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May 4, 2023

City of Ottawa
Committee of Adjustment
101 Centrepointe Drive, 4th Floor,
Ottawa ON K2G 5K7

Committee of Adjustment
Received | Reçu le

2023-05-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Subject: Application for minor variance for renovation at 23 Belgrave Road, Ottawa, ON K1S 0L9

Dear Committee of Adjustment,

On behalf of my late husband, Christopher Butler, and myself, Pamela Johnson Butler (“the owners”), I am requesting one minor variance for the property municipally known as 23 Belgrave Road, in the city of Ottawa (“the site”).

The property at 23 Belgrave Road is located in the Ottawa neighbourhood of Old Ottawa East / Rideau Gardens, approximately halfway between the intersections of Belgrave Road with Marlowe Crescent, to the west and Onslow Crescent to the east. The site consists of a two bedroom, wartime bungalow, single detached dwelling with a lot area of approximately 309 m² and a lot frontage of 35 ft (10.7m).

The original house was built in 1948. My husband and I have owned our house since 1999. We have completed a number of renovations (interior and exterior) since. However, for many years, we struggled to expand our family. We now have two children, aged 5 and 13. To accommodate our young, growing family, we planned to add a second story to our home.

I was very confident as Chris was a red seal electrician with over 20 years in the construction industry in Ottawa. Sadly, Chris died suddenly in November 2022 and I am now attempting to honour his renovation design plans on my own (well, with two young kids).

In order to honour Chris’ renovation plans, I am requesting a minor variance to the maximum addition size. The stated allowable maximum zoning size is 50 % of the existing house area. Section 58 states :

development may be permitted in an area subject to a floodplain overlay as follows:

- *for an addition to a building or structure for a use permitted in the underlying zone which does not exceed an amount equal to 20 percent of the gross floor area of the building or 20 meters square whichever is less;*
- *for an accessory building or structure to a use permitted in the underlying zone which does not exceed a gross floor area of 50 square meters.*

The new addition is to be 48 % of the existing house size. The proposed addition size has been approved by the Rideau Valley Conservation Authority (“RVCA”) (see attached approval letter). The requested addition size is 48 % or 534 sq ft.

The Committee of Adjustment (COA) is authorized to grant a minor variance if four criteria, commonly referred to as the “four tests,” are met. The following presents the four tests as well as an explanation of how they are each met:

1. **The variance is minor** - The variance being proposed is minor. In addition, it is supported by neighbours on each side, in front and in back of our house as well as the RVCA.
2. **The variance is desirable for the appropriate development or use of the property** – With the surrounding houses all being significantly larger than ours, we jokingly referred to our house as “the neighbourhood shed”. We have chosen to remain on Belgrave as we love the uniqueness of our street. Chris chose our team as they have proven experience staying true to the style and requirements of our neighbourhood. John Gordon and Rick McGovern are the only people Chris would allow to work on his home. Chris’ dying request was to maintain stability for “his Babes”. This renovation will allow Chris’ Babes to maintain stability while providing a improved version of our home and a new start to our new reality.
3. **The general intent and purpose of the Zoning By-law is maintained** - All the performance standards of the zoning By-law are met under the proposed plans.
4. **The general intent and purpose of the Official Plan is maintained** - One of the Official Plan’s (“OP”) main goals is intensification and infill projects. The proposed addition will not impact the urban pattern. Contrarily, it will match the surrounding context and will emphasize the ‘good street look’. The subject site is on Schedule B of the [Official Plan](#), which indicates that this site is located in the Inner Urban Transit and is an Evolving Neighbourhood (See [6.3 Neighbourhoods](#) of the OP).

Thank you in advance for your assistance. I look forward to appearing before the COA and obtaining approval at the earliest in order that this renovation can proceed without delay.

Sincerely,

Pamela Johnson Butler, CPA, CMA, CFE, CFF