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February 7, 2025

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa, Ontario, K2G 5K7

Committee of Adjustment
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Revised | Modifié le : 2025-02-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Subject: Application for Minor Variance – 74 Boyce Avenue (Request for Additional Building Height of 0.77m, Total Height: 8.77m)

Dear Members of the Committee of Adjustment,

I am submitting this application for a minor variance under Section 45 of the Planning Act to request an increase in the maximum allowable building height by 0.77 meters for the property located at 74 Boyce Avenue. The total proposed height of the building will be 8.77 meters.

Project Description

The proposal involves the demolition of the existing house at 74 Boyce Avenue and the construction of a new two-storey dwelling with one Secondary Dwelling Unit (SDU).

Below, I have addressed the four statutory tests required for minor variance approval.

1. Is the variance minor?

The requested increase of 0.77 meters represents a small deviation from the by-law's height restrictions. The impact on the surrounding area is minimal because:

- The additional height will not overshadow neighboring properties or reduce sunlight access.
- There will be no obstruction of views or privacy concerns for adjacent homes.
- The height adjustment maintains a balanced and proportionate scale in the neighborhood.

2. Is the variance desirable for the appropriate development or use of the property?

This variance supports the functional and structural integrity of the building while improving its usability. Specifically:

- The increased height allows for proper insulation, ventilation, and compliance with modern building codes.
- It enhances energy efficiency by allowing for sufficient ceiling space for HVAC and insulation.
- The variance ensures better architectural integration with nearby properties, promoting consistent urban development.

3. Does the variance maintain the general intent and purpose of the Zoning By-law?

The primary objective of zoning by-laws is to control massing, scale, and neighborhood compatibility. This variance aligns with those principles because:

- The additional height does not disrupt the neighborhood's overall scale or streetscape.
- The structure remains within reasonable proportions and does not create excessive massing.
- It preserves residential harmony by maintaining a consistent design with surrounding buildings.

4. Does the variance maintain the general intent and purpose of the Official Plan?

The Official Plan promotes sustainable and high-quality urban development. This variance supports that goal because:

- It improves livability and functionality, ensuring long-term housing quality.
- The height increase contributes to modern construction
- It aligns with Ottawa's vision of balanced, well-integrated residential development.

Conclusion

This minor variance satisfies all four statutory tests under Section 45 of the Planning Act and aligns with good planning principles. Given that the impact is minimal, the adjustment is

desirable for functional living space, and the proposal adheres to zoning and planning objectives, I respectfully request the Committee's favorable consideration of this application.

Should you require any further details, please do not hesitate to contact me at 613-981-7682 or info@scorerenovation.com.

Sincerely,

**Imad Alkaderi Alhejani
General Manager
Score Renovation Inc.**

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