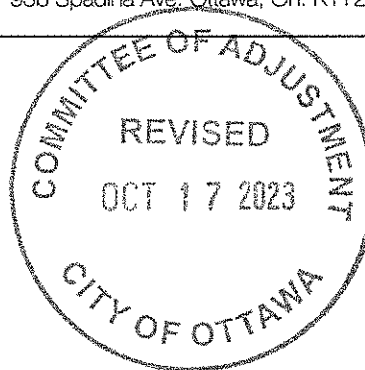


February 8, 2023

Committee of Adjustment
101 Centrepointe Drive, 4th Floor.
Ottawa, ON K2G 5K7
Email: cofa@ottawa.ca
Tel.: 613-580-2436



Attention: Committee Member:

RE: Committee of Adjustment - Application for minor variance

Dear Committee Members:

Please find enclosed application for minor variance /permission for the property located at 41E & 41F Stirling Ave, zoned R4UB

We propose to construct a new single dwelling unit (which is permitted R4Ub zoning) with the kitchen, dining, living, 2 pc bathroom and laundry on the ground floor and 3 bedrooms, 2 bathrooms on the second floor. In the basement there will be a 1-bedroom SDU in the basement with direct access to the exterior.

The land subject (41E&41F) was part of a development that had previously obtained severance and variance approvals to construct 3 sets of Long Semi-Detached dwellings. Of which only 2 had been completed 41A&B and 41C&D. While the severances had been completed and registered for all, the building permit for the remaining parcels 41E&F was not completed before the variances had expired.

To build a single dwelling unit on this property which is non-conforming for lot width and lot area, we will need variances for the following, lot width, lot area, side yard setback and lot frontage to allow for a single driveway leading to a cut away at the front of the build for parking.

In reference to the City of Ottawa by-law, Part 6 – Residential Zones – Section 161 & 162.

- 1- A minimum lot width of 7.5m and we are seeking a variance of 1.73m for a proposed lot width of 5.77m.
- 2- A minimum lot area of 225m² is required, we are seeking for a variance of 54m² for a proposed lot area of 171m².
- 3- A minimum side yard setback of 1.2/0.6m in required, we are seeking a variance of 0.6/0m for a proposed 0.6m/0.6m setback.

In reference to the City of Ottawa by-law, Part 6 – Residential Zones – Section 139(3)(a)(ii)

- 4- A minimum frontage of not less than 6m and not more than 7.5m is required to permit a single driveway of 2.6m in width, we are seeking a variance of 0.23m for a proposed 5.77m.

In reference to the City of Ottawa by-law, Part 6 – Residential Zones – Section 140(8)(c)

- 5- A parking space may be located partially under the principal building if a single driveway of 2.6m is permitted, we are seeking a variance to permit a parking space partially under the principal building which requires the frontage of not less than 6m and not more than 7.5m. We are proposing a frontage of 5.77m.

Note: Only the second floor of the build will be projecting into the required side yard setback while the foundation and ground floor comply with the required yard setback as required by Section 161.

The design and scale of the building will blend well with its surroundings. We therefore note that in our opinion this variance meets the 'four test':

- The variances are minor in nature.
- The variances are desirable for the appropriate development of 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.

Sincerely,

Konrad Gates
President, 2379244 Ont. Inc o/a built