



Committee of Adjustment

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City of Ottawa | Ville d'Ottawa

Comité de dérogation

142 Cathcart Street
Scott and Kate
Veinotte

**Project Overview and
Supporting Documentation**

Heritage Planning

**Committee of Assessment
Planning**



Owners

Since 1995, Scott and Kate Veinotte have lived at 142 Cathcart Street as tenants, owners, landlords briefly and currently as owner occupied again. Their intention has been to downsize from their current century-home residence, and to retire back to their home in Ottawa's Lowertown West District. They are currently making plans to renovate 142 Cathcart to live in long-term. Their goals are to restore the small home, respecting its heritage, and to create for themselves a place where they can, once again, become an integral part of the community's fabric.

Kate, a Teacher, Curriculum Consultant, Curriculum Publications Editor and Performing Artist, and Scott, Pilot, Aircraft Maintenance Engineer and Musician, are looking forward to their return to the City of Ottawa's vibrant performing arts scene and enjoying an active lifestyle while taking part in all the city has to offer.



Design

Architectural design by E. Jane Wilson Architect firm, Manotick ON.

In her work, Jane merges sustainable, contemporary design with knowledge of historical contexts and detailing. The use of natural light and integration with the local context and environment are important elements in all her work.

Additional heritage consultation and considerations provided by Robert Martin of RMA+SH Architects, Ottawa ON.



Heritage Planning / Background Information for Committee of Adjustment (COA)

Find Included:

- Current survey
- Project architectural drawings including; description, elevations on all sides, a site plan showing building location, fencing, plantings and other significant features, including the driveway, a grading plan, list of materials
- A landscape plan showing existing landscape and all trees (including those recently removed as per attached information report) clearly marked and showing all proposed landscaping
- Tree Information Report

Heritage Planning (COA) - Defining Features

ISSUE - FRONT PORCHES:

- The original worker's house didn't have a porch roof. Overtime many homes, including this one, have added porches and balconies. The proposed porch and balcony are to be in keeping with neighborhood standards but with a simplified approach that would reflect the “worker's house” look.

ISSUE - FRONT WINDOWS:

- The design has added several square feet of glazing to the front facade.
- A double door replaces the front downstairs window to enable use of the narrow porch (depth confined by setback). The door maintains the width of the existing window and is treated to give the appearance as being only a window.
- Original transom is retained for light at front door.
- Upper left window remains the same size.
- Upper right window opening is slightly enlarged to provide door access to the balcony and increased light. Door opening maintains same width as main entrance door for consistency and form.

Heritage Planning (COA) - Defining Features

ISSUE - WEST WINDOWS:

- This home was originally a row home and, therefore, sits directly on the property line. When the new zoning was drawn (and the attached homes were demolished to provide space for the hospital and its related, extensive parking) the property line was kept at 0.06m from the house.
- During the intervening time, 3 windows were added to that side of the house by previous owners.
- Proposed design will remove and relocate the windows, for needed light on the West side of the house. This solution will also reduce noise and safety concerns from the adjacent parking lot.
- Glazing: Existing windows 4.6M/sq, Existing Percent 3.7%. Proposed Windows 3.7m/sq, Proposed Percent 2.9%

