



865 TAYLOR CREEK DRIVE
OTTAWA ON, K4A 0Z9

APPLICATION FOR MINOR VARIANCE

Committee of Adjustment
NOV 22 2024
City of Ottawa

Project: 2173 Auburn Ridge Dr
Ottawa, ON
K1W 1H8

Applicant: **OakWood Designers and Builders (Juan Villacres)**

Owner: **Luisa & Werner Liedtke**

PROPOSAL

The Proposed application for minor variance is to provide relief from the existing rear yard setback to permit the addition of an attached single-storey sunroom to an existing detached 2 storey home. The current home is not in conformance with the current zoning (**R1VV**)

The Subject property is **2173 Auburn Ridge Drive** located at the intersection of Bristlecone Way and Auburn Ridge Drive. Currently on the property there is a 2 storey home with an uncovered deck at the back. The property is located in an interior lot of irregular shape, and backs onto Ruisseau Park.

The required and requested setbacks are as follows:

Yard	Zoning By-Law Set-Backs	Requested Set-Backs
Front Yard	3.00 m	No Change
Rear Yard	7.50 m	5.20 m
Interior Side Yard	1.80 m total; not less than 0.60 m each	No Change

The applicant is requesting permission for relief from the rear yard setback to accommodate a **197.83 m² single-storey sunroom** and an adjacent uncovered deck to service the sunroom.

The proposed construction is a ground floor addition/extension to the rear of the home and will replace the existing uncovered deck currently in the rear yard of the house. The existing deck is to be demolished, and a 3.90m x 4.70m extension is to be built towards the rear of the home. The proposed sunroom will be built on helical piles. There are no mature trees on the area of intervention.

FOUR TESTS:

The application for permission must meet the four tests. Based on the information above and the details of the proposal shown in the attached plans requested, this minor variance meets the four tests as follows:

Is the application minor?

The Applicant is requesting relief from the rear yard setback to accommodate a 3.90m x 4.70m sunroom extension into the rear yard.

The proposed sunroom would be built partially on the existing deck footprint and will be in keeping with other rear additions on immediately adjacent properties. Care will be taken to maintain the overall style and character of the community, including maintaining architectural features common with other homes on the street.

No mature trees will be affected by the proposed building. Some minor equipment will be accessing the property through the front gate. Care will be taken to protect existing trees located in the Right of Way, as per City Infill forester recommendations and Tree Protection Specification.

Note that the immediately adjacent properties have similarly reduced rear yard setbacks.

Is the application desirable for the appropriate development of the lands in question? The variance is desirable for the appropriate development or use of the property;

The immediate surrounding neighborhood is composed of single family, one and two-storey detached homes. The residents in the area range from young families to retirees. The addition of the sunroom is in keeping with other homes in the neighborhood and care will be taken to keep the design consistent with the style of the neighborhood.

Does the application conform to the general intent and purpose of the Zoning Bylaw?

The setbacks in the zoning bylaw for the Residential 1 [R1VV] zone implement controls which support and protect the immediate spacing, privacy, density, light and air of the buildings, and gives the neighborhood its built form and character. The proposed addition and extension does not impact the neighboring properties in terms of proximity to neighboring structures, privacy of neighbors, and maintains appropriate sight lines to the corner for vehicles and pedestrians.

Does the application conform to the general intent and purpose of the Official Plan?

The proposed construction will not exceed lot coverage requirements and will be designed in keeping of the style of the neighborhood. The proposal is located further away from the front of the property, which minimizes its impact on the streetscape of the neighborhood. Regardless, the roof lines and materiality are consistent with the existing house.

The requested variance maintains the general intent and purpose of the Official Plan.

Care will be taken in the design, size and location of the proposed construction to ensure no imposition on the privacy or enjoyment of any neighboring properties.

Thank you for your consideration,

Note: We have been experiencing considerable delays on the official responses from Panel 2 and City Infill Forester. Thus, we are attaching our email threads as proof of our conversations.