

January 23, 2024

Minor Variance/Committee of Adjustment
City of Ottawa

Dear Sir/Madam,

95 Marlowe Crescent, Ottawa, Ontario, K1S 1H9

Minor Variance/Permission Application Section 2 Submission Requirement #2

Committee of Adjustment
Received | Reçu le

2024-01-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

We are the owners and residence of the above-mentioned property and are planning a renovation. The renovation consists of interior renovations and addition of a second floor over a pre-existing one storey structure that is located at the rear of the main house. We understand we need to apply for a minor variance to accommodate our design as the setbacks and bylaws have changed since the original structures were built; please see the following information to support our application for minor variance. This letter and information is in support of item #2 of Section 2 – Submission Requirements of the Minor Variance Application form.

Our responses to four tests under the planning act are as follows.

1) Is the application minor?

The existing house was built in the ~1940's. A one storey addition was constructed at the rear of the property in the ~1950's. Since construction of the house and addition, bylaws and setback requirements have changed. The proposal as presented in the drawings is for interior renovations and addition of a second floor over the previously constructed one storey addition. The base footprint of the existing structures on the property will not change, however, based on current setbacks (see email from City of Ottawa Development Information) we hereby apply for a minor variance to proceed (see item 3 below for further details).

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

The existing house and proposal will continue to align with the character of the surrounding neighbourhood. The existing peaked roof line of the main house is simply extended over the previous addition.

3) Does the application conform to the general intent of the Zoning By-law?

From legal survey dated November 13, 2023 (pdf copy attached) the current setback of the existing structure at location of the proposed vertical addition is ~1.14m. The required setback based on information from the City Development Official is 3.0m. The total height of the structure will remain unchanged from the existing house and is within the current By-law.

4) Is the general intent and purpose of the Official Plan maintained?

No trees will be affected or removed as part of this proposal as communicated with City's Infill Forester.

Also provided with this letter are:

- 1) Completed Minor Variance application form
- 2) Email from City Forester confirming TIR not required
- 3) Up to date Survey Plan drawing – 1 full size and 1 reduce copy
- 4) Site Plan drawing - 1 full size and 1 reduced copy
- 5) Elevation drawings – 1 full size and 1 reduced copy

Regards,

Mirza Kanani and Larissa Satta