Heritage Planning (COA) - Defining Features

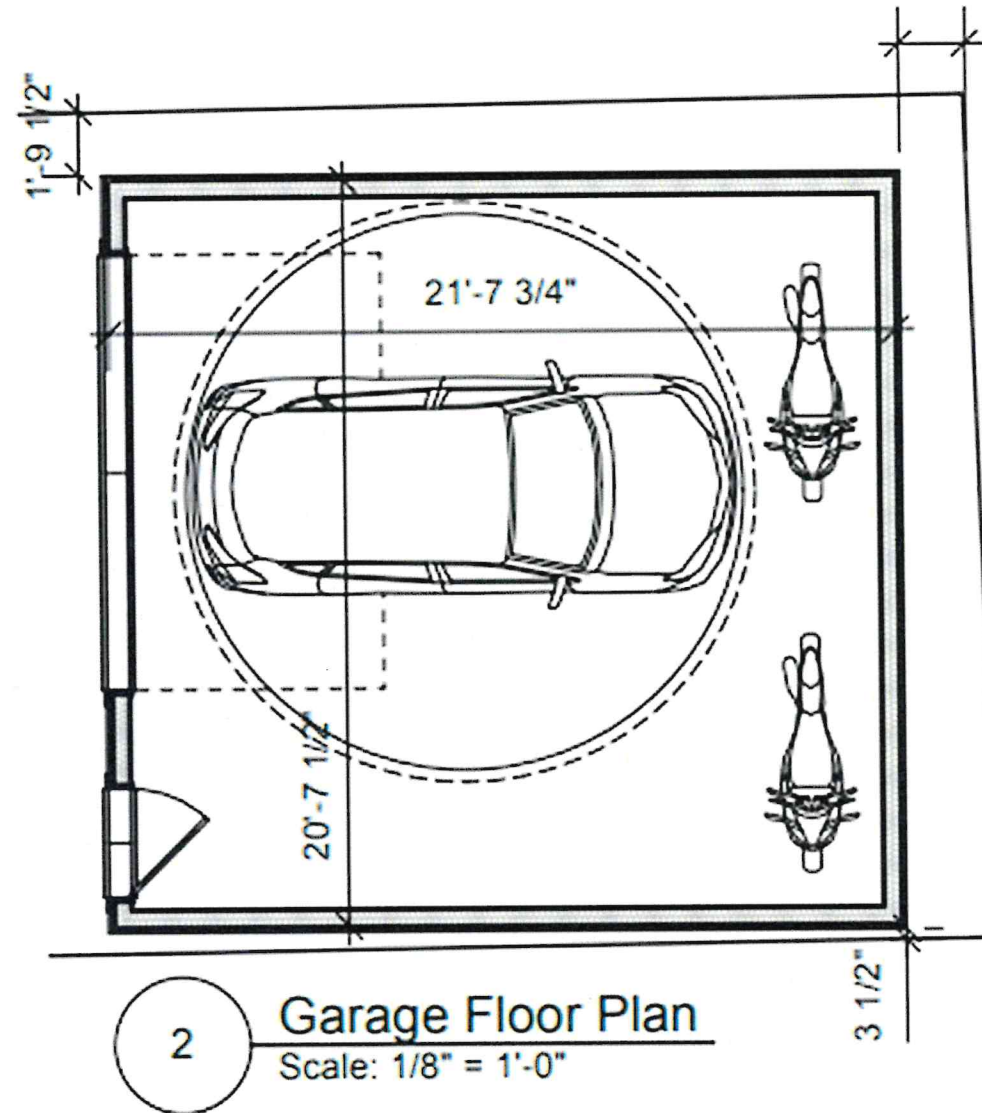
PROPOSED FINISHES:

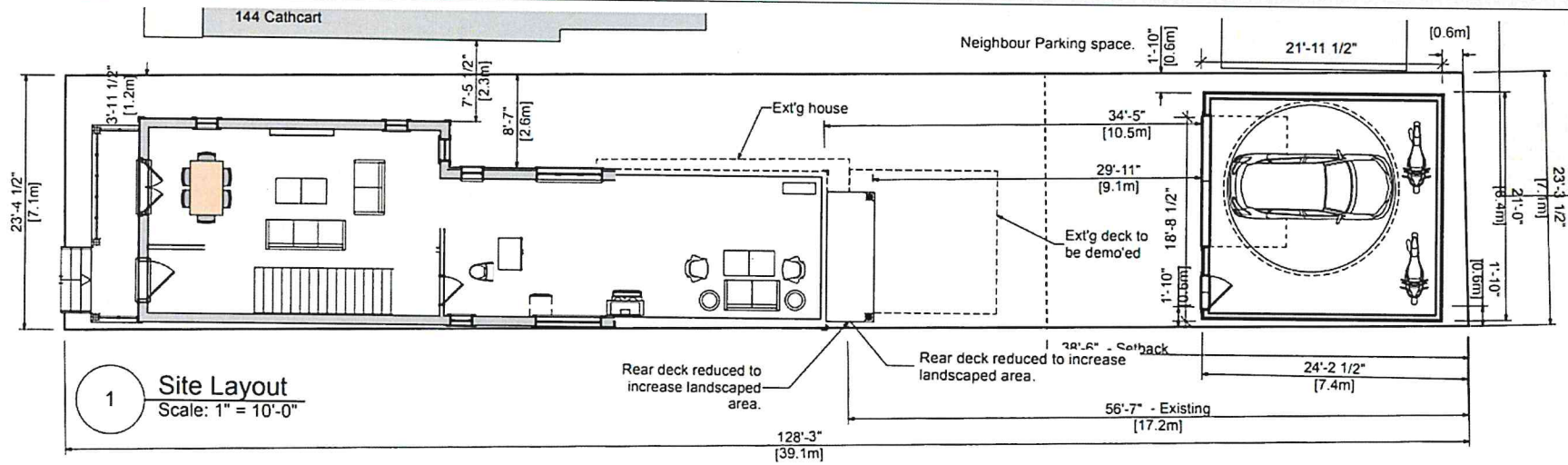
- **A sample of the original siding will be used as a base for the siding selection on the front portion (original) of the house. Dutch lap siding from TrueExterior Duration collection is an identical match to traditional wood Dutch lap siding and, is impervious to moisture while also being fire spread rated.**
- **For the rebuild portion of the added summer kitchen (not visible from the street, but from the adjacent parking lot) the Owners are considering cladding the walls in metal shingles in a diamond pattern sourced from Spengler Industries. This provides a contemporary look in a traditional material and satisfies code requirements for fire spread mitigation.**

