



PAUL A. COOPER

Committee of Adjustment

Detailed Letter

April 11th, 2025

Committee of Adjustment
City of Ottawa
101 Centerpointe Dr.
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2025-04-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attn. Michel Bellemare, Secretary-Treasurer

Committee of Adjustment

Re: Proposed Minor Variance at 31 Tennyson St.

Dear Mr. Bellemare,

In order to meet their changing housing needs, my clients, Mr. Marc Leonard and Mrs. Stephanie Wong are proposing to renovate their property at 31 Tennyson St., by adding a modest 2nd floor addition. The attached Plans and Elevations illustrate the proposed works. In order to construct the proposed, a single Minor Variance to By-Law 2008-250 is being sought.

Location:

The subject property is located in the community of Country Place, which is in the larger neighborhood of Merivale Gardens, Grenfell Glen & Pineglen and is bounded by the Prince of Whales Dr. & the Rideau River to the East, Macfarlane rd. to the North, Greenbelt Pathway to the South and Woodroffe Ave. to the West. As illustrated on the Site Location Plan 4/A00, Tennyson Rd. runs North-South and is situated between Fifeshire Cresc. to the East, and Prom Ave. to the North. Specifically, 31 Tennyson St. is on the East Side of the Street and is situated in Ward 9 Knoxdale-Merivale.

Zoning Context: R1F

The subject property is zoned R1F. As shown on the Zoning Context Plan 3/A00, the site context is composed of an R1E[1722] Residential sub-zone to the North, with O1 (Parks & Open Space) pocket zones to the West and bounded by EP subzones to the East, South and West.

Neighbourhood Context:

This neighbourhood is a well established/mature residential area comprised exclusively of detached dwellings. The neighbourhood residential lots support almost exclusively two storey modest dwellings, constructed substantially in the 1970's on generous lots. Streets are of an average width, intimately scaled, lined with concrete curbs, mature trees and without sidewalks.

As can be seen on the Site Location Plan 4/A00, lot width and lot area are reasonably consistent in the neighbourhood. The result, as observed from the street, is a continuous rhythm of buildings and voids between buildings. Permitted projections into the front yards are modest and vary little in type, extent and design expression. Having all been built as a subdivision, the overall housing form, age and expression are very consistent, resulting in a very regular residential character for the neighbourhood.

Site Context:

The streetscape is not noticeably sloped. The abutting lots are an existing 2-storey detached house at 33 Tennyson St. to the South, and a 2-storey detached dwelling at 4 Cordell Court, to the North-East. Being a corner lot, Cordell court opens up as an expansive asphalt area to the north of the subject site at 31 Tennyson St.

Site:

The site proper is an about 115'-0" x 62'-0" (35.0m x 19.0m) trapezoidal lot (see: Site Plan on A00). There is a significant cedar hedge along the Northerly the property line.

THE PROPOSAL:

In order to respond to their changing housing needs, my clients are proposing to renovate their property at 31 Tennyson St. by adding a modest 2nd floor addition of [~500 s.f. (46 s.m)]. In order to maintain a human scale with the public realm, the 2nd floor addition has been pushed back about ~2'-0" (~0.6m) from the front wall of the existing dwelling (See A00). It would have been possible to push back the addition in keeping with section Section 3(3)(b) to the by-law 2008-20, however it would have necessitated extending the addition and overhanging the rear yard amenity area, but my clients did not want it to encroach visually into their rear yard amenity space.

The perspective views and streetscapes on A6-A15 demonstrate how the proposed dwelling is consistent in scale, although with the neighboring 2 storey homes, and echoes similar materials such as stucco that can be observed in the area. Design features such as dormers, illustrated in the infill design guidelines, serve to provide a finer texture and reduce the scale of the addition and the building as a whole.

MINOR VARIANCE:

Minor variance to By-Law 2008-250 is as follows:

- a) To permit a reduced front yard setback of 5.16m whereas the By-Law permits a min. front yard setback of 7.5m

The building otherwise meets all the performance criteria set out in the zone and subzone for the property i.e. height, lot width, lot area, side and rear yards etc...

IMPACT:

The singular minor variance required to build the proposed 2nd floor addition is to permit a reduced front yard setback and will have no significant impact on the neighbourhood, streetscape or immediate neighbours. It is clear as evidenced on 2/A00 non-conforming lot reference plan, that the non conforming front yard setback is consistent with and in fact defines the character of corner lots in the subject pocket zone and that the non-conforming existing condition flows from an amendment to the zoning by-law which did not recognize the existing built fabric in this and other parts of the former City of Nepean.

The proposed 2nd floor addition has been designed to mitigate the impact from the street and abutting properties by employing the following 2 strategies. Firstly, the addition has been set back from the existing main floor front and rear walls in order to break down the mass as experienced from the street, as shown in the images of the proposed streetscapes and perspective views (See: A10 & 11 for perspectives and A15 for streetscape). Secondly, the roof peak of the addition is kept below the existing roof peak, and the roof line is articulated with flat roof dormers of differing expression in order to break the roof line and associated building mass, making for a smaller more human scaled form as felt from both the public and private domain.

In our opinion the proposed development will create no negative impact.

PROCESS:

We have contacted and or met with the following stakeholders and association prior to making our application. In all cases, the proponents have 'no concern' or have remained silent):

- Municipal Planner: Robert Sandercott: April 10th, Panel 2 Planners
- Councilor: Not contacted
- Country Place Community Assoc: Multiple contacts attempted; no response received
- Abutting neighbors: 33 Tennyson St. & 4 Cordell Court. (Meetings by owner – various dates)

THE FOUR TESTS:

1. That the intent of the Official Plan regarding the benefits and manner of intensification has been achieved with the proposed intensified use of an existing underutilized lot.
2. That the intent of the Bylaw has been met through the extension/intensification of a detached dwelling in the R1 zone, whose purpose is to "*restrict the building form to detached dwellings in areas designated as **General Urban Area** in the Official Plan.*"
3. That the single Variance requested is minor and is consistent with lots in the surrounding neighbourhood. They are also well within the purview of the Committee of Adjustment to approve.
4. That the proposal is desirable: Firstly, the proposal seeks to more fully utilize/intensify the property; intimately scaled to the neighbourhood in terms of size, expression, materials and quality. Secondly, the impact of the variance is minor, and the renovation has been designed to mitigate impact on the abutting neighbours, streetscape and pedestrian realm.

It is clear that the four tests for minor variance have been addressed, and that due process has been carried out in good faith.

If you have any questions, require clarification or any additional information please do not hesitate to call.

Sincerely,



Paul Cooper Architect

B.Arch., OAA, LEED AP, MRAIC

encl.

cc Marc Leanard & Stephanie Wong