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April 18, 2024

Ms. Krista Libman

Secretary-Treasurer
Committee of Adjustment
City of Ottawa
101 Centrepoin Drive
Ottawa, ON, K2G 5K7

Committee of Adjustment

Received | Reçu le

2024-04-26

City of Ottawa | Ville d'Ottawa

Comité de dérogation

Dear Ms. Libman,

Reference: Application Minor Variance for **296 Manor Avenue**

Open Concept Home Design has been retained to file application for a minor variance on behalf of **Alain Doom** and **Charles Hamann** the property owners, to facilitate the construction of an attached single vehicle carport to an existing 2 storey detached residential building. The subject property is legally described as Lots E & 51, Registered Plan 4M-57 of the City of Ottawa. The property is located on the corner of Manor Avenue and Park Road within Rideau-Rockcliffe Ward 13.

The subject property has a lot area of 1253.47 m², a depth of 37.0 m, and a frontage of 36.1 m along Manor Avenue. The property is designated as General Urban Area on Schedule B of the City of Ottawa Official Plan, and is zoned **R1B [1259]** in the City of Ottawa Comprehensive Zoning **By-law 2009-164, area A on schedule 342**. The immediate surrounding neighbourhood consists of low-density residential development in the form of single family dwellings.

Project Description

The homeowners would like to add an attached single vehicle carport to the existing 2 storey building. The proposed carport will sit within an existing corner niche of the building footprint. The existing driveway leads to the proposed carport.

The proposed maintains compliance for both front (Manor Avenue) and side yard (Park Road) setbacks. The rear will be inline with the existing building.

Minor Variance Application

The purpose of this application is to seek relief from provisions of Zoning By-law 2009-164, as they relate to the proposed second storey addition to include the following variance(s):

Minor Variance

By-law 2009-164 Area A schedule 342, to permit a reduced rear yard setback of **7.8 m**, whereas the By-law requires a minimum rear yard of **12.0 m**.

The homeowners recently purchased the home and have invested in an extensive restoration / renovation in upgrading the building. The **City of Ottawa** building permit was issued Oct. 25, 2023 (**permit 2306447**). The goal is to upgrade the existing conditions of the buildings interior while restoring the aged exterior to original finishing details while blending with the adjacent neighbourhood. The proposed carport will blend to the existing building with similar roof lines a wood cladding finishes.

Minor Variance 4 Point Test:

1. Are the variances minor?

The above minor variance request is minor considering the proposal is to allow for a single car attached carport. The carport has been designed to fit into an existing corner niche of the building. The dimensions for the proposed carport are 7.2m x 5.4m.

The proposed carport is to be placed over the existing parking space on the property. The majority of neighbouring homes feature large 2 car attached or detached garages.

2. Are the variances desirable for the appropriate development or use of the property?

The proposed is desirable for the appropriate development or use of the property as it will not adversely impact the existing greenspace of the property as it is relatively small in size and attached directly to the existing building.

The streetscape of the neighbouring properties is a mix of various detached single family residential buildings with larger attached or detached garages.

The carport is providing shelter from the weather elements of an existing parking space. Safety from the elements will be provided as one is able to enter the home from the sheltered carport.

As well, a carport provides shelter for an automobile without having the unsightly view or presence of over head garage doors.

3. Is the general intent and purpose of the Zoning By-law maintained?

The proposal does meet the intent of the Zoning By-law as the design is being applied to the existing legally non-conforming building. The variance will allow for the proposed carport to have the same rear yard (interior yard) depth as the existing building structure.

4. Is the general intent and purpose of the Official Plan maintained?

Section 3.6.1 – General Urban Areas of the Official Master Plan speak to the versatility and malleability of housing typologies, dependant on occupant’s evolving needs and lifestyles.

The proposal meets the intent of infill II as the proposed carport is to the rear of the existing residential building and does not adversely impact the appearance of the front elevation, and will not be discernable along the corner side yard.

The carport is providing shelter from the weather elements of an existing parking space. Safety from the elements will be provided as one is able to enter the home from the sheltered carport.

The aforementioned is considerate of the surrounding environment, both natural and manmade as the architectural design is not imposing to the property.

Thank you for your consideration of this application. Please do not hesitate to contact me if you require any additional information.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Niels Luetgge', with a stylized flourish at the end.

Niels Luetgge

Open Concept Home Design
BCIN 36502