

June 26, 2024

Committee of Adjustment
101 Centrepointe Drive
Nepean, ON, K2G 5K7

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-07-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation



To whom it may concern,

RE: 946 Colonel By Drive, Ottawa, ON K1S 5C9.

Please find the attached application for a minor variance regarding the property located at 946 Colonel By Drive in the Old Ottawa South neighbourhood. The property is zoned R3Q[2118]H(9).

Principals

Barry J. Hobin
OAA, FRAIC, Hon. Fellow AIA
Founding Principal

Wendy Brawley
OAA, FRAIC, Associate AIA

Douglas Brooks
Arch. Tech.

Marc Thivierge
OAA, MRAIC

Reinhard Vogel
Arch. Tech.

The existing building is a 3-storey residential dwelling located on lot 2, fronting on to Colonel By Drive, and has an accessory dwelling in the basement. The area of the house is 83.48 m² with a GFA of 310.78 m².

The proposal is to construct an addition on level 4 with an area of 37.56 m². The addition includes a front and rear terrace of 13.75 m² & 14.49 m². The proposed addition is seeking relief from the existing zoning by-law for the following 2 variances:

1. To permit a building height of 11.74 m,

Whereas:

- The Zoning by law 2008-250 states that the maximum building height permitted is 9 m
- Part 2 Section 60 (3.a.) states an addition to a building in an area to which a heritage overlay applies is permitted only if the height of the walls and the height and slope of the roof of the addition do not exceed those of the building.

Design Rationale:

The addition / additional building height of 2.74m is proposed to be step-back from the front and rear walls of the existing house by 4.9 m (16 ft) resulting in a close 2:1 ratio. The proposed GFA of the addition is 37.5 m² (404 ft²) = less than 50% of the floor area below.

As a result, the proposed design:

- Preserves the emphasis of the existing 9 m building height along the streetscape.
- Reduces the visual appearance of the proposed addition from the street level below.

2. To permit a reduced setback for the level 4 terrace.

Whereas:

Part 2 Section 55 Table 55 (8.a.ii) states where a terrace is not located on the roof of the uppermost storey and meets or exceeds an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height: minimum 1.5 m from any exterior wall of the building.

Partners

Patrick Bisson
OAA, OAAQ, MRAIC

Dan Henhoeffler
Arch. Tech.

Rheal Labelle
M. Arch.

Melanie Lamontagne
OAA, MRAIC

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

t 613-238-7200

hobinarc.com



Design Rationale:

The proposed level 4 terrace setback of 2'-6" (0.762 m) (50% of the required setback) is located along the eastern property line. This reduced setback is located within a tight side yard and sheltered by mature trees that reduce its visibility from adjacent neighbours and surrounding street level.

As a result, conditions of impact, privacy, and overlook are minimal.

The proposed application meets the four statutory tests under section 45 of the Planning Act for minor variances:

- The variances are minor in nature:
 - The project is compatible with the existing streetscape. The proposed addition and building height is designed to emphasize the 9 m building height along the streetscape and reduce its impact and visibility.
 - The addition and terraces are designed to reflect existing conditions and preserve the privacy of the neighbouring properties.
- The variances are a desirable and an appropriate use of the property.
 - The proposed development is consistent (in use and scale), with the pattern of development in the neighbourhood.
 - The proposed development does not impact sightlines, cast undesirable shadows on adjacent properties, or impact privacy of surrounding neighbours.
- The general intent and purpose of the Zoning by-law is maintained.
 - The proposed building height and terrace setbacks are **minor variations of existing conditions** within the neighbourhood **and impacts are minimal**.
- The general intent and purpose of the Official Plan is maintained.
 - The proposed addition and terraces are characteristics of the neighborhood context.

Trusting the information provided sufficiently demonstrates the rationale for the proposed variance.

Sincerely,

A handwritten signature in black ink, appearing to read "Rheal Labelle", written over a faint circular stamp.

Rheal Labelle, **Partner**
Hobin Architecture Inc.