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Find Included:

- Current Survey
- Tree Information Report
- Minor Variance Location Plans
- Overview Renovation, Addition, Accessory Building Plans
- Landscape Plans
- Letters of No-Objections





Minor Variance Location Plan

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SITE ISSUE OVERVIEW:

- This home was originally a row home; and, therefore, sits directly on the right property line to the West. When the new zoning was drawn (and the attached homes were demolished to provide space for the hospital and its related, extensive parking) the property lines were drawn with the rear line at 7.1m in width.
- A poorly-built rear addition will be demolished and rebuilt. This will reduce the house-built area by 7.2 metres squared. The rebuilt portion will continue along the property, aligning with the current extension. As the intended plans decrease the footprint of the as-built portion of the home on the West side, a minor variance is required for the proposed home renovation plans however. The renovation/addition of the first story addition requires no minor variance as the built to property line on West side is allowed or “Grandfathered” as per city and building code guidelines. The addition of an upper story to the renovation/addition is subject to setback considerations. A minor variance is being requested to build the upper story to the West property line consistent with the first story and the original two story structure.
- The existing wooden deck at the rear of the house will be removed and a replaced. The new deck/outdoor living space is to be 12.4 square metres less than the current deck, allowing for more landscaped area in the rear yard, and providing access to the proposed accessory building.
- The goal is to enable the construction of an accessory building large enough to install a parking turntable for one vehicle and to house storage for bicycles, a canoe, BBQ, electric vehicle charge station and possible backup whole-home solar battery or generator storage.

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UPPER STORY ADDITION ISSUE:

- The single story addition is currently built at the West property line consistent with the original two story home. The Property line was established in the early 1970's when the city allowed the demolition of a row of similar homes to the West, leaving 142 Cathcart non-conforming at the property line. A hospital parking lot was created and paved up to and against the stone foundation.
- In order to create more outdoor living area and increase the amount of planted gardens on the narrow property, the owner proposes a reduction in the footprint of the addition. As the property width is just over a mere 23 feet, there is little option but to build an upper story addition over the rebuilt single story addition.
- As the main floor addition requires no variance to be built at property line, a minor variance is being requested to build continuity and form into the upper story addition to also be built at property line.

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ACCESSORY BUILDING ISSUE:

- The neighbor to the East (legal duplex) has a non-conforming garage that is built to the property line. The neighbor to the rear has an accessory building that is built to within 1 m (0.95m) of the property line.
- Because of the physical width of the lot, the non-conforming garage to the East and the fact the same neighbors to the East typically park up to 4 vehicles in the rear of their duplexes, there is not enough space in the 142 Cathcart's rear yard to turn an average car around. The driveway between the house walls is only 2.2m wide and, therefore, it is not possible to back out of safely.
- Due to turning limits and for safety purposes, the owner proposes to install a car turntable in the accessory building. This requires minimum dimensions of 5.8m each way, requiring applications for minor variances at the West property line. An additional minor variance is sought to satisfy the necessary roof height of the accessory building.

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Three Requests for Minor Variance Consideration

ACCESSORY BUILDING SPACE RESTRICTIONS: *(WEST property line)*

- Zoning setbacks would be 0.6m for the East/West sides respectively. This leaves insufficient space for the car turntable / length.
- East side neighbor's garage is aligned crookedly along the property line with the rear of their garage built at the property line and the front of their garage 0.12m from the property line. The owners of this garage have expressed their desire to restore the garage and align it with our proposed accessory building.
- West side neighbor is the Elizabeth Bruyère hospital parking lot.

