

# Planning Rationale 235 Third Avenue, Ottawa

## Proposed Development

The homeowners at 235 Third Avenue are looking to improve their home by increasing the amount of livable space in their existing 2.5 storey dwelling. The idea is to gain some much-needed headroom and create a new bedroom area, walk-in closet, and a bit of flex space all within the current footprint of the house. The roof will be raised slightly (1 metre), with the max building height at (31'2.75") 9.6 metres, just over the zoning limit. To keep things simple and consistent with the neighbourhood, we've kept the roofline clean by doing a 3/12 roof off the rear and a 12/12 roof face off the front, creating the headroom needed for the loft. We are adding only three new windows at the back and replacing the existing window on the front. From the street, it will look nearly identical to the original design, with just a slightly wider roofline due to the updated gabled sides.

## Minor Variance Requested

What we are asking for three small variances. First, we're requesting to go up to 9.6 metres in building height (1.1 metre above the current limit of 8.5 metres). Second, we want to read in the existing side yard setback of 0.54 metres, which is short of the required 1.2 metres. Lastly we are asking to read in the existing eaves as currently they sit at 0.2m whereas the requirement is 0.3m. We aren't building out of the existing building footprint, and the height increase is only what's necessary to make the loft livable.

## Regulatory Framework

This home sits in the R1QQ zone, which is meant for low-rise residential areas. The project still fits comfortably within that intent. It stays a single detached home, doesn't increase the footprint, and keeps lot coverage and spacing in check. The Mature Neighbourhood Overlay also applies here, but we're not touching anything major like the streetscape or landscaping. The overall feel of the house stays the same. As for the trees, we're building straight up from the existing house, so there's no impact expected no removals, just proper protection in place.

## Policy Framework (Official Plan)

The house falls in the Inner Urban Transect and a Neighbourhood designation under the 2021 Official Plan. These policies encourage smart, low impact upgrades to existing homes just like this one. We're not adding density or sprawl, just reworking what's already here to make it work better for the homeowners.

Big Move 1 supports this kind of infill and renovation to reduce pressure on greenfield land. Big Move 4 talks about energy upgrades and making homes more resilient something we're also doing with the new roof and modern windows. Section 2.2.1 confirms that intensification includes renovating and expanding existing homes. We're not pushing the limits, just making an older home more livable.

Section 4 adds direction on design and compatibility. This proposal keeps all the usual setbacks (except the one that's already there), uses similar forms and materials, and won't stand out on the block. It's the kind of small-scale renewal the city is looking for in neighbourhoods like this.

## Rationale The Four Tests

### 1. Minor in Nature

We're asking for just a small bump in height, and we're not moving anything closer to the lot lines than it already is. From the street or neighbouring yards, the visual change is subtle. There's no impact on light, views, or privacy.

### 2. Desirable and Appropriate

This addition is going to help the family get more use out of their home more space, better function, without having to move. It's a logical upgrade that keeps them in the neighbourhood, and it fits the pattern of reinvestment seen on other homes nearby.

### 3. Maintains Zoning Intent

Even with the variances, the overall use, spacing, and low-rise character of the house are preserved. The intent of the zoning is still being respected, we're just asking for a little flexibility on technical points to make the space work.

### 4. Maintains Official Plan Intent

The project checks all the boxes for policy goals reinvesting in the urban area, avoiding sprawl, encouraging energy efficiency, and keeping neighbourhoods active and functional. It's a small, well-designed improvement that helps the homeowners and supports the city's broader planning goals.

## Conclusion

In short, this is a modest project with a clear goal: to make a well-loved home more usable, without disrupting the neighbourhood. The requested variances are minor, and the proposal meets the spirit of the zoning bylaw

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and the Official Plan. It's a practical, well-considered upgrade that fits the neighbourhood and shows how older homes can be brought up to today's needs without losing their original charm.