



March 28, 2025

Secretary-Treasurer
Committee of Adjustment
101 Centrepont Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2025-04-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application for Minor Variance at 15 Clarendon Ave.

Dear Committee of Adjustment Members,

Following consultation with City of Ottawa officials and representatives, we are pleased to submit our application for a minor variance and supporting documents for our proposal to construct a new front-facing garage attached to the single-family home located at 15 Clarendon Ave.

The application is being submitted on behalf of our clients, the owners of 15 Clarendon Ave and requests a variance to permit the construction of a single-storey attached front-facing garage.

The homeowners have owned and occupied the house with their family for a number of years. They appreciate the neighbourhood's range of diverse architectural styles, strong sense of community, and value preservation of the character of the street.

To improve the functionality of the home for their family, our clients have retained 2H Interior Design and ourselves to complete a renovation and addition project. The project includes planned interior alterations to the ground floor, a rear addition on existing foundations and a side addition with an attached front-facing garage, new mudroom and powder room. In particular, the proposed attached front-facing garage is a feature that would improve the function and complement the existing dwelling.

The property at 15 Clarendon is subject to the Mature Neighbourhood Overlay. A Streetscape Character Analysis along this portion of Clarendon Ave. determined that attached front facing garages are not the dominant pattern and a minor variance is required to permit the construction of an attached front facing garage.

The conceptual design for the proposed side addition, including the attached front-facing garage, as per the enclosed elevations, were prepared by a design professional and have taken into consideration the architectural-style of the house and the surrounding neighbourhood. The proposed new attached front facing garage would be set back from the front wall of the dwelling to ensure it blends coherently into the streetscape.

The garage would be constructed with high-quality materials and is designed in a way to maintain a visually appealing frontage. The objective of the homeowners is to improve the over aesthetic of the property with the addition of an attached front facing garage, while complimenting and enhancing neighbouring properties.



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Although it is not the dominant pattern, there are other instances of attached front facing garages in the surrounding context. A recent example, the property at 37 Clarendon Ave has been renovated within the past few years with the addition of an attached front-facing garage following the approval of the same minor variance in 2022. Please refer to Appendix A for further examples.

The following assessment considers the four tests of the Planning Act and provides evidence in support of our application.

	TEST	CONSIDERATION
1.	Minor in Nature	The requested variance is a relatively small deviation from the zoning by-law and does not represent a fundamental change. The proposed front-facing garage will not create unacceptable adverse impact on abutting properties or the neighbourhood in general.
2.	Appropriate and Desirable for the Neighbourhood	The concept for the proposed addition has been done by a design professional and takes into consideration the history and architecture of the house as well as surrounding properties. The plan integrates well with the existing streetscape and will contribute to the neighbourhood by improving the overall appearance of the property. The proposed front-facing garage is set back from the front wall of the dwelling to blend in harmoniously with the streetscape. Appendix A shows photographs of other properties on the street with front-facing garages showing the design is appropriate for the neighbourhood.
3.	In keeping with the purpose and intent of the Zoning By-Law	The variance request is in keeping with the purpose of the By-Law is to allow mix of residential building form, while maintaining and enhancing the residential character of the neighbourhood. Intent of the by-law is maintained permitting thoughtful development on the property that is in keeping with the neighbourhood.
4.	In keeping with the purpose and intent of the Official Plan	The property is designated for residential usage and there would be no change to the land use. There is a positive, long-term improvement to the area without any foreseeable negative impacts. The character of the neighbourhood is respected by the design and the intent of the Official Plan to guide growth and development is adhered to.

We appreciate the importance of preserving the neighbourhood's character and are committed to ensure that the design of the proposed attached front-facing garage will be both respectful and minimally intrusive.

Trusting the above information meets with your approval, we await your further instructions.

Yours truly,

Amy Cada
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Appendix A – Examples of Neighbouring Properties with Attached Front-Facing Garages

Figure 1. 14 Clarendon



Figure 2. 28 Clarendon



Figure 3. 29 Clarendon



Figure 4. 32 Clarendon



Figure 5. 34 Clarendon



Figure 6. 37 Clarendon





Figure 7. Map of lots in the immediate area of the subject property with attached front facing garages



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