



A Collaborative Architectural Design Firm

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

Minor Variance Cover Letter

Attn: Committee of Adjustment

478 Lawson – Carport Project

Minor Variance Application Cover Letter

Committee of Adjustment
Received | Reçu le

2025-02-06

City of Ottawa | Ville d'Ottawa
Comité de dérogation

January 31, 2025

Design Narrative and Resultant Items Being Requested

The client for the 478 Lawson project would like to build a carport to protect their vehicle from the elements, provide shade year-round, and facilitate access, snow clearance and shelter to the house entrance. Given 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 (nearest the house) of the current driveway.

During the design phase, different locations for the project were explored: the rear yard setback, completely in the side yard, and in the front yard. The side yard setback from the property line to the brick house is too tight. It does not allow a vehicle to drive past the house to gain access to the rear yard or to park beside the house comfortably, allowing the driver to enter and exit the vehicle. The front yard, as currently shown, is the only viable location.

ARCA-VERDE made every attempt to respect the value of the site and existing structure while providing the carport requested by the client. The intent is to work with the existing house and neighbouring characteristics to provide a carport structure that fits within its context.

Finally, site planning requirements will be addressed by providing parking, a driveway, and a carport in an area of the property with similar use, reducing the project's impact on the site, neighbourhood, and environment.

Given the current zoning of the property, the side yard setback (east side), front yard setback, landscape buffer strip, and driveway width requirements require a design exemption under the Minor Variance process to accommodate the proposed single-vehicle carport. The following minor variances are required, please refer to the provided site plan for more information.

Minor Variances Summary

Variance Requested	Section
To permit a reduced total interior side yard setback of 1.34 metres, with the easterly interior side yard being 0 metres, whereas the By-law requires a total interior side yard setback of 3 metres, with no yard less than 1.2 metres.	Section 156, Table 156
To permit a reduced front yard setback of 4.2 metres, where the by-law requires a minimum of 6 metres	Section 156, Table 156
To permit a reduced landscape strip on an interior lot line of a driveway to be 0.00 metres where the by-law requires a minimum of 0.15 metres	Section 139 (2) a



A Collaborative Architectural Design Firm

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

To permit the entrance to the garage to be 4 metres closer to the front lot line than the principal entrance to the dwelling, whereas the By-law requires the entrance to the garage to be set back a minimum of 0.6 metres further from the lot line than either principal entrance or the front edge of a landing or porch	Section 139 (3) a
To permit the entrance to the garage to be 4 metres closer to the front lot line than the principal entrance to the dwelling, whereas the By-law permits the entrance to the garage to be a maximum of 0.6 metres closer to the front lot line than the entrance to the principal dwelling.	Section 139 (3) b
To permit a reduced driveway width of 2.49 metres where the by-law require a driveway providing access to a parking garage to have a minimum width of 2.6 metres.	Section 107 (2)
To permit a walkway of 2 metres where the by-law requires that a walkway not exceed 1.2 metres for a residential building.	Section 139 (4) c (ii)

Explanation – As outlined above, ARCA-VERDE requests the variance exceptions as the project design intends to place the sono-tube foundation of the carport at a zero-lot line location. Backyard access will be maintained as the carport structure will not be enclosed, and the setback on the other side of the yard will maintain the existing 1.37 metres of clearance. In addition, we do not believe this carport will cause any privacy issues for the neighbours. The client and homeowner canvassed the neighbours to discuss the project plans, and no negative comments were received. The neighbour to the east, which the project would most impact, was consulted (currently, the residence functions as a rental property), and no issues were expressed at the time.

4 Tests: Is this application/proposal...	
	Front Yard Parking Structure
minor in nature?	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 points above.
appropriate and desirable for this neighbourhood?	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.



ARCA-VERDE

A Collaborative Architectural Design Firm

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

in keeping with the purpose and intent of Zoning By-Law?	<p>Does it maintain the general intent and purpose of the Zoning By-law?</p> <p>The property address, 478 Lawson Ave., is located within an R1 zone with an O subzone.</p> <p>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.</p> <p>Conclusion – nothing in the proposed layout will prevent the site or house from meeting the general intent of the R10 zoning designation.</p>
in keeping with the purpose and intent of the Official Plan?	<p>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 longer (age in place). The project does not result in a conversion of the property or add any living units.</p>

The minor variances listed above are needed to facilitate the meaningful use of the property as a private residence. These design exemptions and zoning variances will cause minimal impact to the existing structure and neighbouring properties, all of which fall within the same residential zoning and use.

Regards,

Michael E. Peixoto - Architect, OAA, LEED AP BD+C