

April 11, 2024

City of Ottawa  
Secretary Treasurer  
Committee of Adjustment  
101 Centrepointe Drive,  
Ottawa, Ontario, K2G 5K7

**Committee of Adjustment**  
Received | Reçu le  
**2024-04-12**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**RE: Minor Variance and Consent Applications for 274 Compton Avenue**

Please find enclosed a Minor Variance and Consent Application for 274 Compton Avenue.

I am writing on behalf of my client, who owns the property of 274 Compton Avenue in the Woodpark neighbourhood. My client wishes to demolish the existing single dwelling, sever the property into two parts, and construct one semi-detached home (2 units total). The applications meet the criteria for consent as per Section 51(24) of the Planning Act: there are no grading issues on site, municipal services to the site are adequate, and the proposed severances reflect the regular and customary division of land.

This project is very similar to one our clients developed nearby at 266 Compton Avenue, which required variances for lot width, lot area and side yard setback, which were all approved and the building has since been constructed. In order to proceed with the same floorplate and similar design on this property, we require the same variances, and are adding a variance in order to permit front facing garages.

We are submitting four applications, one minor variance application for each dwelling, and one severance application for each dwelling.



3D Model – 274 Compton Avenue

## Lot Width and Area

We are requesting a lot width reduction from 9m to 7.5m, and a lot area reduction from 270m<sup>2</sup> to 229m<sup>2</sup>. The proposed reduction represents the standard lot size for semi-detached homes in Ottawa. This property is located in a neighbourhood with a wide variety of lot dimensions, with many lots that are of similar width to the proposed, and lot areas that are bigger and smaller in size to these proposed lots.



Map of Lot Widths and Areas of Neighbouring Properties (GeoOttawa)



## Side Yard Setbacks

We are requesting side yard setback reductions from 1.5m to 1.2m. The proposed reduction represents the standard side yard setback size for semi-detached homes in Ottawa. Many of the existing side yard setbacks in the surrounding neighbourhood do not conform with the By-Law and are actually smaller than those proposed for this property.