ACCESSORY BUILDING HEIGHT RESTRICTIONS: *(Building height)*

- Building height zoning for Accessory buildings is 3.6m, with maximum wall height of 3.2m. Because the City Heritage Planning committee has recommended the roof of an accessory building should match the form of the existing home roof, this would require a front wall taller than 3.2m in order to properly slope the flat roof structure.
- From a visual viewpoint, a taller front to the building (15') would look more in keeping with the heritage look and be required for a functional roof structure.

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Three Requests for Minor Variance

Consideration cont...

UPPER STORY ADDITION RESTRICTIONS: (WEST property line)

- Zoning setbacks would be 0.6m for the upper story addition. Lower addition is permitted to be built at property line. Request for minor variance to align the upper and lower walls with those of the original home.
- Footprint of addition is already reduced on East side to provide more landscaping and plantings.
- West side neighbor is the Elizabeth Bruyère hospital parking lot.

Minor Variance Application Accessory Building West Property line

Question 1. Are the applications desirable for the appropriate development of the lands?

- The design provides safe vehicle use in tight confines. At approximately 23.5 feet wide, the overall width of the rear yard makes parking and turning a vehicle challenging. A shared driveway with 144/146 Cathcart is only 2.2 metres wide, making backing out of the driveway difficult and dangerous. The residents of 144/146 regularly park up to 4 vehicles in the rear of their property. We are proposing to make safe provisions for one vehicle. The proposed accessory building incorporates an automotive turntable in its design, allowing a single parked vehicle to be driven directly from shared driveway into the accessory building, turned 180 degrees on its vertical axis and driven directly and safely via the shared driveway to the street.

Minor Variance Application Accessory Building West Property line
Question 1. Are the applications desirable for the appropriate development of the lands? ... Continued

- The Insurance Bureau of Canada has determined auto theft claims costs increased by 524% between 2018 and 2023, surpassing \$1 billion for the first time in Ontario 2023. Also, in a 2023 study, CAA determined that only 34% of Canadians park their car in their garage yet determined that parking in a secure garage is the most effective and proactive step you can take to prevent auto theft. The accessory building is also intended to house bicycles, a canoe, BBQ, electric vehicle charge station and probable backup solar battery or generator storage.
- In coordination with a professionally designed landscape plan, considering the City rainwater run-off policies, the design of the proposed accessory building is such that virtually all rainwater will be collected and slow released into a purpose-built swale to feed several rain gardens, various trees and layered soft scaping on the property.

Minor Variance Application Accessory Building West Property line

Question 2. Does the application maintain the general intent and purpose of the Zoning By-law?

- Minimal or no impingement on right hand (West) side as neighbor is a large parking lot for a public building. Minimal impact with no hardship for neighbours. Accessory building will be constructed of non-combustible materials.
- Minimal or no impingement on left hand (East) side as 144/146 neighbors already have an outbuilding built partially to the property line and have expressed an interest in restoration of their accessory building to align with our proposed accessory building. Minimal impact with no hardship for neighbours. Accessory building will be constructed of non-combustible materials.

Minor Variance Application Accessory Building West Property line

Question 2. Does the application maintain the general intent and purpose of the Zoning By-law? ... Continued

- Historically, these were row homes that had accessory buildings that shared property lines. Of the remaining cluster of residential homes in the immediate area, virtually all the structures are built to the lot lines.
- The proposed rebuilding at the rear of the house reduces the length of the original structure, creating space for the proposed accessory building in addition to providing space for outdoor garden and living space, incorporating greenery, trees and soft scaping required to retain rainwater on property.

Minor Variance Application Accessory Building West Property line

Question 3. Does the application maintain the general intent and purpose of the Official Plan?

- The proposed accessory building, in future, could be converted into a dedicated living space for live-in home-care as necessary, further increasing downtown intensification and long-term livability.
- Renovations and accessory building make property livable for long-term residents' intent on enlivening the core of the city.
- Proposed accessory building helps maintain the Heritage fabric of the community and improve the visual aspects of the streetscape.
- Proposed accessory building and home renovation allows two people currently living in a large, 4-bedroom century to downsize, thereby opening space for up to a family of 8 to occupy the century home. A net-positive of up to 6 beds.

