

Asif Ahmed
648A O'Connor street
Ottawa, ON, K1S3R8

Committee of Adjustment
Application of Consent
City of Ottawa
101 Centerpointe Drive

Subject Properties:
648A O'Connor street
Ottawa, ON, K1S3R8

648 O'Connor street
Ottawa, ON, K1S3R8

Legal Descriptions:
648A O'Connor street
PTLT5,PL33446,2Part,5R7743,W of O'connor st, Ottawa/Nepean

648 O'Connor street
PTLT 5, PL33446, PART1,5R7743,WO'Connor;Ottawa/Nepean

RE: Minor Variance Applications for proposed addition to Semi-Detached Dwellings at
648A O'Connor street AND 648 O'Connor street

Dear Committee Members,

The intent of this Minor Variance Application is to obtain minor variances for Rear yard Setback and Rear yard Area for a proposed addition at the Semi-Detached Dwellings at 648A O'Connor street AND 648 O'Connor street.

As per the site plan, survey, and drawings I have included in this package the proposed addition will be a one storey structure on the back of the existing building. Both of these lots are zoned R3Q [1474]. The proposed structure falls under Holding zone - additions (section 61). The structure will be build across both lots with a demising wall in between like the existing building. The proposed structure is to replace a previous addition that was damaging the building and was removed.

The current building structures on O'Connor street are quite diverse ranging in types under zoning RQ3. There is a wide variety of unique original home types, and new developments as: detached, semi-detached, and multi-family dwellings. The use of

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this addition in this location fulfills an increased need for livable space while maintaining the existing streetscape sight lines. The various projects in the neighborhood have had similar rear and side setback variances accepted by the committee.

Test:

I feel that the requested variances meet the four Statutory Tests which are required by the Planning Act:

1. The variance maintains the intent and purpose of the Official plan
 - reference: 5.1.5(1). Low-rise: minimum 2 storeys, generally permit 3 storeys, allow a built height of up to 4 storeys where appropriate.
 - My requested variance fulfills the official plan as it will be a one storey addition.
 - The proposal makes efficient use of serviced land in an established area. I believe this application should be approved as it fulfills the goal of the Official Plan and the City. The proposed structure will upgrade living area to the building without adding to urban sprawl.
2. The variance requested maintains the intent and purpose of the zoning by-law.
 - Referenced: Holding zones - additions (Section 61).
 - 61 (1) Subject to subsection (2), additions to existing buildings and the construction of accessory buildings are permitted on a lot that is subject to a holding zone provision.
 - 61 (2) The cumulative total gross floor area of additions and accessory buildings, mentioned in subsection (1), must not exceed 25% of the gross floor area of the existing building.
 - The proposed addition fulfills the zoning by-law as it will not exceed 25% of the existing building area.
 - The proposed variance is compatible with existing land use and pattern of the neighborhood as similar setbacks are present in the area.
3. The variance is desirable for the appropriate and orderly development and use of land
 - This project has been planned out to ensure grading, building code, drainage and, height limits have been reviewed and approved by the city of Ottawa.
 - I believe the proposed addition will fulfill the potential of both properties and neighborhood in general as adding a main floor powder room has become a necessity in today's modern families.
4. The variance is minor in nature.
 - The variance is minor in nature. It is to replace an addition that separated from the existing structure that was causing damage. This will replace that structure.
 - Also, the variance requested comprises only a ~7.5% reduction in lot depth requirement along with ~6.5% reduction in rear yard area requirement at 648A.

At 648, the variance requested comprises a ~10% reduction in required rear depth along with ~9% in rear area.

Summary:

The application of minor variance is requested to support the added livable space in these properties. I believe the requested variance of rear lot setback and rear lot area are in fact minor. All other requirements of this application are met. The proposed addition fit with in the streetscape and serve to help better the neighbourhood towards the cities goals by way of the Official Plan.

Thank you for your Consideration, if you require any further information please feel free to contact me at your convenience.

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