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Dear Committee of Adjustment Members,

Please find attached my submission of a Minor Variance Application for the property located at **43 Pentland Cres in Kanata**.

The purpose of the Minor Variance application?

This minor variance request is required to build **1.58m (5.2 feet)** into the front offset for a new entrance and garage extension. This offset is based on the **Nov 21** provincial directive from the government of Ontario that allows for building **10%** into the existing property offset.

The size of the new entrance / garage is **H – 2.74m (9 feet) x L – 9.14 m (30 feet) x W – 3.6 m (12 feet)**.

The following points demonstrate the merit of this application:

(1) – Free up interior space to build a new **1 Bedroom Basement unit** to assist with housing supply in Ottawa. There is a lack of housing in Ottawa and especially in older neighbourhoods like Beaverbrook. The entrance / garage extension would result in an extra **33.4 sq m (360 sq ft)** of interior space. This would allow the interior of the ground floor to be converted to a new rental suite as well as a secondary entrance in a separate building permits process.

Subject to the approval of this variance, a full building permit application for the 1-bedroom unit would be submitted. The approximate size of the new rental unit would be **93 sq m (1000 sq ft)**.

(2) - Make the house more energy efficient and functional. Currently, with the garage directly below the main living area, it results in the house being very cold all winter. This is a direct result of the 1960s building standards where items such as 2x4 wall and minimal insulation create very inefficient homes. A new entrance / garage extension would allow for modern building guidelines to address this lack of energy efficiency.

(3) – Addresses the functional obsolescence of the existing garage. The current garage opening is **1.93 m (6.4 feet)** in height. This low clearance is further constrained by an overhead door operating mechanism. This reduction in vertical clearance makes it impossible to stand upright safely inside the garage and prevents the parking of standard modern vehicles. The proposed renovation addresses this safety concern and allows SUVs to be parked inside the structure rather than occupying the driveway.

(4) – Preserve the heritage aesthetic of the original **1967** structure. The front brick work around the stairs, driveway, and landscaping needs remediation. This remediation will be carried out with the building of the new entrance / garage. This has been delayed until we have certainty on the configuration of the new entrance / garage. This reparation will assist in retaining the heritage style of the home (brick work, etc).

(5) – Allow for an entrance at the same grade as the driveway to permit for the current occupants to age in place through retirement (next 25 years).

The variance is desirable for the appropriate use of the property?

Yes as the addition of the new proposed entrance / garage will have the following benefits

- Addition of new rental units with very minimal change to the current home envelope
- Minimal amount of grass affected by this variance request - Only **3.3 m x 3.6 m** (or **11 ft x 12 ft**) in total existing grass will be removed where the variance portion is – (**3.3m x 1.6m - 11 ft x 5.2 ft**). The rest is existing driveway asphalt.

The several points below provide details that the support the desirability and appropriate use of the property.

The general intent and purpose of the R1 Zoning By-Law is maintained.

Of the **5 main** guiding principles of R1 zoning, this variance application abides by the **4 relevant** sections listed below (as of 2025-12-24). The 5th guiding principle does not apply as 43 Pentland Crest is not zoned as **R1 subsection z** as a developing community.

Please find responses to the **4 relevant** guiding principles below. Some of the content is repeated in later sections in an effort to ensure that the cover letter addresses all required information.

(1) Restrict the building form to detached dwellings in areas designated as General Urban Area in the Official Plan;

- The proposed entrance / garage expansion and the resulting change maintains the fundamental detached dwelling form of the property.

The property will remain a single detached dwelling on its own lot. The minor variance does not seek to divide the lot, change the building into a semi-detached or row house, or introduce a tower/apartment building.

The extension is an integrated, functional addition to the existing principal dwelling, respecting the established footprint of a detached home in the R1 zone.

(2) Allow a number of other residential uses to provide additional housing choices within detached dwelling residential areas;

- The primary purpose of the entrance / garage extension is to enable the creation of a new rental unit, which directly and fully supports the Official Plan and R1 Zone goal of providing housing choice.

