

1880 Kilborn Ave – Minor Variance Application

Description of Project requiring Minor Variance

The core of the project is to seek a building permit to convert the garage and join it up with an existing space over the garage to create an authorized secondary dwelling unit within the existing envelope of the principal dwelling where my wife and I will continue to reside. The secondary dwelling is to provide an affordable location for my daughter and her partner to reside. The project encompasses the renovation of approximately 600 sq. ft. (35m sq). In addition to an updated, certified survey which is included in the documents package, please see **Appendix A** for various legal descriptions and pictures of the subject property.

The attached plans call for the installation of interconnected smoke alarm system between the Primary and Secondary units as well as a continuous fire separation between Primary and Secondary units. The existing 200A service will be split to create a second meter. An energy efficient heating/cooling pump will be installed in the secondary dwelling. No change to the existing foundation or footprint of the existing house is required. No exterior landscaping or site changes (slope or profile) will be undertaken and the City has confirmed by email with us that a Tree Information Report is not required for this project/application (please see **Appendix B** below). Lastly, I can confirm that absolutely no change to the existing driveway is planned.

We have been made aware of the fact that the conversion of the “parking space” within the existing single-car garage to allow additional living space removes the required parking and is not permitted in Area B of Schedule 1A of the Zoning By-law (s.101) (see **Appendix C** for a copy of the Zoning Deficiency Letter). Therefore, a minor variance is required to allow a parking space for the principal dwelling to be on the existing driveway.

Evaluation Criteria

In response to the criteria by which this Committee is authorized to grant a minor variance (the 4 tests), we submit the **following**:

1. **The variance is minor.** The project is a small renovation to convert garage space presently used to store junk into living space for our daughter and her partner. No change to the foundation or footprint of the principal residence is being sought. All building code and other City requirements will be adhered to through an authorized Building Permit . Specific to this minor variance application, no change in the existing driveway (or use of the driveway) or front yard is being sought.
2. **The variance is desirable for the appropriate development or use of the property.** The driveway is the primary parking space for us today as it is for at least 90% of the homes in our neighbourhood. Very few people these days use their garage for parking and having our car parked in our driveway will not be out of place in the neighbourhood. The variance will authorize what would otherwise not be permitted which in turn will allow the construction permit to move ahead. No visible impact to the neighbours or the streetscape will occur.
3. **The variance maintains the general intent and purpose of the Zoning By-law.** Zoning by-laws are passed to help guide the development and use of land within specific areas in order to support the City's broader planning and development goals. As indicated in point #2 above and point #4 below, the variance is being sought as part of a renovation project that we believe is

consistent with the City's Official Plan which explicitly seeks to support development of secondary dwellings as one method of "gentle densification. This is already occurring in our neighbourhood and will therefore not create a noticeably adverse impact. As well, to reiterate, no change to the existing driveway of front yard is to be undertaken as part of the house renovation. In addition, in conversations with the by-law officials of the City, the existing restriction related to cars parked in driveways is under review because it is inconsistent with the City's Official Plan.

4. **The variance maintains the general intent and purpose of the Official Plan.** The proposed house renovation is consistent with, and complements, the Official Plan – specifically where the City is encouraging gentle densification through the addition of secondary dwellings within principal residences and other scenarios in order to "increase housing options, affordability, and efficient use of existing infrastructure." (City of Ottawa Official Plan, approved by the Ministry of Municipal Affairs and Housing on November 4, 2022, having been previously adopted by Ottawa City Council via By-law 2021-36.)

Conclusion

We appreciate the consideration of the Committee of Adjustment in reviewing our Minor Adjustment and look forward to being able to undertake our renovation project in due course.

Sincerely,

James Brohman

Ellen Brohman

October 17, 2024

Appendix A – Legal Description and Pictures of the Subject Property

Property Parcel:

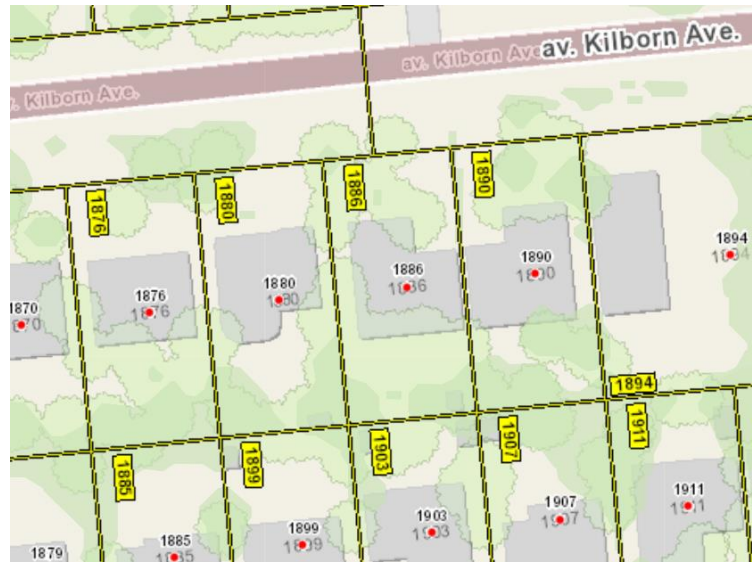
A0-A1: 35.69 m (117.11 ft)
A1-A2: 17.38 m (57.01 ft)
A2-A3: 35.69 m (117.11 ft)
A3-A0: 17.38 m (57.01 ft)
Total Perimeter: 106.14 m (348.23 ft)
Total Area: 620.19 m² (6675.70 ft²) (0.06 ha)

Main Address:

1880 Kilborn Ave

Ward Information:

Number: 18
 Ward Name: Alta Vista
 Councillor Name: Marty Carr



PROPERTY INDEX MAP
OTTAWA-CARLETON (No. 04)

