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September 15, 2023

Committee of Adjustment

Application for minor variance – 272 Powell Ave, Ottawa, ON, K1S 2A5

To whom it may concern,



I, Salim Rashid (referred to herein as “the owners”) am requesting permission for a minor variance for the property municipally known as 272 Powell Ave, in the city of Ottawa (referred to herein as “the site”). The property was built in 1913 and is located in the Ottawa neighborhood of Glebe-Dows Lake, near the intersection of Powell Avenue and Bronson Street. The site consists of a 2.5 story, single-detached dwelling with a lot area of approximately 367.89 m² and a lot frontage of 40 FT (12.19 m).

Earlier this year, in May to be precise, we went before the committee to seek a rear yard setback reduction for a 1 storey addition at the rear of the house to accommodate a sunroom. We were fortunate to be granted the requested variance. Unfortunately, even though the correct steps were followed through pre-consultation with city staff, a variance request was missed. This rear yard area variance was brought to our attention during the building permit application with the zoning examiner. We have consulted with the original planner on the file, and they apologized and stated that unfortunately these things do happen from time to time. We do not want to blame anyone, and we are just trying to move this project along. We know that the applicant is responsible for confirming the final number of variances, but would it be possible to have a portion of this second application re-imbursed? We realize there is some administrative fees the city incurs with the letters, signs and circulations so any amount back would be greatly appreciated.

Below, you will find the information to address the following four points:

- The variance is minor;
- The variance is desirable for the appropriate development or use of the property;
- The general intent and purpose of the Zoning By-law is maintained;
- The general intent and purpose of the Official Plan is maintained.

The purpose of the proposed addition is to construct a one storey addition at the rear of the house in order to accommodate a sunroom.

The site was purchased by the owner in 2022. We have two children, aged 3 and by next year, hope to welcome another child. My mother, Yasmin, will be coming to live with us. She is in a wheelchair and living with dementia. My mother has always been an avid gardener and music lover. The proposed side yard mudroom addition (does not need a variance) will allow us to facilitate access for her and the rear sunroom will allow her to enjoy the garden from the comfort of the house.

In order to achieve this, we are requesting the following variance:

1. We are requesting that the rear yard area be reduced to 18.92% (749.73 FT² / 69.65 m²) of the lot area [By-law 2020-289, Section 144 (3)]. The required rear yard area must comprise at least 25% of the lot area (3963.11 FT² / 368.18 m²), which would be 990.78 FT² / 92.05 m².

First off, the variance requested is minor (**Test 1**). The depth of the new addition is as small as the sunroom system allowed with side doors to allow the new side yard deck. The new addition is roughly only 1'-9" further in the rear yard than the existing deck.

The proposed addition is compatible with the established built form and character of the neighbourhood and serves to improve the affected streetscapes. Multiple residences in the area have rear yard additions that have similar setbacks to what we are requesting (viewed from geottawa) (**Test 2**).

The extent of the impact of the proposed addition on neighbouring properties and the neighbourhood as a whole are minor or nonexistent. The size and height of the proposed development will not create any significant issues for abutting property owners related to loss of sunlight, privacy or views as it will not be any higher than the existing rear yard addition. The proposed rear yard addition would not create any negative impacts related to access, trees, parking, drainage, traffic or noise (**Test 3**).

Our application seeks to vary the zoning by-law provisions to allow for a space that meets our family's needs, while respecting the tenants of the Ottawa Official Plan, including providing options for larger households, within built-up urban area (**Test 4**).

Sincerely,

Salim Rashid