The **3.6 m - 12-foot extension (1.58m - 5.2 feet Variance Related)** of the garage is a necessary structural element to provide the space required (i.e, dedicated entrance, setback from garage walls) to legally and safely build a one-bedroom secondary dwelling unit (SDU) in the basement.

The new SDU introduces a much-needed rental housing option into the Beaverbrook community, which is predominantly composed of large, owner-occupied detached homes. This diversification allows for gentle intensification without altering the neighbourhood's fabric.

This efficient use of existing residential land and municipal infrastructure aligns with the City's strategic direction for housing growth within the established urban area.

(3) Permit ancillary uses to the principal residential use to allow residents to work at home;

The proposal facilitates an authorized ancillary use (the SDU) while also improving the functionality of a required ancillary use (the new entrance and garage extension).

- The new basement unit to be built after the entrance / garage extension is defined under the zoning by-law as a **permitted ancillary residential use** (Secondary Dwelling Unit). This variance request is a prerequisite in order to free up internal space.

- The **3.6 m – 12-foot (1.58m - 5.2 feet Variance Related)** extension significantly improves the functionality and usability of the garage, a standard ancillary structure. The increase in depth and ceiling height allows for larger modern cars to be parked in the garage, making the structure more appropriate for modern use.

(4) Regulate development in a manner that is compatible with existing land use patterns so that the detached dwelling, residential character of a neighbourhood is maintained or enhanced

- The development is designed to be compatible with and enhance the neighbourhood's character, ensuring the integrity of the R1 Zone is upheld.
- The required variance of **1.58m - 5.2 feet** is limited to the front setback offset and is absorbed by the ground-floor massing on the left side of the sloped terrain of the garage/entrance. Given the sloped streetscape, this limited encroachment will not visually dominate the lot or disrupt the established pattern of homes.
- The extension is integrated with the main dwelling and visually designed to look like an original component of the home, maintaining the detached residential character.
- The overall project includes comprehensive front brickwork remediation and landscaping improvements. This deliberate effort to retain the home's heritage style (1967 brickwork) ensures the final result enhances the property's aesthetics and contributes positively to the neighbourhood's quality and appearance.

Does the Variance Maintain the General Intent and Purpose of the Official Plan for the City of Ottawa?

Yes, this minor variance application fully supports the general intent and purpose of the city of Ottawa's Official Plan by contributing directly to the following strategic objectives.

Several points below demonstrate how the variance request maintains the general intent and purpose of the Official Plan in the City of Ottawa.

Housing Intensification and Affordability (Big Policy Move 1 – 2046 Plan)

This application directly supports the Official Plan's core objective of accommodating growth and diversifying housing options within the existing built-up area. Currently, Beaverbrook is characterized by large detached dwellings with low occupant density. Such variances would facilitate new rental units, thereby optimizing the use of existing municipal infrastructure and services in an area where maintenance costs are high relative to the population density.

By relocating and reconstructing the entrance / garage, we are freeing up interior space in the current garage to create a **1-bedroom basement** rental unit. The Official Plan explicitly identifies secondary dwelling units as an **appropriate form of housing** that contributes to the **variety and affordability** of the city's housing stock, without requiring costly expansion of the urban boundary.

The addition of a basement unit is the most efficient form of intensification, leveraging existing infrastructure (water, sewer, transit) and the current residential lot, which aligns with the Official Plan's goal of **utilizing existing infrastructure efficiently**.

Energy and Climate Change Mitigation

The Official Plan has a strategic direction to **embed environmental, climate and health resiliency and energy** into its policies, with a focus on reducing greenhouse gas emissions.

The proposed entrance / garage extension allows for the replacement with a structure that is designed to be **significantly more energy efficient**. Specifically, the new construction will allow for modern wall assemblies and insulation, which will reduce heat loss and lower the overall **greenhouse gas emissions** associated with the property over time. This directly supports the Official Plan's aim to address climate change and promote sustainable design.

The increased insulation in the new entrance / garage will allow us to then replace the gas furnace and traditional air conditioner with a more **energy efficient** heat pump.

Increase in Sustainable Transportation (Big Policy Move 2 – 2046 Plan)

Beaverbrook is located on the Eastern edge of the greenbelt between Kanata and Nepean. It has excellent bus service to downtown and will be well served by the LRT extension to Moodie drive. There is currently a bus route that passes right by the house on Leacock Drive, offering reasonable commute times.

