

Committee of Adjustment  
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2024-05-22

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

May 9, 2023  
Ottawa, Ontario

To: Committee of Adjustments

The present minor variance application is for the property located at 1267 Dorchester Avenue in Carlington. The existing dwelling is a 4-unit building with all units being small 1-bedroom apartments.

We are in the process of submitting a building permit application to the City of Ottawa (“the City”) for the construction of a 2 storey addition at the back of the existing building. Together with the demolition and reconfiguration of the interior space of the existing dwelling the proposed project will result in a 6-unit building with four 3-bedroom units and two 2-bedroom units .

With the increased footprint of the proposed building we require a variance for the rear yard setback. Specifically:

- A. The proposed building does not conform with the rear yard setback specified in Part 5 Section 144(3) of the zoning by-law. A 1.5m reduction from 9.14m to 7.61m is required for the project.

We are therefore submitting this application to request relief from the above by-laws. We submit that:

1. Since the requested setback relief is small considering the lot size, we believe this to be a minor change.
2. The size of the current rear yard is very large and mostly unused. In an area zoned for low-rise apartment building this proposal will better utilize the land while still providing enough rear yard area for the residents.
3. The current building is a very small low-rise apartment building on a large lot. We believe the proposed expansion will result in a building which is in line with the general intent of the R4 zoning by-law.
4. Finally, the great need for new residential units in the City is well understood and this proposal will result in the addition of two much needed apartments while also increasing the size of the existing units.

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