



ARCA-VERDE

**A Collaborative Architectural Design Firm**

1306-304 Wellington St.  
Ottawa, Ontario  
613-702-5033

## Minor Variance Cover Letter

Attn: Committee of Adjustment

**Committee of Adjustment**  
Received | Reçu le

**2024-10-09**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

## 478 Lawson – Carport Project

**August 30, 2024**

### Minor Variance Application Cover Letter

Design Narrative and Resultant Items Being Requested

The client for the 478 Lawson project would like to build a carport to protect their car during the winter months. With consideration of the current site constraints, the environment and the neighbourhood context, the only place available for the carport is in the northeast corner of the existing house at the end of the current driveway. To accommodate the modest-sized carport, a minor variance is required to build beyond the side yard setback.

Regarding our approach to the existing house, we intend to work with the existing house and neighbouring characteristics to introduce the carport to fit with the current situation. ARCA-VERDE made every attempt to respect the value of the site and existing structure while providing the carport requested by the client.

Finally, we addressed the site planning requirements by providing parking, a driveway, and a carport in the area of the site that currently has similar usage reducing the impact of the project on the site, neighbourhood and environment.

Unfortunately, the side yard setbacks on the east side of the property are restrictive enough that we must apply for a design exemption under the Minor Variance process. Please refer to the provided site plan for more information.

#### Minor Variances Summary

The Subject Property is zoned R10. Per the provision table the project design requires us to apply for a minor variance related to the side yard setbacks.

Table 156A – R1 Subzone Provisions Column 8- the side yard setback for the principal building is “total of 3 M, with one yard, no less than 1.2 M”

For 478 Lawson, with the above information that the sideyard setbacks must be equal to 3m, the east side yard setback (location of the carport) must be 1.66 m as the west setback is 1.34 m.



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Explanation – per the above, we are requesting permission to exceed the 1.66 m side yard setback for the East side of 478 Lawson. The project design intends to place the sono-tube foundation of the carport at a zero-lot line location.

### City of Ottawa Official Plan

1. Does it maintain the general intent and purpose of the Official Plan?

The requested variance will allow the project to continue to function as a Residential structure and provide an ease of living that allows the homeowner to remain in her home (age in place). The project does not result in a conversion of the property or add any living units.

### City of Ottawa Zoning By-law (the Zoning By-law)

2. Does it maintain the general intent and purpose of the Zoning By-law?

The property address, 478 Lawson Ave., is located within an **R1** zone with an **O** subzone.

**R10** is the principal source of zoning information and outlines (among other things) permitted uses for the property and dimensional restrictions governing building location within the lot.

Conclusion – nothing in the proposed layout will prevent the site or house from meeting the general intent of the R10 zoning designation.

### Desirable

3. Is it desirable for the appropriate development or use of the land?

The carport will help the current owner live more comfortably and in the home for a longer period of time.

Additionally, the design intention is to align the carport and front of the house with the characteristics of the neighbourhood.

Therefore, the variance requested is desirable for the residential use of the property in question.

### Minor in Nature

4. Is it minor?



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While the determination of the application being “minor” or not is ultimately based on the ruling of the Committee of Adjustments and the outcome of the hearing(s), it is our considered opinion that the requested variance is minor in nature based on the information presented in the 3 points above.

With respect to the variance for decreased side yard setbacks, what is being applied for is needed to facilitate meaningful residential use of the property and will cause minimal impact to the subject and neighbouring residential properties, which are similarly zoned.