Minor Variance Application Accessory Building West Property line

Question 3. Does the application maintain the general intent and purpose of the Official Plan? ... Continued

- The HCD plan (Sec.10.4) provides guidelines for Parking, Garages and Driveways. The proposed accessory building meets all the guidelines for new detached garages per the HCD plan. Currently, the residents of both 142 and 144/146 park vehicles in the rear of the properties. Safety and negotiating the narrow-shared driveway require vehicles to be turned around on the property, thereby limiting the space available for greenery and plantings. The proposed accessory building incorporates an automotive turntable in its design allowing a single parked vehicle to be driven directly from the shared driveway into the accessory building, turned 180 degrees on its vertical axis and driven directly and safely via the shared driveway to the street, thereby creating greenspace not currently available within the rear yard. The addition of greenspace and plantings works to increase the small yard's ability to absorb all the rain run-off from the structures as well as helping to mitigate the vast rain run-off overflow from the asphalt paved parking lot neighboring the West property line.

Minor Variance Application Accessory Building West Property line

Question 4. Is the application minor?

The application for accessory building variances are minor in nature in that its design meets the City Heritage requirements, is consistent with all neighboring garage/accessory buildings and remains consistent or smaller in profile than all surrounding buildings in the neighborhood.

The variance allows a serviceable and desirable addition on an otherwise too-narrow parcel of land with little or no impact on the surrounding property owners or residents and only benefits the “greening” of the downtown core while increasing the property’s “Rain Ready” efficiency. Construction methods will ensure safety both during construction and from fire spread risk.

Minor Variance Accessory Building Height

Question 1. Is the application desirable for the appropriate development of the lands?

- Building height zoning for accessory buildings is 3.6m, with a maximum wall height of 3.2m. In an early pre-planning discussion meeting with City Heritage Planners, it was noted that the Heritage Conservation District (HCD) Plan specifies accessory buildings' compatibility with, not detracting from, contributing properties in scale, form, proportions, and massing on lot, and should utilize similar and compatible materials, characteristics, datum lines etc. City heritage planners recommended the accessory building's roofline match the form of the existing home's profile as it is visible from the street. To achieve this requested same visual roofline profile, a North wall taller than 3.2m is required to establish a functional flat roof slope and aesthetically pleasing profile to match that of the home, necessitating an increased building height to 4.5m (15') on the North exposure. This would be a nominal increase in height compared to the numerous single story garage buildings within the immediate area.

Minor Variance Accessory Building Height

Question 1. Is the application desirable for the appropriate development of the lands? ... Continued

- In the immediate area bordered by Cathcart, Dalhousie and Bruyère Streets, there are a total of 10 properties, 3 of which are 2- and 3- story commercial properties facing Dalhousie Street. Of the remaining 7 properties, 3 have garage/accessory buildings in the rear, 1 has a 2-storey, non-conforming addition and 4 others have 2-storey additions within clear sight of the proposed accessory building. The proposed accessory building's proportions and massing are consistent and sensitive to all the other buildings in the immediate vicinity.

Minor Variance Accessory Building Height

Question 1. Is the application desirable for the appropriate development of the lands? ... Continued

- Accessory building design improves the Heritage streetscape vista as the West side of 142 Cathcart is immediately visible across a vast parking lot and as viewed from the recently renewed Bingham Park. The accessory building, being low in profile, continues the heritage look and feel of the streetscape down the now very exposed West side of the property. Its low profile does not change the street vista when viewed from the West or from across the Hospital parking lot. Each of the surrounding 2- and 3- story buildings remains visible beyond and above the proposed accessory building's slightly elevated North wall height increase.
- Additionally, the accessory building and parking turntable allow an increase in property greening and tree planting within the yard which would be directly visible from the baren asphalt paved parking lot, Cathcart street and Bingham Park.

Minor Variance Accessory Building Height

Question 1. Is the application desirable for the appropriate development of the lands? ... Continued

- Accessory building design improves the Heritage streetscape vista as the West side of 142 Cathcart is immediately visible across a vast parking lot and as viewed from the recently renewed Bingham Park. The accessory building, being low in profile, continues the heritage look and feel of the streetscape down the now very exposed West side of the property. Its low profile does not change the street vista when viewed from the West or from across the Hospital parking lot. Each of the surrounding 2- and 3- story buildings remains visible beyond and above the proposed accessory building's slightly elevated North wall height increase.
- Additionally, the accessory building and parking turntable allow an increase in property greening and tree planting within the yard which would be directly visible from the baren asphalt paved parking lot, Cathcart street and Bingham Park.

