

October 24, 2023

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

RE: Application for Minor Variance at 250 Alfred St.

Committee of Adjustment Members,

Committee of Adjustment
Received | Reçu le

2023-11-06

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Following consultation with Planning Officer Basma Alkhatib of the Planning, Real Estate & Economic Development Department, I am pleased to attach herein a revised application for minor variance and accompanying set of drawings detailing the particulars of our proposal for an attached garage addition to an existing single-family residence at 250 Alfred St, Vanier.

Please note a variance application for this project was first submitted in May 2022, however it was granted an adjournment sine die on Wednesday July 5, 2022 for re-evaluation and adjustment, now revised as per the attached. The proposal was previously for a detached outbuilding, but has now been revised to an addition, as defined by the bylaw. Planners Cass Sclauzero & Criag Hamilton were previously handling the file, and confirmed during our first application, that a Streetscape Character Analysis was not required. There is mature oak tree on the property that the owner would like to maintain/protect, however as a result, Infill Forester Nancy Young confirmed a Tree Information Report would still be required for this proposal and has therefore been included with the submission.

The application requests 1 minor variance;

- To permit an attached garage addition for a single-family residence to extend 1.88m from the rear property line, as opposed to the 7.5m rear yard setback prescribed by the Bylaw.

Project Description

The project includes the demolition of an existing storage shed and the construction of a new 2-story attached garage addition in its place in the rear yard of an existing single family residence. The proposed addition would include a 92.5sq.m garage and workshop at grade, with a 30.7sq.m second floor loft area above. In total, the proposed accessory structure will occupy only 25% of the rear yard of the property. Architecturally, the proposal would utilize repurposed shipping containers for the building's primary structure & envelope, with new openings created for access, daylight and views. The small second floor of the addition has been stepped away from the rear lot line, and is located as far east as possible in an effort to minimize the visual impact to neighbors. In keeping with other 2-story additions and accessory structures in the neighborhood, the project is also located on the south side of the property as to avoid casting shadows on the neighboring property to the north. The project aims to support local flora and fauna by preserving the mature oak tree in the centre of the rear yard, and will incorporate architectural planting screens and a vegetated roof.

Context and Background

The existing house fronts Alfred Street mid-block between Montreal Road & Montfort Street in Vanier. The property is flanked by multi-unit rental apartments to the south and east, a commercial plaza to the west, and a residence with a large 2-storey accessory structure of approx. 180sq.m to the north. The dense, mixed-use neighborhood contains many additions

and detached accessory structures. Architecturally, the neighborhood contains a broad range of styles, including a large percentage of commercial and industrial buildings along Montreal Road. The proposed project at 250 Alfred Street takes inspiration from the neighborhood, utilizing repurposed shipping containers in an effort to re-use and adapt, while keeping with the commercial and industrial nature of its immediate context.

Rationale for this Development

Our rationale for submission of this application to the committee, is that it meets the four tests:

1. The application for variance is minor in that relief from the rear yard setback will result in a total rear yard coverage of less than 25%, still maintaining a large percentage of green space in the rear yard including preservation of the mature oak tree in situ. Furthermore, the adjacent properties to the north and south have large outbuildings within the rear yard setback built directly on the rear property line, and the adjacent property to the west consists of a large commercial plaza and parking lot, to which an addition to a single family residence will have minimal impact.
2. The variance is desirable and appropriate for this property in that it follows similar intensification strategies found elsewhere in the neighborhood. The mass and height of the proposed development will not create any significant issues for abutting property owners related to loss of sunlight, privacy or views. The proposed density of the development is similar to or less than the established norms of the neighborhood. The proposed development would not create any negative impacts related to access, trees, parking, drainage, traffic or noise. The proposed development is compatible with the established built form and character of the neighborhood and serves to improve the affected streetscapes while providing amenity space and additional storage for the family of the subject property.
3. The intent of the by-law is maintained in all aspects, including those specific to the R4 residential density zone;
 - 1) The addition contributes to “a wide mix of residential building forms”.
 - 2) The addition is “compatible with existing land use patterns” as described above.
 - 3) The addition “permits ancillary uses to the principal residential use”
 - 4) The long, narrow massing of the addition “promotes efficient land use and compact form”, while “showcasing newer design approaches.”
4. The intent of the Official Plan is maintained in that there is no change to land use.

Yours sincerely,



David Stone

Architect

42 Hintonburg Place, Ottawa ON

OAA | M.Arch | B.Arch.Sci. | LEED AP

613.294.5822

Figure 1: Subject property & proposed addition footprint in context.



Figure 2. Subject property, existing condition, 250 Alfred St.



Figure 3. 2-Storey outbuilding on adjacent property to the north, 240 Alfred St.



Figure 4. Multi-unit housing & outbuilding on adjacent property to the south, 256 Alfred Street.



Figure 5. Multi-unit housing across the street to the east, 245 Alfred St.



Figure 6. Outbuildings across the street, 259 & 261/263 Alfred St.



Figure 7. Commercial plaza at the rear of the subject property.



Figure 8. Architectural precedent in the neighborhood: the award-winning Vanier HUB community space at nearby Marier Ave, utilizing re-purposed shipping container structures.