This means that the occupant of the new 1 bedroom unit will be able to travel without the need of a motor vehicle. This is not the case in some of the newer communities west of Beaverbrook such as Stittsville, Kanata North or Kanata South.

Neighbourhood Character and Preservation

The Official Plan seeks to create strong, vibrant neighbourhoods, managing change in a way that is respectful of the existing context.

The proposed minor variance—a small front-yard projection of **1.58m (5.2 feet)** has less impact change than the alternative of building a larger side garage (on Leacock Drive) with different cladding (to reduce masonry costs). This smaller variance **preserves the existing street scape** and limits the change to the principal dwelling's footprint compared to a larger side-yard addition.

This minor variance also allows for the new construction to maintain the **heritage look** of the house by utilizing complementary materials such as similar masonry and roof lines, thus respecting the **existing built form** and character of the neighbourhood.

The proposed entrance / garage extension has garage styling that matches the **flat roof profiles** that are located at:

- 48, 42 and 23 Pentland Crescent

The proposed entrance / garage extension has garage styling that matches the **additional spacing** beside the garage doors at:

- 33, 19 Pentland Crescent
- 40, 44 Kingsford Crescent

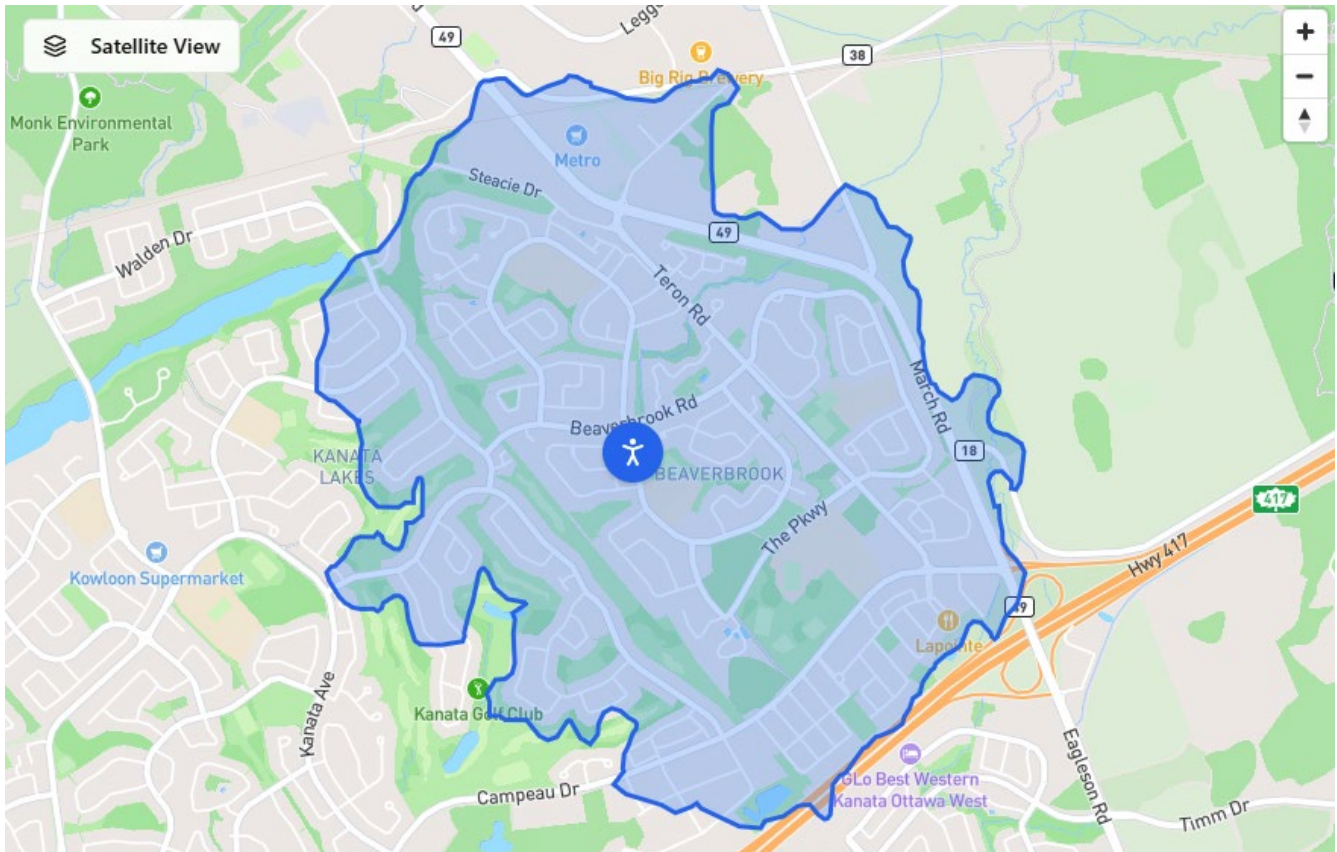
As the front of the property gets the majority of daylight and the entrance / garage height is lower than the existing structure, no new shadows will be cast on existing adjoining properties or structures.

