

Committee of Adjustment

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City of Ottawa | Ville d'Ottawa  
Comité de dérogation



JARVIS DESIGN FIRM

**Project Name:** New Detached Garage

**Project Address:** 394 Allbirch Road, Woodlawn, ON

**Architectural/Structural Contact:** Quinton Jarvis, Jarvis Design Firm

## 394 Allbirch Road - Application for Minor Variance Cover Letter

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

Attention Secretary-Treasurer:

### Introduction

We are writing to request a minor variance for the property located at 394 Allbirch Road, which currently does not include a garage. The property features a laneway off of Allbirch Road, and we are seeking approval to construct a new detached garage with new driveway to the left of the home, technically within the front yard. This location is optimal due to ability to be of an appropriate size for cars and additional yard storage. There is not much opportunity for the garage to be placed within the rear of side property lines without being directly in front of the house. There is also a septic field within the north side of the sites sideyard therefore the proposed garage location provides best opportunity for the clients desired size and access without impeding the view of the existing house.

Three variances are required for the garage proposal as listed below;

**Variance 1 - Accessory Structure in Front Yard to be 76m<sup>2</sup> opposed to 55m<sup>2</sup> max**

**By-law section: Section 55, Table 55 (6) Maximum Permitted Accessory Building Size**

**By-law requirement: Max. cumulative floor area of 55m<sup>2</sup> of the yard where they are located**

**Variance 2 - Accessory Structure to surpass front yard setback, 5.6m instead of 9m**

**By-law section: Section 55 - Accessory Uses, Buildings and Structures Setbacks**

**By-law requirement: Min. Front Yard Setback of Accessory Building is 9m**

**Variance 3 - Accessory Structure to surpass side yard setback, 3.5m instead of 9m**

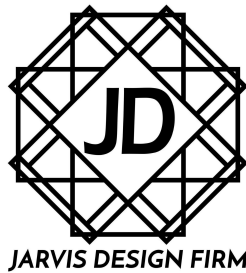
**By-law section: Section 55 - Accessory Uses, Buildings and Structures Setbacks**

**By-law requirement: Min. Front Yard Setback of Accessory Building is 9m**

### Are the variances minor?

In our opinion, the variances are minor for the following reasons:

- **Privacy:** The privacy of neighboring properties will be maintained, as the proposed structure will have virtually no effect on them.
- **Lot Coverage:** The existing house covers only 4% of the lot, and with the proposed garage, the total lot coverage would increase to 9%, which is still well below the maximum allowable coverage of 20%.



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- **Accessory Building Size:** Although the garage exceeds the maximum accessory building size by 21m<sup>2</sup>, it is not expected to have any negative impact on the property or the surrounding area.
- **Optimal Location:** The proposed location of the garage is ideal due to its proximity to the house, its ability to accommodate the desired size, and the need to avoid the on-site septic field.

#### **Are the variances desirable for the appropriate development or use of the property?**

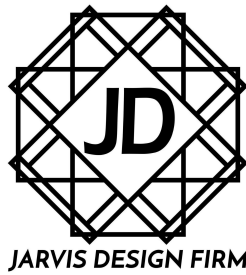
It is our opinion that the variances are desirable for the use of the property due to the following;

- **Home Functionality:** The home is beautiful and functions currently however the lack of garage space is a notable deficiency. The new garage will address this issue by providing much-needed storage and secure parking.
- **Community Fit:** Located at 394 Allbirch, directly across from a largely forested lot and surrounded by similar residential properties, the home benefits from the nature-centric character of the Constance Bay community. The emphasis on outdoor activities and the need to maintain a forest-adjacent lot make this garage particularly appropriate. Additionally, it leaves space for future expansion of the residential area, allowing for a potential connection to the garage if desired, or enabling both areas to remain separate. This flexibility further supports the location, functionality and value of the home.

#### **Is the general intent and purpose of the zoning by-law maintained?**

It is our opinion that the intent and purpose of the Zoning By-law are maintained for the following reasons:

- **Lot Location:** The proposed garage will be located on the same lot as the principal building, enhancing its use and function by providing additional storage, and offering secure parking.
- **Non-Habitation:** The garage will not be used for habitation.
- **Size and Location:** While the size and location require variances, the combined lot coverage of the primary dwelling and proposed garage totals 9%, well below the maximum allowable 20%. The chosen location is ideal for future expansion of the house, accommodates the desired garage size, and avoids the existing septic bed. Additionally, it allows for convenient frontal access from Shady Lane instead of Allbirch Road.



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**Is the general intent and purpose of the official plan maintained?**

The Official Plan supports accessory buildings as beneficial for the diversity and use of residential properties, with established criteria for their integration. It is our opinion that the proposal respects and maintains the plan's intent and purpose for the following reasons:

- **Integration:** The proposed garage will integrate seamlessly in design and function with the dwelling unit and property.
- **Community Context:** The broader community includes many similar buildings, and the proposed garage enhances overall property functionality and value.
- **Support of Official Plan:** The variance aligns with the Official Plan's goals by improving the property while adhering to intent of the criteria for accessory buildings.

Please consider our proposal and feel free to contact our office if there are any questions.

Sincerely,

A handwritten signature in black ink that reads 'Q Jarvis'. The signature is written in a cursive, flowing style.

Quinton Jarvis

Jarvis Design Firm

226-927-7979