



3 March 2023

City of Ottawa
Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7

Re: **460 Athlone Street**
Application for Minor Variance

Committee of Adjustment
Received | Reçu le

2023-03-06

City of Ottawa | Ville d'Ottawa
Comité de dérogation

PRINCIPALS

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Paolo Marinelli
Dipl. Arch. Tech.

Dear Sir or Madam:

A Streetscape Character Analysis has determined that any front facing-attached garages and carports must follow Character Group A. This group does not permit to have an attached garage facing the street. This application is for Minor Variances to permit a two-storey garage addition to an existing detached dwelling located at 460 Athlone Street facing the street. The new addition will provide increased living space, light and views, and private office for the residents. The new addition does not increase amount of dwelling units.

The proposed addition is set back more the 6m. from the front property line and is designed to be subordinate, compatible and distinguishable from the original house.

Below, you will find images showing an aerial view of the subject property and adjoining properties, and views of subject property from Athlone Street.

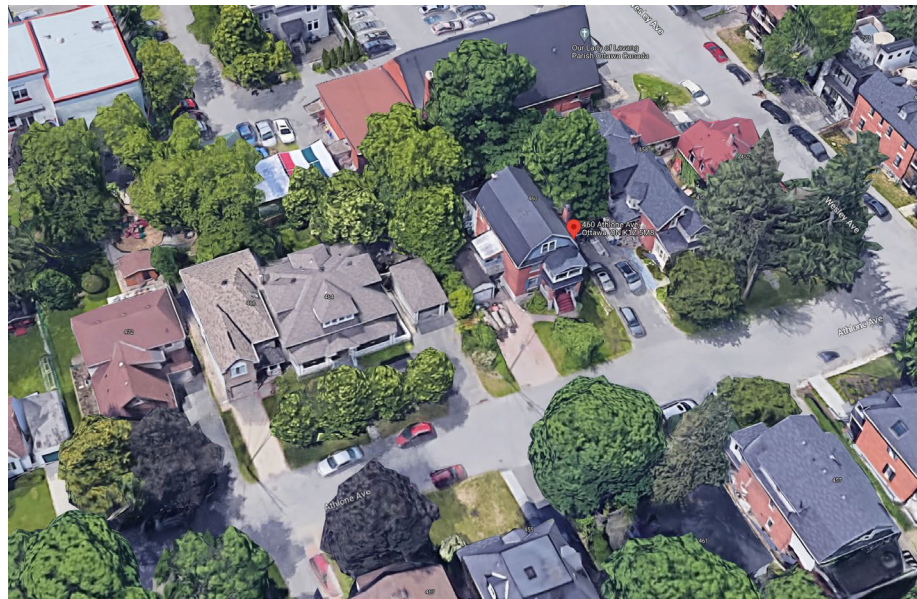


Figure 1: Aerial view of 460 Athlone. Photo Credit: Google Maps



Figure 2: Streetscape Photo Credit: Google Maps

We have applied the “four tests” and believe that this application meets the requirements of the Committee of Adjustment.

- The variances for relief from setbacks, are minor;
- The variance is desirable for the appropriate development or use of the property, as detached dwelling;
- The general intent and purpose of the Zoning By-law, as a single detached family dwelling, is maintained;
- The general intent and purpose of the Official Plan, as a general urban area, is maintained.
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Enclosed you will find the following:

1. Cheque for \$2,671.00 as per Section 3 of the application form
2. Completed Application for Minor Variance including completed authorization signed by the Owner – 1 original and 2 copies
3. Property Survey
4. Site Plan
5. Elevations
6. Confirmation of Streetscape Character Analysis (SCA)

We have consulted with City of Ottawa Planner Craig Hamilton on this project.

Yours sincerely,

Paolo Marinelli, Associate