Direct residential growth within the built-up urban area to support an evolution towards 15-minute neighbourhoods

43 Pentland Crescent is located within a **15 minute walk** of the following amenities;

- City Library – Beaverbrook Branch
- Recreation Centre - John G. Mlacak Community Centre
- Arterial Bus routes to get to any location in Kanata or Downtown
- Metro Grocery Store
- Rexall Drug Store
- 2 Dental Locations
- Home Hardware Store
- 2 Bank Locations
- Beaverbrook outdoor pool
- 2 Tennis court facilities
- 2 Medical centres
- 3 OCSDB Elementary Schools
- 1 Catholic Elementary School
- 1 OCSDB High School
- 2 licensed day care centres

- Many outdoor parks for soccer / Track and Field or Cycling
- Several sit down and fast food restaurants
- Employment locations within the Kanata North Technology park



The city of Ottawa recently installed new sidewalks along Leacock drive in Beaverbrook. This new sidewalk path allows the occupants of the new 1 bedroom rental unit to use this new safe and sustainable mobility path that the new sidewalks offer.

Encourage a variety of housing typologies, including some that do not exist today, to meet the needs of diverse households and provide a sufficient supply of housing that is affordable.

The building of a new 1 bedroom rental unit is in line with this statement in the City of Ottawa's Strategic Directives.

Protect, and enhance tree canopy and protect wetlands and other natural areas and use nature-based solutions

This minor variance application supports this goal as no trees will be impacted by the building of the entrance / garage extension and only a minimal amount of grass will be built upon. The proposed minor variance is using the existing driveway. Only **3.3 m x 3.6 m** (or **11 ft x 12 ft**) of grass will be built upon.

The option of building on the existing driveway have less impact than other options that involved the side of the house on Leacock drive or the back of the house where several trees abut along the property line.

Integrate age-friendly design by considering the needs of children and older adults, and support aging-in-place.

We plan to retire in this house. Currently the only entrance has 2 levels of stairs that are exposed to the harsh Canadian external weather. This will be problematic as we age given the hazards of winter (ice and snow). The new entrance / garage extension will have an interior hallway that will allow for the occupants of both units (lower and main level) to enter at ground level.

The existing front entrance will remain (not change) but a 2nd entrance will be created for safer entry which will allow the current owners of 43 Pentland Crescent to age in place longer. This new second entrance that is located on Leacock drive will allow access to both the existing and new 1 bedroom unit. Plans for this new 1 bedroom unit will be submitted if the variance is approved as this is a necessary prerequisite.

Summary

The proposed minor variance for 43 Pentland Crescent is not merely for personal convenience; it is directly linked to the creation of a permitted secondary dwelling unit (*after the entrance and garage have been extended*), thereby contributing to the R1 Zone's intent of providing housing choice and promoting efficient land use.

The proposed changes will result in an updated and more energy efficient single family dwelling.

The proposed changes will result in age related updates to ensure the occupants can age in place for the next 25 years while offering a new rental unit in an area where public assets are underutilized.

The design is small and targeted and includes planned heritage-style remediation that enhances the residential character of the home and the neighbourhood.