

Revised | Modifié le : 2024-07-31

To whom it may concern,

We are the owners of the vacant property at 1353 Gosset St. We intend to build a multi unit semi-detached residential rental property, for a total of 6 units. In consultation with the development information officer and the city planning office, the property is zoned R2N.

As per sections 157-158 of the R2 Zoning bylaw and our consultations with city planning, the minimum front setback requirements is 5 metres. We are proposing a 61 centimetre minor variance encroaching on that setback, resulting in a 4.39 metre setback, while continuing to maintain a 5 metre hydro setback. As per the attached email from a city planner, they have reviewed the survey plan and site plan and do not have concerns with the requested variance to reduce the minimum front yard setback from 5 metres to 4.39 metres.

In consultation with the Development Information Officer and City Planner, we received the following feedback:

In regards to the Front and Corner Side Yard:

“...in the case of a corner lot and corner through lot, the yard setbacks must align with the abutting lots’ actual yard setbacks abutting each street ...Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m.” Since the abutting properties are set back on average 6m or so, the minimum 5m for the R2N zone applies.

We are confident that this minor variance application meets the “four tests” evaluation criteria of Section 45(1) of the Planning Act, R.S.O. 1990, c.P.13.

#1 The application is minor. It is very small at the front of the property projecting 61 cm into the setback.

#2 This variance application is necessary to create comfortable sized dwelling units across all units to be built on this property and therefore considered desirable.

#3 This application conforms to the general intent of the zoning bylaw and all other bylaws and is consistent with neighborhood construction.

#4 The application maintains the general intent and purpose of the zoning bylaw and official plan and does not go outside of the general look and feel of surrounding properties in the area.

We have consulted all relevant parties including the Development Information Officer, City Planning Staff, City Infill Forester and Hydro Ottawa. We did not find local community associations associated with this address. We have sent letters to the surrounding neighbors outlining the scope of the project.

Attached to the application are the survey plan, site plan, elevation drawings, Tree Information Report and correspondence with city staff supporting the minor variance we are applying for.

If you have any questions or concerns with this application please do not hesitate to contact us.

Best Regards,

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