



**Dream Design
Architecture Inc.**

Committee of Adjustment

MAR 28 2024

City of Ottawa

Re: Minor Variance cover letter for a new proposed development of an 8-unit three-storey building that will be built @ 267 Ste-Anne Avenue in the Vanier area of Ottawa, Ontario, Canada

To whom it may concern,

We at Dream Design Architecture are applying for a minor variance for the development of a proposed 8-unit three-storey building at 267 Ste-Anne Avenue. We believe firmly that this is a very strong proposal that not only benefits us but also the community and people that live there. In order to develop and obtain our necessary building permits we would like to ask for a couple of minor variances:

1. We would like to ask for an adjustment to the minimum lot width & minimum lot area. As per the City of Ottawa Zoning Bylaw we require 12 m lot width & 360 m² lot area whereas we have a lot width of 10.01 m & a lot area of 336 m². There is not a significant difference between the minimums and what we have but it makes a difference in terms of what we can develop the land with. The reason that we need these adjustments is to allow us to build a development with the maximum number of units that we can according to the City of Ottawa Zoning By-Law as Vanier is an area with older and smaller houses that need to be replaced with bigger buildings in order to grow the community. This effort will allow population growth and also is a significant factor to helping to end the major housing crisis we are in by creating more Affordable Housing in the City of Ottawa. Even though we are only proposing an 8-unit building which isn't a lot in terms of number of units but in the end every unit counts toward our common goal to end this crisis.
2. We would like to ask for an adjustment to the front yard & rear yard setbacks. According to the City of Ottawa Zoning By-Law we require a front yard setback of 4.5 m so we are proposing 4.0 m. We require a rear yard setback of 7.5 m so we are proposing 4.8 m. The reason we need these adjustments is because the lot is small as-is for any multi-unit development as we must consider different Ontario Building Code 2012 factors. We need minimum size of rooms as well as minimum exit dimensions and a certain number of exits. At this size of lot we will not be able to meet the minimum building code requirements and even if we do the units will be unrentable as they are too small that they wouldn't be desirable. We need to provide our community Affordable Housing but ones that are comfortable to be living in as without the right comfort level in any building/house/unit in general the units would sit empty and be of no use to the community and City of Ottawa. We need to be able to push the building a bit to the front & rear in order to meet our goals. Also, in regards to the protrusion past the front setback line we also noticed after careful examination of the surrounding properties that most of them are built closer to the property line and even on the front property line. If our building is pushed back it would not provide a nice visual appearance to the area. All the houses need to be lined up in a good fashion to allow that good eye catching appeal.



3. We would like to ask for an adjustment to the Zoning-Bylaw guideline that indicates that at least one entrance/exit shall be located on the front façade. We would like to propose both entrances to be located on the sides of the building. The reason for this proposal is a couple of factors. Firstly, if we put an entrance on the front façade then in terms of layout, we would need more than 2 exits stairs which take up room on the floor area and result in smaller units that are not ideal for the landlord and tenant. Also, a front entrance will result in more dead space being created on the floor area due to more corridors that are longer and thus would be unrentable space which are not beneficial. With the two entrances at the sides (one on each side) we are thus making the units are comfortable size for the landlords and tenants which in turn yields a higher & faster rentable rate for all the units of the building. In addition to the above, an entrance on the front takes up unit space and thus window spaces from the front view so more windows will have to be placed on the sides which could result in a privacy issue for the neighbouring properties and doesn't allow a view for tenants to see from their windows. We as designers & planners try to limit the number of windows on the sides to limit the privacy issue by having rooms on the sides like bathrooms and kitchens which don't require a window. In terms of limiting windows on the sides is an OBC 2012 requirement as the closer an exterior wall is to the property line there shall be lesser windows allowed on that side. With the doors on each side we can conclude that this will be a better choice for everyone which is the tenants, landlords and neighbours in order to allow good 700 sq. ft. unit sizes to allow our tenants and landlords comfort and to allow our neighbours peace of mind from the privacy issue.

Does this application meet the four tests of Section 45 (1) of the planning act?

1. Is the application minor in nature?

The variances are minor in nature and are only required as the built form of the existing building is now being changed with the expansion of said building.

2. Is it desirable for the appropriate development or use of land, building or structure?

The question of desirable and appropriate is answered as the proposal seeks to add residential units which will have no impact upon the surrounding area and with little impact as possible upon the neighbourhood and nearby residences.

3. Is it in keeping with the general intent and purpose of the zoning By-law?

The proposal is zoned as R4UA which allows a variety of dwellings and such is the case in this instance. The zoning allows a low-rise apartment with a maximum of eight units and eight are being proposed for the building. Thus, the general intent and purpose of the zoning by-law are met



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in this regard. The expansion of the building requires a variance regarding the front yard setback, the rear yard setback, the minimum lot width & the minimum lot area. We are also asking for both entrances to be located on the sides.

4. Is it in keeping with the general intent and purpose of the official plan?

As to the City's Official Plan and particularly the Provincial Policy Statement, the proposal meets the four tests of the PPS regarding intensification and is deemed appropriate for the lands in question as found in subsections 1.1.1 (b) and 1.1.2 of said document. The site is designated General Urban Area and embraces residential uses of this nature on the neighbourhood.

-Section 2.2 embraces intensification in the urban area as long as the built form is found in the neighbourhood. Section 4.11 asks that the proposal respects the character of the surrounding residential neighbourhood as well as being a good fit in respect of Section 4.11.2 of the Official Plan .

Sincerely,

Karim El-Sarji

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