

July 5, 2024

To Whom it May Concern

We recently moved to 18 Elliot Avenue allowing for closer access to The University of Ottawa, St Paul's University and The Ottawa Hospital for our daughter Trinity. She is a full time student at Ottawa U who is currently training to compete for Canada at the 2024 Paralympics in Paris. Trinity is an active individual who suffers from a rare Autoimmune Autonomic Neuropathy which is attacking many of her automatic functions. She is no longer able to eat and is dependent on IV hydration and nutrition. She has been permanently in a wheelchair for the last 2 years.

To learn more about Trinity and her story:

[Trinity's Triumph: Despite a daunting health journey, a wheelchair fencer sets her sights on the 2024 Paralympics](#)

The property is a legal duplex built in 2016 to create a multi-generational residence with one unit at ground level and the 2nd unit taking up the top two floors. The design did not take into consideration the goals and objectives of the City of Ottawa's New Official Plan for Safe and Inclusive Communities and we are asking for you to grant four minor variances in keeping with the city's current strategic direction. Through your decision making in granting these five minor variances on the build environment at 18 Elliot Avenue in Old Ottawa East Ward 17, you will be advancing Trinity's ability to thrive and live her fullest life possible.

Obstacles that she currently faces:

Trinity can only drive a car equipped with hand controls, and since the laneway is only single lane, she is unable to move other cars when blocked in, making her dependent on others to shuffle cars or trapped if no one is at home.

Trinity is unable to remove snow and/or ice from the driveway, "walk"way and her vehicle in the wintertime. Winter conditions can make it very treacherous when transitioning between her car and her unit and just miserable in the rain.

To maintain Trinity's dignity and independence we are asking for the proposed changes:

To provide Trinity with **safe and convenient access to transportation**. We propose adding a parking space in the front of our home to ensure Trinity's car is always accessible. The surface would be made from interlock stone to ensure curb appeal within the neighborhood and the space would meet the minimum length requirement of 4.6m. In addition to this, front of the house parking will maintain the urban design goal of creating a sense of space with a welcoming front home view of the second floor entrance.

To provide Trinity with **all season sustainable mobility**, particularly during times of inclement weather, we propose creating a carport that would tie into our existing balcony and the existing

garage to provide shelter from direct overhead precipitation. We would include a ramp to get to the back door of her unit. We propose at the same time to also create additional rooftop terrace above the carport with a privacy screen incorporated into the design (as required per Section 55, Table 55, 8C). Eavestroughing will be installed to ensure water does not flow inappropriately on neighbours property.

A Streetscape Character Analysis was performed by the city to define the applicable Character Groups.

A Tree Information Report (TIR) was performed to determine impact of changes on the Norway maple in the front yard.

Applicable by-laws and requested variances:

Variance Request #1 - Permit Front Yard Parking and allow variance Section 140, Table 140B which states that a single driveway or shared driveway is permitted for Character Group B. The softscape in the front yard will be 46% of the area. No new private approach will be needed. The existing private approach with the reduced curb and asphalt walkway can be used to access the new parking space. A TIR has been completed and extending the front parking will not impact the Norway Maple tree.

Variance Request #2 - Permit parking space length of 4.44 m and allow variance from By-law 2021-218 (106. (1) (c)) which states that any motor vehicle parking space must be at least 5.2m long. Clearance of 4.44m is from the concrete porch at the front entrance to the city right of way line.

Variance Request #3 - Permit relief for rear yard setback of 0.86 m and allow variance from by-law section 144, Table 144B, which states that a minimum rear setback of 28% of lot depth (30.48 m) shall be maintained. (Note: the existing stand alone garage is at this position and the rear setback requirement is applicable now that the carport will tie in the garage to the house as one continuous structure).

Variance Request #4 - Permit relief for side yard setback of 0.30 m and allow variance from by-law section 156, Table 156A, Subzone TT, which states that side setback total shall be 1.8m, with one yard, no less than 0.6m. (Note: the existing stand alone garage constrains the side setback requirement for the new carport).

Variance Request #5 - Permit front facing carport, which is set back from principal entranceway and allow variance from Section 140, Table 140A Character Group A (i) which states that no front-facing or cornerfacing attached carport is permitted 140 (8) (b).

We believe these features will create a more accessible place of living for Trinity and will also be beneficial for any future occupants of this unit, as wheelchair accessible living spaces are not currently plentiful in the city.

We have met with our neighbours and they are in support of our proposed changes.

Therefore we believe the changes are appropriate for the use of the land and building and the general intent and purpose of the relevant by-laws are maintained.

As you have stated in the City of Ottawa's [New Official Plan 2.2.4 Healthy and Inclusive Communities](#) shall be liveable communities that foster health, inclusivity and sustainability to meet the challenges of the 21st century. Here you acknowledge that the built environment can influence the quality of life and well-being. We ask for your support and approval to make these changes to allow Trinity to be safe and active year round. These improvements will allow Trinity to safely and effectively further her education, independently maintain her health care needs and participate in both social and athletic activities that are vital to her overall mental health.

Kindly

Heather Trail and Marc Gregoire

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