SCALE
0 15 30m

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN(MAP UPDATE PENDING)
- PROPERTY NUMBER 0449
- BLOCK NUMBER 08050
- GEOGRAPHIC FABRIC
- EASEMENT

THIS IS NOT A PLAN OF SURVEY

NOTES

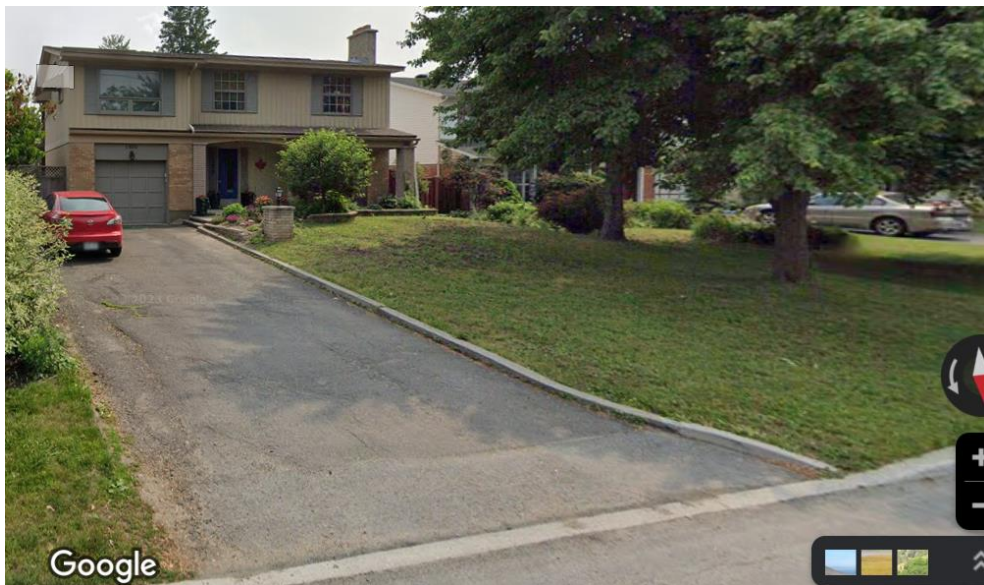
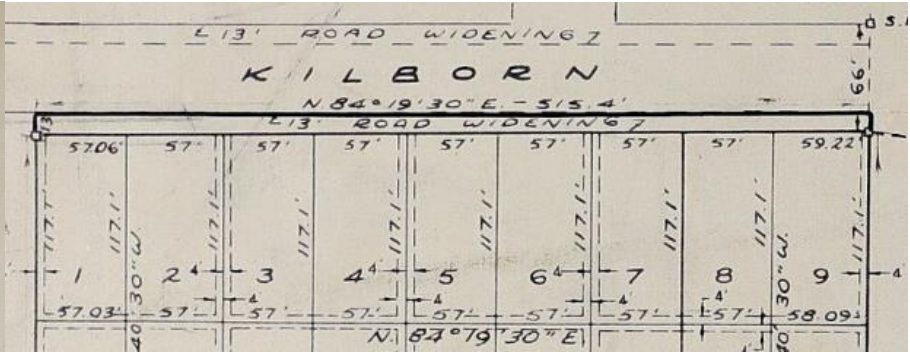
REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS
 THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY
 FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS
 ONLY MAJOR EASEMENTS ARE SHOWN
 REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED

PIN	Type	Address	Area	Map Status
04186-0012	Parcel	1880 KILBORN AVENUE	619m ²	

UTM: Click on map to get coordinates

LT 5, PL 799 ; S/T OT68273 OTTAWA/GLOUCESTER

PART OF LOT 19 J.G.
TWP. OF GLOUCESTER
NOW IN OTTAWA
SURVEYED BY H.R. FARLEY O.L.S.
1965
SCALE:- 1" = 100'



Appendix B - E-mail from COFI



● **Committee of Adjustment Trees/Comité de Dérogation Arbres**



Wed, Jun 26 at 6:05 p.m. ☆

From: cofa_trees@ottawa.ca

To: BROHMAN

Cc: Horn, Penelope

Great, thanks Brad.

Confirming that a TIR is not required with this minor variance application. Please share this email with your COA coordinator as confirmation.

Good luck with your project.

Kind regards,

Julian Alvarez-Barkham (he/him/il)

Planning Forester (T) | Forestier – Plannification (T)

Strategic Initiatives Department | Direction générale des initiatives stratégiques

City of Ottawa | Ville d'Ottawa

Appendix C – Zoning Deficiency Letter



April 10, 2024

Application No: A24-001588

VIA Email

JAMES BROHMAN

Fax:

E-mail: gobrohman@yahoo.ca

To whom it may concern:

Re: Application to Construct for 1880 Kilborn Ave

The following comments are the results of a review of documents received to date for the referenced permit application at the subject address.

Zoning/Dev Control

Zoning

1. 1880 Kilborn Ave is in Area B of Schedule 1A of the Zoning By-law, and therefore a parking space is required for the principal dwelling unit as per Section 101. The conversion of the parking space within the garage to an additional unit removes the required parking and is not permitted as currently designed.

Please revise, or seek approval from the Committee of Adjustment through a minor variance.

Other Requirements

1. This application may be subject to further review.

To ensure a timely review of your re-submission, please provide responses to all outstanding items at the same time. If you have any questions with respect to the foregoing matters, please contact the undersigned.

Renee Rathbone

Zoning Plan Examiner, Building Code Services Branch

110 Laurier Ave West, Ottawa, ON K1P 1J1

Telephone: 613-580-2434 x16864

Fax:

Email: renee.rathbone@ottawa.ca