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August 20, 2024

Michel Bellemare

Secretary-Treasurer
Committee of Adjustment
City of Ottawa
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Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-08-26

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.

Please note:

This carport proposal was approved by the Committee of Adjustment - decision date June 14, 2024 however, it has since been discovered that while the request for a reduced rear yard was approved, there should have also been a request for a reduced corner side yard. The site plan submitted depicting the proposed carport had dimension discrepancies which did not match dimensions shown on the legal survey. This application is to address the required corner side yard setback (Park Road).

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 corner side yard setback of **3.55 m**, whereas the By-law requires a minimum rear yard of **7.5 m**.

The homeowners recently purchased the home and have invested in an extensive restoration / renovation in upgrading the building. A **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 and 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 4.8m.

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 over an existing parking space.

The streetscape of the neighbouring properties is a mix of various detached single family residential buildings having 2 car 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.