

Ottawa, July 17, 2024

The Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, Ontario, K2G 5K7

Cover letter for the minor variance application - 2181 Quinn Crescent in Ottawa.

The owners of existing detached one-storey single family house at 2181 Quinn Crescent in Ottawa are proposing to demolish existing shed and to extend the size of existing built-in single car garage to accommodate more vehicles. The proposal requires relief from the zoning provisions regulating internal side yard setbacks of structures.

The side yard setbacks of existing structure are:

- northern side yard setback: 2.22 m
- southern side yard setback: 2.99 m
- total for both setbacks: 5.21 m

The setbacks of the structure after extension will be:

- northern side yard setback: 2.22 m (no change)
- **southern side yard setback: 0.60 m** - **zone required minimum: 1.2 m**
- **total for both setbacks: 2.82 m** - **zone required minimum: 3.6 m**

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

1. The general intent and purpose of the Official Plan; the general intent and purpose of the Zoning By-law.

The proposal does not violate the intent and purpose of the Official Plan, which addresses chiefly land use, overall functions of the City, and density of development. It also fits within the general intent and purpose of the Zoning By-law, which stipulates the residential character of the zone. The proposal conforms to all aspects of the zoning provisions with the exception of side setbacks: use of land, single family residential function, and character of the neighbourhood do not change. No mature trees critical root zone is affected, and proposed construction would be based, where possible, on helical foundation system.

2. Desirability of the development or use of the land; proposal's magnitude.

The existing single car garage does not serve its purpose of providing shelter for vehicles in a house of such size - capable of accommodating a large family. Creating a functional space for more or bigger vehicles, equipped with the electric vehicle level 2 charging station, is not possible without encroaching into the required setback. The sought relief can be seen as minor in the context and scale of the existing house. The project includes removing the existing shed located around 0.48 m from the lot line.

I trust this letter and accompanying drawings clearly explain the essence of the application.

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