

# R. VIAU DRAFTING & DESIGN LTD

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September 20, 2023

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

Committee of Adjustment  
Received | Reçu le  
**Revised | Modifié le : 2023-12-05**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

RE: Application for Minor Variance – 469-471 Wilbrod Street. Ottawa, Ont.

Dear Committee of Adjustment:

*This letter is to request a recirculation of our application submitted in 2021 for two minor variances for the property located at 469-471 Wilbrod Street, Ottawa, Ontario to allow to convert a 2 storey 3 units apartment building into a 4 units apartment building.*

*Our previous hearing was adjourned due to the request for Site plan Control review and approval to convert the building into a 4 unit.*

*We hired LRL Engineering at a cost of \$8K to prepare the documents requested by Site plan Control and when the documents were presented for approval, site plan Control informed us that it was no longer required because of a change in Zoning. (Required for 10 units and up)*

*Below are the variances requested;*

- 1- Reduce the front yard setback from 4.5m to 3.9 m (.600 reduction).**
- 2- Reduce the rear yard setback from 9.5m to 9.4m ( .100 m reduction)**

*Thank you for reviewing this application.*

*If you have any questions regarding the above, do not hesitate to contact me.*

*Yours sincerely,*

Robert Viau C.E.T  
(Agent)

#### **4.0 MINOR VARIANCE TESTS**

In order to consider the request for a minor variance, Section 45(1) of the Planning Act requires the completion of the following four tests:

1. **Is the application minor in nature?**

The application is minor in nature due to the fact that the building's footprint or the building's exterior is not being altered in any type of way.

2. **Is the application desirable for the appropriate development of the lands in question?**

The setback variances are only needed now since developing an extra unit on the second floor. There are no exterior changes to the building, therefore, it should not negatively impact existing and future uses on adjacent lands.

3. **Does the application conform to the general intent of the Official Plan?**

The application does conform to the City's Official Plan since the existing building currently matches the urban pattern surrounding it. Adding an additional unit also lines up with the city's need for more housing and densifying of the neighbourhood. Wilbrod is situated in the downtown core which walking distance from the Byward market and the University of Ottawa. This reinforces the walkable community / 15minutes neighbourhood theme of the City's Official Plan.

4. **Does the application comply with the general intent of the Zoning By-law?**

469 Wilbrod is currently zoned as a Residential Fourth Density Zone **R4UD[481]**

The purpose of the R4 - Residential Fourth Density Zone is to:

- (1) allow a wide mix of residential building forms ranging from detached to low rise apartment dwellings, in some cases limited to four units, and in no case more than four storeys, in areas designated as General Urban Area in the Official Plan;
- (2) allow a number of other residential uses to provide additional housing choices within the fourth density residential areas;
- (3) permit ancillary uses to the principal residential use to allow residents to work at home;
- (4) regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced: and
- (5) permit different development standards, identified in the Z subzone, primarily for areas designated as Developing Communities, which promote efficient land use and compact form while showcasing newer design approaches

The proposed changes are in compliance with all R4 residential zone provisions as well as all the sub-zone provisions.

The proposal to reduce the front yard setback from 4.5m to 3.9 m (.600 reduction) and to reduce the rear yard setback from 9.5m to 9.4m (.100 m reduction) complies with the general intent of the Zoning By-law in that it:

- 1) Complies with the provisions and most of the general requirements of the Residential Fourth Density Zone;
- 2) Presents positive qualities to the character of the neighbourhood;
- 3) Proposes a permitted use for the property that will represent an efficient use of land;
- 4) Supports the compact & densified form of development;

In conclusion, the changes being made to 469 Wilbrod are minor in nature, are desirable for the appropriate development of the lands in question, conform to the general intent of all relevant Official Plans and Complies with the general intent of the Zoning By-law.