

October 3, 2024

City of Ottawa
Secretary Treasurer
Committee of Adjustment
101 CentrepoinTE Drive,
Ottawa, Ontario, K2G 5K7

RE: Minor Variance Application for the 433 Evered Avenue

Please find enclosed a Minor Variance Application for 433 Evered Avenue.

I am writing on behalf of my client, who owns 433 Evered Avenue in the Westboro neighbourhood. My client wishes to demolish their existing single family home, and construct a new single-family home for their growing family, with an additional dwelling unit in the basement. In order to proceed with the proposed development minor variances are required for front yard parking and corner sight triangle.

Figure 1. 3D Model – Proposal for 433 Evered Avenue.



Front Yard Parking

As shown in the photo below, the existing house has a front yard parking space. We are requesting a variance to permit a front yard parking space to remain in this location, whereas the by-law prohibits parking in a required front yard.

In designing the proposed new house, we have considered other zoning compliant parking solutions. Rear yard parking would be compliant, however we intend to retaining the large rear yard tree (see Figure 2 below) which makes paving in the rear yard impossible. Parking in the interior side yard would also be zoning compliant. This could be located at the head of the proposed front yard parking space, with access along a driveway that would be located where the front yard parking space is now proposed. This would push a portion of the façade back from the street and lengthen the paved area. However this parking option would result in the owners parking in exactly the same place as the proposed front yard parking, but would increase the amount of paving. The owners prefer a smaller amount of paving and a more regular building shape.

Retaining the existing front yard parking is the best design solution for this site, allowing tree retention and a contextually appropriate building form.

Figure 2. Existing Front Yard Parking on Subject Site and Large Rear Yard Tree.



Front yard parking solutions are an existing pattern in the neighbourhood, see Figure 4 below. Across the street from the Subject Property on Wesley Avenue there are 5 front yard parking spaces that seem to extend into the right-of-way, see Figure 3 below.

Figure 3. Front Yard Parking Across the Street from the Subject Property.



Many other instances of front yard parking appear in the vicinity of the Subject Property as well.

Figure 4. Map of Lots in the Immediate Area with Front Yard Parking (Blue).



Corner Sight Triangle

We are requesting a variance to permit a covered porch within the corner sight triangle, whereas the by-law prohibits any structures higher than 0.75m that could obstruct the view of drivers within the corner sight triangle. The corner of the proposed covered porch extends into the area of the corner sight triangle by 0.8m, however, the only obstruction would be the column of the porch which is only 30cm thick (at its widest point at the base). Aside from the column, drivers can see through the proposed porch to the intersecting street. The roof of the porch is high enough to not obstruct the view of drivers.

The porch provides delightful architectural appeal to the Subject Property and compliments the surrounding architectural context of the neighbourhood, which includes porches and outdoor living spaces. If the house was pushed back from Wesley Avenue so that the porch was not within the area of the corner sight triangle, the construction would damage a significant amount of the critical root zone of the large canopy tree.

As demonstrated in the 3D views below, the porch does not obstruct the view of a driver moving west on Wesley Avenue.

Figure 5. View from car moving west towards intersection at Wesley and Evered with proposed development on the right.



4 Tests: Is this application/proposal...

	Front Yard Parking	Corner Side Yard
minor in nature?	Yes, the proposed front yard parking is minor as we are requesting to retain the existing condition on the site, and the proposal reflects a pattern of front yard parking in the surrounding neighbourhood.	Yes, the 30cm wide column of the porch in the corner sight triangle is minor as it will not result in safety concerns associated with obstructing the view of drivers.
appropriate and desirable for this neighbourhood?	Yes, providing a parking solution for a family while retaining a large canopy tree is desirable and appropriate in this neighbourhood.	Yes, providing high-quality architectural features such as porches is desirable and appropriate.
in keeping with purpose and intent of Zoning By-Law?	Yes, this meets zoning intent to permit parking in keeping with existing neighbourhood patterns, and to protect soft landscaping.	Yes, the new development does not obstruct the view of drivers at corners.
in keeping with purpose and intent of Official Plan?	Yes, by preserving a large tree and prioritize soft landscaping.	Yes, it provides high-quality architectural features (including the porch) that contribute to the streetscape of the neighbourhood, and retains a large canopy tree.

Our clients have shared their proposed project with their neighbours, who are very supportive and think it will fit well in their neighbourhood.

Regards,



Rosaline Hill
 BES, BArch, RPP, OAA,
 MRAIC, OPPI, MCIP