



DS STUDIO INC
URBAN DESIGN / ARCHITECTURE / INTERIOR

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-08-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

August 7th, 2024

Re: 45 Bower St - Application for Minor Variance

To whom it may concern,

This application seeks a minor variance to adjust the maximum permitted height at 45 Bower St from 8.50 m to 9.75 m to accommodate a new roof with a raised ridge and dormers. The overall ridge height of the proposed new roof would fall within permitted limits if the roof pitch was steeper; however, the dormers' low slope raises the roof midpoint above the permitted maximum height, necessitating the requested height variance. This proposed adjustment will increase the third-floor ceiling height of the existing single-family home, thereby increasing the habitable space, without increasing the footprint of the home. We do not feel that the proposed change will result in any noticeable deviations from the existing neighborhood character, nor will it in any way contravene the intent or purpose of either the official plan or the zoning bylaw. To summarize, the third floor is existing, however the ceiling height is currently too low to make the entire floor accessible. We are requesting to raise the roof to allow for the entire floor to be usable space.

The change to the streetscape resulting from the proposed renovations at 45 Bower St will be limited to the look and height of the roof, which will remain consistent with the style of the pre-existing house, and of adjacent properties. Overall, the impact of raising the roof is significantly less than attempting to increase the home's area through other types of addition, which would risk compromising tree roots and would reduce the landscaped area on the property. As such, we feel this variance is desirable to avoid higher-impact changes that would otherwise be required for the property owner to gain usable space within their existing home.

The modest difference of 1.25 m above the building height currently permitted is unlikely to noticeably increase unwanted shading of neighboring properties and given the existing proximity of houses in this neighborhood, there are no views from neighboring properties that will be impeded by the requested increase in height.

The proposed modifications to the house will be limited to the third floor and will not affect or modify any pre-existing street-facing elements, nor will any entrances, driveways, or garages be relocated or modified in any way. As such, we understand that no streetscape analysis should be required for this application.

There are no trees on the property at 45 Bower St that will be affected by this work, as all work will be limited to the top floor of the existing dwelling. As such, no Tree Information Report is required or provided with this minor variance application. This project does not trigger any requirements for a TIA.

Please refer to the attached zoning summary, drawings, and images for further clarification of the proposed construction intent.

In closing, we do not believe that the requested variance will result in any significant departure from the existing conditions within the neighborhood, nor will it result in a built condition that would be incompatible with the current character of the neighborhood or in any way contravene the purpose of the official plan or zoning by-law. As such, we feel that the variance is minor in nature and is in keeping with the general intent the Zoning by law.

Kind regards,

A handwritten signature in black ink, appearing to read 'Leila', with a decorative flourish at the end.

Leila Emmrys | Architect, OAA | B. Arch S. | M.Arch



ZONING: R1TT (MATURE NEIGHBOURHOODS OVERLAY) (Table 156A/B)

LOT AREA (MIN. 270) : **301.47 m²**

LOT WIDTH (MIN 9m) : **12.19 m**

HEIGHT (MAX 8.5m) : **EXISTING 7.67 m | PROPOSED 9.75 m**

MAX LOT COVERAGE: **N/A**

MIN LANDSCAPING, FRONT AND CORNER SIDE (35%): **NO CHANGE**

DRIVEWAY: **NO CHANGE**

GARAGE: **NO CHANGE**

FRONT ENTRY: **NO CHANGE**

AREAS:

	AREA (m ²)
EXISTING GFA	144
NEW GFA	38 (gained through increased head room)
TOTAL NEW GFA	182

SETBACKS

YARD	PERMITTED	LAWFULLY EXISTING	DIFFERENCE	COMPLIANCE
156A/B FRONT YARD (SOUTH)	3m	5m	N/A	NO CHANGE
144 (3) (i) (ii) : REAR YARD (NORTH)	7.27m	7.4m	N/A	NO CHANGE
156A/B INT SIDE YARD (EAST)	0.6-1.2m	0.86m	N/A	NO CHANGE
156A/B INTERIOR SIDE YARD (WEST)	0.6-1.2m	0.6m	N/A	NO CHANGE

ZONING WAIVER VARIANCES REQUESTED:

SECTION 156A, COLUMN IV (By-law 2009-164) (OMB Order file No:PL150797, issued July 25, 2016 – By-law 2015-228) (By-law 2020-288) (By Law 2021111) (By-law 2022-103)

R1TT: The maximum permitted building height 8.5 m.

Requested Variance – Increase height to accommodate The new mid point of proposed raised dormer will be 9.75m above average grade.



EXISTING SITE PHOTOS:

Refer to the site plan for locations and dimensions.



Image 1. View of existing Front elevation along Bower St

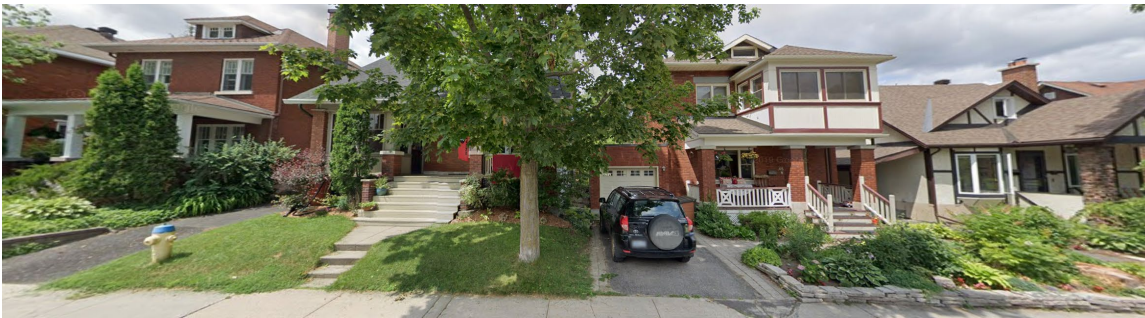


Image 2. Street view of 45 Bower and Neighboring properties along Bower St.



Image 3. Street view of 45 Bower, existing condition and proposed changes.