

Committee of Adjustment

Minor Variance Application for 30 Mayo Avenue, Ottawa

Ottawa, Ontario

Overview/Cover Letter - Revised

January 16, 2025



Dear Members of the Committee,

The following letter is revised from our initial application that was heard on January 13th but adjourned because we were missing a second minor variance that the Planning Department identified during their review of our application. The missing variance involves a widening of the driveway to accommodate the proposed detached garage. Please note that the widening of the driveway is not at the street edge but rather is required close to the existing house to properly access the proposed detached Garage. It should be noted that the primary use of the Proposed Garage is as a woodworking shop but access by vehicle will be required to deliver and unload materials. The Owner is proposing to define the additional driveway area with *river stone* over crushed gravel to reduce the impact of additional hard surface (as apposed to asphalt) and aesthetically separate the existing driveway from the new area of driveway. The Owner is also intending to plant flowering bushes along the edge of the driveway to visually “soften” the view from the street.

The revisions that need to be made to our application are as follows:

- Updated Site Plan drawing illustrating the dimension of the additional driveway width
- Updated Site Plan drawing illustrating the existing trees along the new area of driveway and the proposed additional bushes

Please note that the driveway to access the proposed Garage was illustrated on the original Site Plan and Minor Variance Application, but the required variance for the widening of the driveway was not highlighted or listed in the application summary.

Project Description

The Owner of the property at 30 Mayo Avenue wishes to construct a new, detached, 1.5 car garage on their property. A detached garage is permitted in this zoning location. The surrounding properties are all residential as is the majority of the neighbourhood.

The property is occupied by a single-family home and a metal shed. The metal shed will be removed as part of the proposed new garage construction.

Detailed description of request for Minor Variances:

The following describes our minor variance requests as set out in the municipal By-Law:

1. The Owner/Applicant requires the Committee's authorization for a minor variance from the Zoning By-law 2008-250, Table 156A Subzone E, Column 9 IX, which permits a maximum Lot coverage of 15% to be increased to a Lot coverage of 19.82%. Please note that the existing house and shed (to be demolished) currently covers 16.83% of the lot area.
2. As per Section 139 of Zoning By-law, Table 139 (3)(vi) states that the maximum driveway width for a double wide driveway is 6 metres. The current, existing driveway measures 9.53m at the road. We are asking to increase the permitted width of the driveway from 6m to 17.34. An increase of 11.34m from the required 6m and 7.81m from the existing driveway width.

Site Context and Conditions

The existing neighbourhood includes a variety of single-family homes of varying size, many with detached garages or accessory structures on the property. The lots are large for the Ottawa area as this is an older neighbourhood with many mature trees.

Summary of argument for requested minor variance

We feel that the size of the lot is sufficiently large enough to absorb the requested 4.82% lot coverage increase without feeling that the property is being over developed or impacting the existing vegetation/trees. Further, the Zoning required setbacks for the proposed garage are significant ensuring that the building will not impact the neighbouring properties in any adverse way. The planned building materials and overall height of one storey will compliment the existing home both in scale and aesthetically to provide a cohesive view from the street and surrounding yards. We are proposing to define the new driveway are with river stone as a permeable ground material (as opposed to more asphalt) and line the curved edge of the new driveway with flowering bushes. It should also be noted that The City of Ottawa will be planting two new trees at the front of the property (refer to Proposed Site Plan this Spring) which will further obscure the view of the new driveway and Garage from the street.

We feel that these site/zoning conditions and design considerations make our application “minor in nature” and in keeping with the general intent of the By-Law to not over develop properties in this area of the City.

We have reached out to the Planner and DIO representatives for this area of the City, both of whom are in general support of our proposed project. We have also received general support from the immediate neighbours.

Thank you for your review and attention to our request and application.

Yours truly,

Jason Grant

Agent for the Registered Owner

30 Mayo Avenue