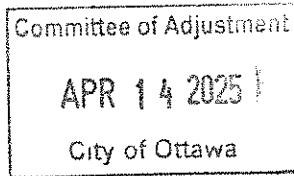




865 TAYLOR CREEK DRIVE

OTTAWA ON, K4A 0Z9



APPLICATION FOR MINOR VARIANCE

Project: 81 Pooler Avenue

Ottawa, ON

K2B 5A4

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

Owner: **Sarah Ashton**

PROPOSAL

The Proposed application for minor variance is to provide relief from the existing **front yard setback** to permit the addition of an attached 4-season sunroom to an existing semi-detached home. The current home is in conformance with the current zoning (**R2F**)

The Subject property is **81 Pooler Ave** located close to the intersection of Deschênes St and Pooler Avenue. Currently at the property, there is a split leveled semi-detached residential dwelling. The property is located in an interior lot of regular shape, and backs onto another lot of residential use (R2) .

The required and requested setbacks are as follows:

Yard	Zoning By-Law Set-Backs	Requested Set-Backs
Front Yard	6.00 m	3.00 m
Rear Yard	7.50 m	No Change
Interior Side Yard	1.50 m	No Change

The applicant is requesting permission for relief from the front yard setback to accommodate a **16.00m² Sunroom**, which will connect to the main floor of the existing dwelling.

The proposed construction is a 5.25m x 3.07m main floor addition/extension to the front of the home and will increase the

dwelling's usable space, while respecting existing features like stone steps, retaining walls and trees. The proposed sunroom will be supported by (2) helical piles. There are no mature trees at the area of intervention, other than the one mentioned on the communications with the City's Infill Forester.

Note 1: Please see attached PDF as proof of communications with the City's Infill Forester.

Note 2: Streetscape Character Analysis has been waived as per 14C Low-Rise Development within the Mature Neighborhoods Overlay Section (4). Please see attached PDF as proof of communications with Planners.

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 5.25m x 3.07m sunroom extension into the front yard.

The proposed sunroom will sit as a complementary volume in front of the existing dwelling, without obstructing 85 Pooler Avenue's views or sunlight. Care will be taken to maintain the overall style and character of the community, including architectural features common with other homes on the street, and respecting the quality of the existing landscape elements.

No mature trees will be affected by the proposed addition. Some minor equipment will be accessing the property through the front driveway. 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 some immediately adjacent properties have similarly reduced rear yard setbacks. Currently, 96 & 95 Pooler Avenue (southeast of our property), are buildings which have front walls located less than 6m from the corresponding lot lines. (Please refer to official survey plan)

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 architectural form and functionality of the current building.

Given the year of construction of the existing dwelling, and given the unusable condition of the exterior deck, the proposed sunroom adds new architectural interest to 81 & 85 Pooler Ave, while accentuating elements like the roof pitch and keeping a direct view line to the Main Entrance from the street.

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

The setbacks in the zoning bylaw for the Residential 2 [R2F] 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 and privacy of neighbors. It is worth mentioning that sight lines are not a concern on this lot.

Apart from that, care has been taken to avoid casting shadows, or obstructing the privacy at 85 Pooler Ave. At the same time, the proposed building will fall behind (2) existing trees, meaning that its visual impact will be minimal from the perspective of pedestrians.

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

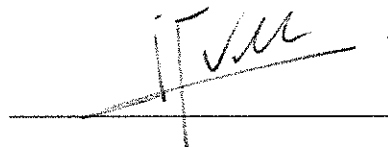
The proposed construction will be designed in keeping of the style of the neighborhood. The proposal is located further away from the front of the property, which minimizes its impact on the streetscape of the neighborhood. Regardless, the roof lines and

materiality are consistent with the existing house, as shown on the plans and architectural renders.

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,

A handwritten signature in black ink, appearing to read 'J Villacres', is written over a horizontal line. The signature is stylized with a vertical line through the middle and a long horizontal stroke at the end.

Agent

Juan Villacres

Oakwood Designers & Builders