

Cover letter for Minor Variance application for 97 Sweetland Ave

Legal description: Part of Lot 21 Registered Plan 42717

Zoning: R4UD[480]

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-03-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

The current property is a small residential duplex in Sandy Hill.

I propose to build a **low-rise apartment building with 6 units** in total.

The current duplex will remain, and a 3-story addition with 4 units will be added at the back.

The new 4 units will be all 4-bedroom 2 bathroom.

To accommodate this the following variances are required:

1. Reduce minimum rear yard setback from 11.28m (30% of lot depth as per table 162A) to 9.20m
2. Reduce minimum interior side yard setback **on the south side only** from 1.5m (as per table 162A) to 1.2m
3. Reduce minimum interior side yard setback on north side for **existing building** from 1.5m (as per table 162A) to 0.33m
4. Reduce percentage of window coverage that is present on the front façade (the front wall of the **existing house**) from 25% to 15% (as per Section 161(15)(g))

Below is my response to the “four tests”:

The variance is minor:

Reducing rear yard setback from 11.28m to 9.20m still leaves a good size back yard.

Reducing the side yard setback only on the south side where it is facing only the **back yards** of the neighboring properties, so the reduction in distance to the neighboring houses is insignificant.

The existing building was built around 1920 with 0.25m of side yard and only 15% window coverage at the front. This building stays.

The variance is desirable for appropriate development or use of the property:

Without the 4 variances requested above, only 2-bedroom units are possible in the addition which will make the units undesirable for families.

The existing building built in 1920 will stay.

The general intent and purpose of the Zoning By-law is maintained:

The zoning By-law allows for a low-rise apartment building on the R4UD lot and all setbacks (front, side, rear) are still sufficient after the variance is applied. Also, the development coverage leaves good size front and back yards as intended by the zoning by-law.

The general intent and purpose of the Official Plan is maintained:

Sweetland Avenue is a residential street in the Sandy Hill neighborhood near the University of Ottawa, and as such has a mix of low-rise apartment buildings, duplexes, triplexes etc. A 6-unit low rise apartment building fits with the Official Plan for the street.