Minor Variance Accessory Building Height

Question 2. Does the application maintain the general intent and purpose of the Zoning By-law?

- The proposed re-building at the rear of the house reduces the length of the original structure, creating space for the proposed accessory building in addition to providing increased space for outdoor gardens and living space incorporating greenery, vegetable plantings, trees and soft scaping required to retain rainwater on property.

Minor Variance Accessory Building Height

Question 3. Does the application maintain the general intent and purpose of the Official Plan?

- The proposed accessory building, in future, could be converted into a dedicated living space for live-in home care as necessary, further increasing downtown intensification and long-term livability.
- Renovations to the home as well as an accessory building make the property livable for long-term residents' intent on enlivening the core of the city.
- Proposed accessory building helps maintain the Heritage fabric of the community and improve the visual aspects of the streetscape and Bingham Park.
- Respecting and building onto the Heritage aspects of the property creates an exemplar to the Lowertown West Heritage Plan and the City of Ottawa.

Minor Variance Accessory Building Height

Question 4. Is the application minor?

- The application for accessory building height variance is minor in nature in that its design meets the City Heritage requirements, is consistent with heights of all neighboring garage/accessory buildings and remains lower in profile than all surrounding buildings in the neighborhood. The variance allows a serviceable and desirable addition be built on an otherwise too-narrow parcel of land with little or no negative impact on the surrounding property owners or residents.
- Building on the Heritage aspects of the original home, the overall design of the home renovations coupled with the proposed accessory building strives to create a visually appealing and "greener" backdrop to an otherwise banal parking lot streetscape vista.

Minor Variance Application Upper Story Addition West Property line

Question 1. Are the applications desirable for the appropriate development of the lands?

- At just over 23 feet wide, the property is not large enough to increase the densification. The two story addition therefore is a respectful and in-keeping with the heritage aspect of the original home solution.
- In coordination with a professionally designed landscape plan, considering the City rainwater run-off policies, the design of the proposed two story addition is such that virtually all rainwater will be collected and slow released into a purpose-built swale to feed several rain gardens, various trees and layered soft scaping on the property.

Minor Variance Application Upper Story Addition West Property line

Question 2. Does the application maintain the general intent and purpose of the Zoning By-law?

- Minimal or no impingement on right hand (West) side as neighbor is a large parking lot for a public building. Minimal impact with no hardship for neighbours as the footprint of the addition is reduced from what its current size. Upper story addition will be constructed of non-combustible materials.
- Minimal or no impingement on left hand (East) side as 144/146 neighbors currently share a driveway between the two houses. Minimal impact with no hardship for neighbours as the footprint of the addition is reduced from what its current size.

Minor Variance Application Upper Story Addition West Property line

Question 2. Does the application maintain the general intent and purpose of the Zoning By-law? ... Continued

- Historically these were row homes that had single story additions, that over time have been developed to include second story additions. Of the remaining cluster of residential homes in the immediate area, the majority include two story additions and are built at the property lines.
- The proposed rebuilding at the rear of the house reduces the length of the original structure, creating space for the proposed accessory building thereby providing an increased outdoor garden and living space, incorporating greenery, trees and soft scaping required to retain rainwater on property.

Minor Variance Application Upper Story Addition West Property line

Question 3. Does the application maintain the general intent and purpose of the Official Plan?

- By reducing the footprint of the addition, the proposed accessory building, in future, could be converted into a dedicated living space for live-in home-care as necessary, further increasing downtown intensification and long-term livability.
- Renovations, addition and accessory building make property livable for long-term residents' intent on enlivening the core of the city.
- Proposed addition helps maintain the Heritage fabric of the community and improve the visual aspects of the streetscape.
- Proposed renovations, addition and accessory building allows two people currently living in a large, 4-bedroom century home to dramatically downsize, thereby opening living space for a family of up to 8 to own and occupy the century home. A net-positive of up to 6 beds in the community.

Minor Variance Application Upper Story Addition West Property line Question 4. Is the application minor?

The application for upper story addition variances are minor in nature in that its design meets the City Heritage requirements, is consistent with all neighboring garage/accessory buildings and remains consistent and smaller in profile than all surrounding buildings in the neighborhood.

The variance will allow a serviceable and desirable addition on an otherwise too-narrow parcel of land with little or no impact on the surrounding property owners or residents and only benefits the “greening” of the downtown core while increasing the property’s “Rain Ready” efficiency. Construction methods will ensure safety both during construction and from fire spread risk.