted for Section 2 above, single family homes are a housing type that remains a part of a health community. The Official Plan policies provide for, and encourage, upgrades and adaptability of those dwellings.

## Regulatory Framework

### **City of Ottawa Zoning By-law 2008-250**

The subject property is zoned R10. The purpose of this zone is to “allow a mix of residential building forms ranging from detached to townhouse dwellings.” The existing home is permitted by the zone, and the proposed development is in keeping with the existing patterns of the neighbourhood. Among the purposes of the R1 zone is to preserve the residential character, and proposed addition will have no impact from the street.

### **Mature Neighbourhood Overlay**

The property is not located within the Mature Neighbourhood Overlay.

### **Tree Protection By-law**

By locating the addition to the rear of the home in the narrow section of the yard, preserves the large tree on site. The addition will be roughly 16 m from the tree. Fencing will be provided during the work as per Part VI of the By-law.

## Rationale/The Four Tests

All applications for a minor variance must be weighed against the ‘four tests’.

First, the proposal is minor, as it neither proposes a large change to the performance standards, nor does it deviate from established characteristics observed in the neighbourhood. Due to the irregularity of the lot, the reduction of the rear yard setback will be limited to only a small portion of the overall yard.

Second, the proposal meets the intent of the Official Plan. The addition will maintain and improve an existing dwelling unit, within the outer urban transect, making use of developed infrastructure. Renovations to improve existing homes and extend their lifespans, maintain high quality dwellings in built up areas and provide a reduction to urban sprawl. Improvements to existing dwellings also allow for buildings to be more energy efficient and responsive to climate change.

Third, as noted above, a single family dwelling is a permitted within the zone. The position of the proposed addition will limit the impact on the neighbourhood, and maintain the residential character.

Finally, the proposed development is both appropriate and desirable use of the subject land. This project serves to enhance the functionality of the home for the residents. The location of the addition within the yard preserves soft landscaping and the large tree in the rear yard.

Therefore, the proposed addition meets each of the prescribed tests.