

February 2, 2022
Ottawa, Ontario

To: Committee of Adjustments

The present minor variance application is for the property located at 556 Riverdale Avenue in Old Ottawa South. The existing dwelling was constructed in 2020 as a 3-unit building with two amenity areas. The site also has a driveway that allows for on-site parking.

We have submitted a building permit application to the City of Ottawa ("the City") for the conversion of the two existing amenity areas into two 1-bedroom apartments. The proposed conversion does not require any changes to any of the exterior building facades, the interior partitions, or the existing site plan. It consists only in the addition of full kitchens to the two amenity areas.

With the addition of the two units, the building will change classification categories and will become a low-rise apartment building. Given the small lot area, the existing zoning by-law does not permit any parking for such dwellings. As such the City has requested the removal of the existing driveway in order to be able to proceed with the building permit.

We are therefore submitting this application to request relief from the by-law requiring the removal of the existing driveway. Since there are no changes to the building exterior and structure nor to the functioning of the site, we believe this to be a minor change. The existing pedestrian, bicycle, and car flow on the site works well and is utilizing the existing space efficiently. We also note that with our proposal there is no increase in the number of parking spaces on the site which is inline with the general intent of the by-law. Finally, the great need for new residential units in the City is well understood and this proposal will result in the addition of two much needed apartments.

Submitted by:

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