



Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

June 11th, 2024

Committee of Adjustment
City of Ottawa. Panel 3

Re: Minor Variance request for a new Coach House at 113 Northshire Dr. Ottawa

Dear Panelists,

We are writing to you on behalf of our clients, Brian and Alanna Hart, the homeowners and residents of 113 Northshire Dr. Ottawa. Brian and Alanna are looking forward to constructing a coach house over a two-car garage. This will become the home of Alanna's parents who will be returning to the region from an overseas diplomatic posting.

We are looking for a minor variance for the following two items:

1. Increase of building height by 0.7m
2. Increase in building area by 10.0 m²

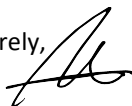
With respect to Item 1 (*Height*) the Zoning By-Law : Section 133 By-law 2023-435(8)(a)(iii) Allows us to build to a maximum height of 6.1m from average grade. We are requesting a variance to allow us to build to 6.8m. The living suite will be located above a two-car garage. Brian and Alanna are also looking to park their RV under the deck structure, this requires minimum ceiling height of 2.85m inside the garage. To achieve a minimum height at the low end of the dwelling unit of 2.42m while maintaining a sloped roof we arrive at an overall building height of 6.8m.

It is important to note that even with this request for an additional 0.7m the coach house will remain lower than the principal dwelling.

With respect to Item 2 (*Building area*), the Zoning By-Law : Section 133 By-law 2023-435 133(10)(a) Allows us to build to a max. footprint of 40% of the principal dwelling: 40% of 198.25m² = 79.3m² We are requesting a minor variance to increase the footprint to 45% of the principal dwelling = 89.3m² We are requesting this 10m² increase in footprint area to achieve a slightly more comfortable living space. This increase will also give allowance for "future" proofing opportunities with accessibility in mind, including a stair lift. Relative to the size of this large rural property at 1.23ha. this area increase is minor.

We are confident the small increase requested in both height and area are indeed minor in nature and meet the general intent and purpose of the Zoning bylaw and the official plan. We also believe the variances requested are desirable for the appropriate use of the Lot.

Thank you for your consideration.

Sincerely,

Malcolm Wildeboer

President and Principal Architect, B.Arch, OAA, MRAIC