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INSPIRED DESIGN,
BREATHTAKING RESULTS

Chair
Committee of Adjustment
City of Ottawa
100 Constellation Drive Ottawa, ON

2024 05 16

Committee of Adjustment
Received | Reçu le

2024-05-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Seeking relief in the form of a Minor variance

Allow an attached garage at 48 McNaughton Avenue

The minor variance application attached hereto is minor in nature. The proposed new single dwelling has an attached garage incorporated into the design. The adjacent westerly property at 44 McNaughton Ave., has an attached garage- as does the property at 41 McNaughton Avenue. The latter applied for and was granted relief from the Streetscape Character Analysis (SCA) by the Committee of Adjustment. There are numerous other examples of new infill homes with attached garages in Rideau Gardens.

By granting this minor variance, the proposed home will create a desirable dwelling that provides a secure, sheltered and enclosed area for a vehicle, bicycles or other personal belongings.

The minor variance request maintains and is in line with the general intent of the Official Plan. This is confirmed with City staff's recently tabled Zoning changes. The proposed zoning change(s) will allow attached garages under the Streetscape Character Analysis -Zone A.

We respectfully request relief from the Streetscape Character Analysis for Zone A as it will be repealed, and the new zoning will allow attached garages.

Respectfully,

Claudio Falsetto

President