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December 12th, 2024

Dear Chairperson
Committee of Adjustments
101 Centrepointe Dr, Ottawa, ON
K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-12-17

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **346 Roosevelt Ave. – Minor Variance.**

Permit Application No: **A22-001124** approved as a Three Unit Building to be newly constructed.

The project proposed at 346 Roosevelt Ave entails the construction of a 4 storey building that comprises of garage/parking at grade and three levels of residential units above. Each of the upper floors will contain apartment units each accessed by two internal staircases, one external staircase for the rear apartments and an elevator. The building is presently approved for construction with a building permit referenced above for three apartments. We intend to submit a revision to the building permit approval right away to increase to six apartments prior to the start of construction pending the positive results of a Minor Variance request.

We are formally filing on behalf of the property owners, for this Minor Variance at the subject property to secure four points of relief shown on the table below:

ZONING REQUIREMENT	R5B ZONING FOR LOW RISE APARTMENT	R5B ZONING FOR PROPOSED LOW RISE APARTMENT	R5B ZONING FOR APPROVED THREE UNIT BLDG.
LOT FRONTAGE	18m	15.28m (variance sought).	15.28m
BUILDING HEIGHT	14.5m but in this case 19m* (exception)	13.97m	13.97m
LOT AREA	540 m2	454m2 (variance sought)	450m2
LOT INTERIOR SIDEYARD (North side)	2.5m (within 21m of the front property line).	1.21m (variance sought)	1.21m
LOT INTERIOR SIDEYARD (South side)	3.0m (adjacent to a R3S zone).	1.21m (variance sought)	1.21m
FRONTYARD SETBACK	6m	7.16m	7.16m
REARYARD SETBACK	7.5m or 25% of Lot Depth	7.43m	7.43m

We are again making this submission after an adjournment at the last Panel 1 hearing on December 11th, 2024. The variances being sought have remained the same and now have the benefit of full City Planning Staff recommended adjustments to the property site development that supports the interface of "Lot Area". We have also provided and solicited exchanges with the neighbours that have responded with concern as listed here below:

tim.gray@sympatico.ca on behalf of the Westboro Community Association.

don.a.proudfoot@gmail.com on behalf of 350 Roosevelt Ave.

hugh.robillard@gmail.com on behalf of 352 Roosevelt Ave.

marie_fiala@hotmail.com as a previous resident on Roosevelt Ave.

We acknowledge the statements and adjusted where we could with the help of City Planning regarding the neighbourhood comments which were predominantly of an Urban Design subjectivity parallel to this particular forum of discussion. After this review, we are still of the understanding that the Committee via a hearing can grant these Minor Variances under Section 45 (1) of the Planning Act.

We still feel that we have met the criteria of the following four tests as described below:

1. Is the Variance Minor?

In our opinion, the variance is minor because it does not increase the building size or volume to achieve the increase of apartment units. In the interest of intensification advocated by the City of Ottawa in the latest objectives of City Planning, we are doing our part to increase affordable rental stock in the Urban Zone 3.

2. Is the Variance Desirable for the appropriate development or use of the land, building or structure?

The variance is desirable for the development and use of land because the use and occupancy as per the zoning by-law is maintained and there is no change planned. The proposed structure provides the same amount of open green space and still meets the amenity provisions in keeping with Section 137 Table 137(2) which lays out the required amenity area for 15m² per unit. We confirm that the total proposed amenity area meets the minimum (6 x 15m²) = 90m² as required. The use of the amenity space is 100% communal at the rear yard only which includes one (1) side yard. The property still maintains 100% soft landscaping to exceed the 80% required as described in column IV.

3. Is the general intent of the Zoning By-law maintained?

The general intent of the zoning by-law is maintained. Not only is this maintained, but enhanced by the fact that the owners have chosen to keep the building as a low rise structure at 13.97m high instead of the 19m that is allowable under exception (1195) for this R5B zoning. This will allow for additional light to neighbouring properties and a lower density from a potential 8 units to 6 units. The proposed building clearly meets the definition of a Low Rise apartment for residential occupancy in Area A, Schedule 321.

4. Is the general intent and purpose of the Official Plan maintained?

The general intent and purpose of the Official Plan is maintained. Specifically in the fact that this is a Low Rise building in a Mature Neighbourhood with Overlay as per the Zoning By-Law 2009-392.

Under Section 45(1) of the Planning Act, we are asking the Committee to permit the intensification of dwelling units from 3 to 6, given the demonstration above that all variances are indeed minor. As noted above, the application complies with Section 45 (1) of the Planning Act, the variances are appropriate for the development of the subject property, maintains the general intent and purpose of both the Comprehensive Zoning By-law and the Official Plan.

In the City of Ottawa's Comprehensive zoning by-law (2008-250), the purpose of the R5 (Fifth Density), Sub-zone B is there to allow for the following:

- A wide mix of residential building forms ranging from detached to mid-high rise apartment dwellings in areas designated as General Urban Area, Mixed Use Centre or Central Area in the Official Plan;
- A number of other residential uses to provide additional housing choices within the fifth density residential areas;
- Regulate development in a manner that is compatible with existing land use patterns so that the mixed building form, residential character of a neighbourhood is maintained or enhanced;

If there are any questions, please feel free to contact me on behalf of the client/owner of the property at the office 613-728-4159 or cell 819-665-0052.

Thank you,



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Dipl. Arch. Tech. B. Arch. A.A.T.O. O.A.A. R.A.I.C. A.I.A.