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**DS STUDIO INC**  
URBAN DESIGN / ARCHITECTURE / INTERIOR

March 19th, 2025

**Re: 7 Dunvegan St - Application for Minor Variance**

To whom it may concern,

This application seeks a minor variance to adjust the minimum permitted interior side yard set back at 7 Dunvegan from 1.2m to 0.6m in order to accommodate the replacement of an existing garage with a new garage of similar footprint with an added second storey living space. The proposed new garage is intended to be built in the same location as the existing garage, which currently sits at 0.73m from the property line. Because the existing garage does not adhere to the current setbacks required by by-law, we would require a variance to simply reconstruct what is already on site. We are requesting a further 0.13m, in order to maximize efficiency and functionality within the new garage. We do not feel that this additional 0.13m will create a noticeable shift in the current streetscape.

Because the property at 7 Dunvegan sits diagonally offset from both of its neighbors, construction close to the property line will not affect existing views nor will it create additional unwanted shading that would negatively affect neighboring properties.

The design of the new garage is contiguous with the existing architecture of the house and in keeping with the general style of the surrounding properties. Use of the site will remain unchanged. We do not feel that the new garage will result in any deviations from the existing neighborhood character, nor will it in any way contravene the intent or purpose of either the official plan or the zoning bylaw.

There is an existing hedge on the side lot line behind the proposed location of the garage, which sits entirely on the 7 Dunvegan property. It is the intention to maintain as much of this hedge as possible, however it is likely that the first 1-2m of this hedge may be affected by the work proposed. While this would result in a slight reduction of the existing hedge, the trees that form this hedge are all well under the prescribed 30cm, so none would be considered as protected under the tree bylaw. As such no TIR is required by urban forestry.

Please refer to the attached zoning summary, drawings, and images for further clarification of the proposed construction intent.

In closing, we do not believe that the requested variance will result in any significant departure from the existing conditions on the site, nor will it result in a built condition that would be incompatible with, or different from, the current character of the neighborhood. **As such we feel the variance meets the first test of being minor in nature.** The revised massing is desirable as it both benefits the homeowners by increasing living area and improving building performance while also resulting in a mass and look that is very close to what currently exists on the site and is in keeping with the surrounding context. **As such we feel this passes the second test of being desirable for the appropriate development of the building.** No part of what is being proposed will deviate from the intended type of land use outlined in the official plan. As such, we do not feel that any elements of what is proposed will contravene the intent of the official plan. **As such, we believe that the proposed variance meets the third test of maintaining the intent and purpose of the Official plan.** The use of the site and general presence the building occupies on the street will remain largely unchanged and the proposed construction will not deviate in any significant way from the provisions of the zoning by law, other than a reduction in side yard that is already an existing condition of the site. **As such, we feel that this variance passes the fourth test of maintaining the intent and purpose of the zoning bylaw.**

Based on the aforementioned factors, we feel that the requested variance meets the four test of being minor in nature, desirable for the site and in keeping with the general intent the Zoning by law and official plan.

Kind regards,

A handwritten signature in black ink, appearing to read 'Leila'.

Leila Emmrys | Architect, OAA | B. Arch S. | M.Arch

Committee of Adjustment  
Received | Reçu le

Revised | Modifié le : 2025-03-21

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**ZONING: R1K**

LOT AREA (MIN. 500) : **766 m<sup>2</sup> (no change proposed)**

LOT WIDTH (MIN 18m) : **20 m (no change proposed)**

HEIGHT (MAX 8m) : **6.6m (no change proposed)**

MAX LOT COVERAGE: **N/A**

MIN LANDSCAPING, FRONT YARD (40%): **(no change proposed)**

DRIVEWAY WIDTH (double or single permitted): **Single (No change proposed)**

**SETBACKS**

<b>YARD</b>	<b>PERMITTED</b>	<b>LAWFULLY EXISTING</b>	<b>PROPOSED</b>	<b>COMPLIANCE</b>
144 (1) a) FRONT YARD (WEST)	4.98m	5m	N/A	NO CHANGE
144 (3) REAR YARD (EAST) > 30m = 30%	12.58m	20m	N/A	NO CHANGE
156A/B INT SIDE YARD (NORTH)	3.6 total with one yard min 1.2m	0.73m	0.6m	- 0.6m
156A/B INTERIOR SIDE YARD (SOUTH)	3.6 total with one yard min 1.2m	3.6m	N/A	NO CHANGE
GARAGE SET BACK – FROM MAIN ENTRY PORCH	Min 0.6m	1.3m	2.8m	+2.2m

**ZONING WAIVER VARIANCES REQUESTED:**

**SECTION 156A, COLUMN VIII** (By-law 2009-164) (OMB Order file No:PL150797, issued July 25, 2016 – By-law 2015-228) (By-law 2020-288) (By Law 2021111) (By-law 2022-103)

R1K: The minimum required interior side yard setback is 3.6m combined with one yard no less than 1.2m.

Requested Variance – Decrease Interior Side Yard Setback from **1.2m to 0.6m** to accommodate a new double storey garage in place of the existing garage. The New garage is proposed to occupy the same area as the existing garage which currently sits 0.73m back from the lot line. The proposed reduction in interior side yard setback will be 0.6m less than the 1.2m required by the zoning by law and will be 0.13m less than the existing condition.



**EXISTING SITE PHOTOS:**

Refer to the site plan for locations and dimensions.



Image 1. View of existing Front elevation along Dunvegan Rd



Image 2. Street view of 7 Dunvegan and Neighboring properties along Dunvegan Rd



Image 3. Conceptual rendering of proposed front elevation 7 Dunvegan Rd