

March 12, 2023

To: Committee of Adjustment

Proposed renovation to 180 Bradford Street

The neighborhood

180 Bradford St is in a R10 zone of Britannia Village. The house is typical of the older homes and cottages in Britannia Village. The older homes were typically set close to one to three of the yards abutting a neighbouring property or the street. 182 Bradford was originally the sunny side yard for 180 Bradford.

Of the houses abutting Maude St all five properties have non-conforming yards.

Proposed renovation

The existing house is approximately 120 years old. It began as a 58sm bungalow with a wrap around porch. In the 1970's a one storey flat roof addition was added to the rear of the building. A porch was included in the southwest corner and a second storey was added over the original building.

It is the intent to enclose the existing porch to provide a larger serviceable rear entry, with closets, laundry and an existing washroom. A new porch and stair will be added to service both the driveway which is in the rear yard and the amenity space which is in the south facing side yard.

The construction meets the requirements for building on the flood plain. The underside of the joist are set to 61.14m and the finished floor is 61.47m. Eric Lalande from the RVCA has confirmed an approval will be required but doesn't see any issue with the proposed project.

Eric Lalande. eric.lalande@rvca.ca

Nancy Young has also reviewed the project and has confirmed that not TIR will be required.

Nancy Young. Nancy.Young@ottawa.ca

180 Bradford St

Official Plan designation:	Neighbourhood (Inner Urban Transect)
Zoning:	R10
Zoning By-law:	2008-250
Zoning Sections (Relief):	Section 156 – R1 Subzones

A Minor Variance is required to:

- 1 To permit a reduce rear yard setback of 5.5 metres, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth or 6.41 metres, however it may not be less than 6.0 metres and need not exceed 7.5 metres.
- 2 To permit a reduce rear yard area of. 84.1 square Metres whereas the By-law requires a minimum rear yard area which must comprise at least 25% of the area of the lot or 98.06 square metres

Committee of Adjustment
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2024-03-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Minor Variance tests. :

- 1 The variance request is minor. The addition fills the southwest corner under the existing roof and doesn't further intrude on the neighbours or the driveway in the rear yard.
- 2 The proposed addition facilitates access to the house from the parking in the rear yard
- 3 and is typical
typical of older Britannia homes with irregular setbacks
- 4 The addition will continue to be a single family residence, maintaining the zoning intent
- 5 and Official Plan designation as a Neighborhood (Inner Urban transect) continues residential use for Britannia Village.

Regards,



John Riordan