

July 11, 2023

Secretary-Treasurer  
Committee of Adjustment,  
101 Centrepont Drive  
Ottawa ON K2G 5K7

Committee of Adjustment  
Received | Reçu le

2023-08-30

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

**RE: Application for Minor Variance at 540 Golden Avenue, Ottawa ON**

Committee of Adjustment Members,

Following consultation with Planning Officer, Basma Alkhatib of the Planning, and Infrastructure Development Department, I am pleased to attach herein our application for minor variance and accompanying set of drawings detailing the particulars of our proposal for the demolition of an existing garage and reconstruction of a new garage in its place and attached to the existing single-family home at 540 Golden Avenue. We have been advised by our planning officer that a Streetscape Character Analysis is not required.

The application requests 3 variances; to permit a variance to a corner side yard setback, a rear yard setback and interior side yard setback.

#### Project Description

The project entails the demolition of an 35 sq.m (381 sq.ft) single storey ancillary garage building and construction of a new 48 sq.m (516 sq.ft) single storey garage with a connection to the existing single-family house.

#### Context and Background

The existing house garage fronts the side of the property along Princeton Avenue and is in disrepair. Additionally, there is a non-conforming surface parking space adjacent to the garage which will be removed as part of this work. After review with city planning staff a Streetscape Character Analysis is not required though the property is within a Mature Neighbourhoods Overlay Zone.

#### Rationale for this Development

Our rationale for submission of this application to the committee, is that it meets the four tests: 1. The application for variances is minor in that relief from the corner and interior side yards reflect the current conditions; 2. The variance is desirable and appropriate for this property in that it keeps access to parking off Golden Avenue, a noble street of prominent houses; 3. The intent of the by-law is maintained in all aspects; and, 4. The intent of the Official Plan is maintained in that there is no change to land use.

Yours sincerely,



Sam Cox, principal  
unPoised Architecture  
5-16 Sweetland Avenue, Ottawa ON