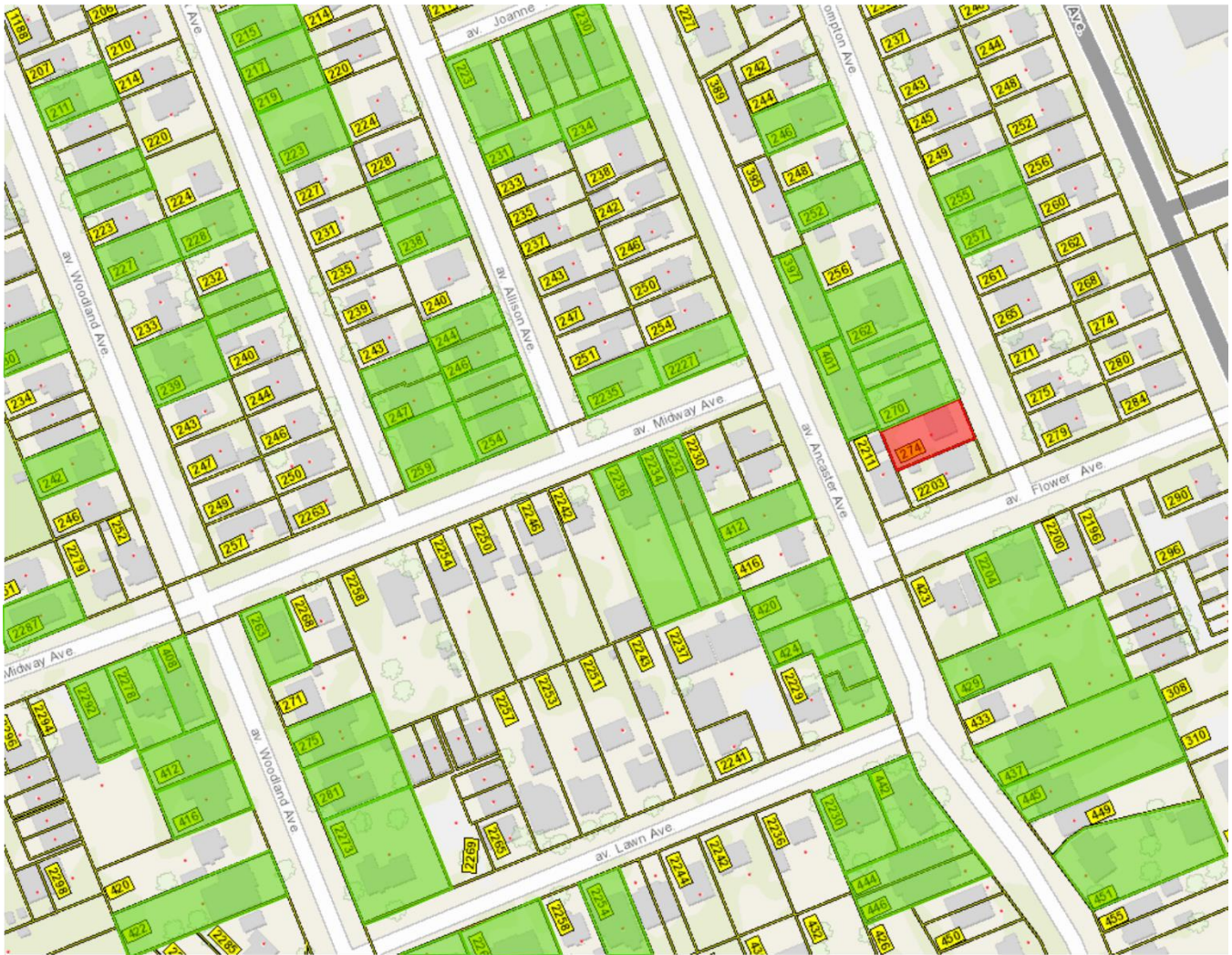
- Subject Site
- Similar Sideyards to Proposed
- Smaller Sideyards to Proposed

Map of Side Yard Setbacks of Neighbouring Properties (GeoOttawa)



## Front Facing Garages

We are requesting a variance to permit front-facing garages whereas a Streetscape Character Analysis required under the Mature Neighbourhoods Overlay prohibits them. It is our understanding that since completing the similar project on 266 Compton Avenue with permitted front-facing attached garages, the requirements for SCA have changed. Regardless, the presence of front facing garages is still very common in the area, as per the map below.



4 Tests: Is this application/proposal...

minor in nature?	Yes, following the pattern of semis in this neighbourhood with similar lot width, area, side yard and garage variances approved, which have all been deemed to be 'minor in nature'.
appropriate and desirable for this neighbourhood?	Yes, this development will add a dwelling unit, providing intensification that is well designed, and will add architectural interest.
in keeping with purpose and intent of zoning bylaw?	Within this R2 zone, the By-Law intends for the development of semis as a welcome form of intensification. The By-Law clauses limiting lot width and area are intended to ensure that new homes are built on acceptably large parcels of land, in order to fit with existing neighbourhood patterns. The built volume proposed is an appropriate size for intensification in the neighbourhood. The proposed garages are also in keeping with the wider neighbourhood pattern.
in keeping with purpose and intent of Official Plan?	The Official Plan encourages intensification where it can occur in ways that are respectful to existing valued elements of the urban landscape. This proposal achieves that goal, by replacing an aging home with 2 new dwelling units, each with a welcoming front porch and door toward the street.

We have requested a pre-consultation meeting with Committee of Adjustment planners and have been informed that they are operating on a 2-3 week delay for booking consultations. As a result, we have yet to meet with a planner about this project, but since we have submitted such a similar project nearby, we are confident about the variances we are requesting.

Regards,



Rosaline Hill  
*BES, BArch, RPP, OAA,  
 MRAIC, OPPI, MCIP*