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Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
January 30, 2026
Comité de réglementation

To the City of Ottawa

Re: 60 Pinehurst Avenue, Ottawa K1Y1K4

RHU-B Zone

Owners: Ben and Kirstin Morris

A request is being made to allow for an increased height of the roof and walls for a detached Garage, located at the rear of the property. The owner wishes to install a vehicle lift in the garage, requiring an interior clearance of 11'-11" (3.6 M).

From a public interest point of view, at-home maintenance of a personal vehicle should be encouraged. The character of the proposed structure employs traditional materials for the façade and roof design.

Respecting the character of the neighborhood, an attempt has been made to blend in with the 1920's age of the original houses. The roof shape is a hip type, with sloping planes to soften the impact on adjoining properties.

The purpose of the zoning by-law maintains the required setbacks from property lines. The size of the proposed Garage is within the maximum allowed square footage. Landscaping on the north side is maintained, without impact to existing trees and the hedge.

This proposal is of a minor nature. Whereas the maximum roof height allowed is 3.6 meters (11.8'), a request is submitted to allow a height of 4.36 meters (14'-4"), a variance of .76 meters (2.5'). Whereas the maximum height of a wall allowed is 3.2 meters (10.5'), a request is submitted to allow a wall height of 3.45 meters (11'-4"), a variance of .25 meters (.82 feet).

Adjoining neighbors have concurred with the owners' intentions, having reviewed preliminary dimensioned drawings and are open to allowing minor vehicle maintenance on site. One impacted cedar tree on south side near the property line is to be removed with the neighbor's consent and will be replaced.

Paul Telfer, agent

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