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Secretary Treasurer
Committee of Adjustment
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Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-03-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Minor Variance and Consent Applications For 146 Russell Avenue, 280-284 Somerset Street East and 105 Sweetland Avenue

Please find enclosed 1x Minor Variance and 4x Consent Applications for 146 Russell Avenue, 280-284 Somerset Street East and 105 Sweetland Avenue (referred to as the "Subject Properties"). The one Minor Variance application is for Building 2.

I am writing on behalf of my client, who's family owns the Subject Properties in the Sandy Hill neighbourhood. My client wishes to demolish the existing three single dwellings on 280-284 Somerset Street East, and the two 5-unit buildings on 105 Sweetland Avenue. 146 Russell Avenue is already vacant.

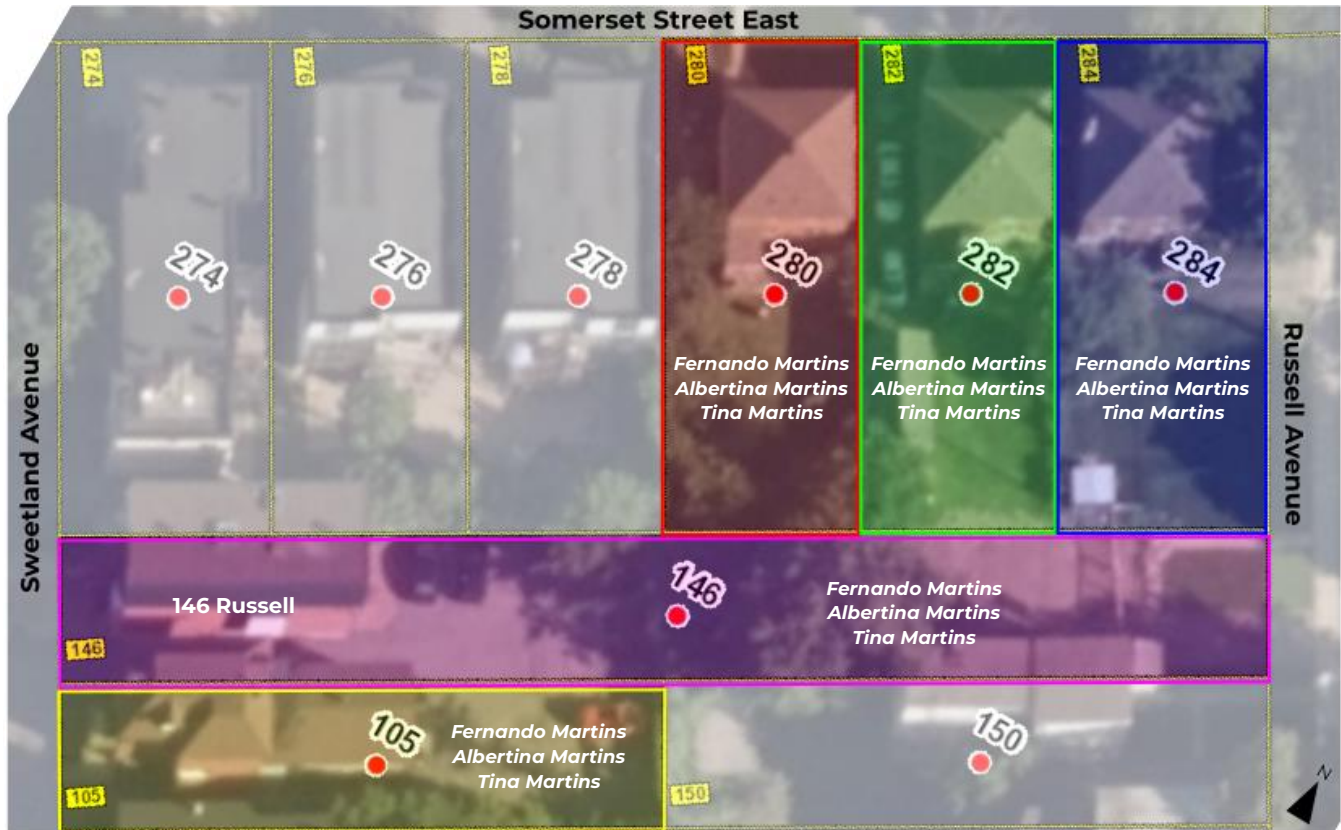
We consulted with the community association who were very supportive of the proposed development, and recommended features that have been incorporated into the design.

Figure 1. 3D Model of Proposed Development (Corner of Somerset Street East and Russell Avenue)



My client wishes to develop these combined properties, to sever them into four properties, and construct four nearly identical 3-storey 10-unit apartment buildings with nearly identical building elevations as Building 2 elevations submitted. The buildings will share one driveway to rear yard parking off Sweetland Avenue. Three of the buildings will share a ramp providing an accessible path of travel to enter the buildings. The buildings are designed to fit well in the existing context; in scale with neighbours, red brick and stone, masonry banding, a decorative parapet, and stacked balconies.

Figure 2. Site Diagram of Existing Ownerships



Consent Applications

We are submitting 4x severance applications, so that the land can be owned in 4 portions as shown in Figure 3 on the next page.

The applications meet the criteria for consent as per Section 51(24) of the Planning Act:

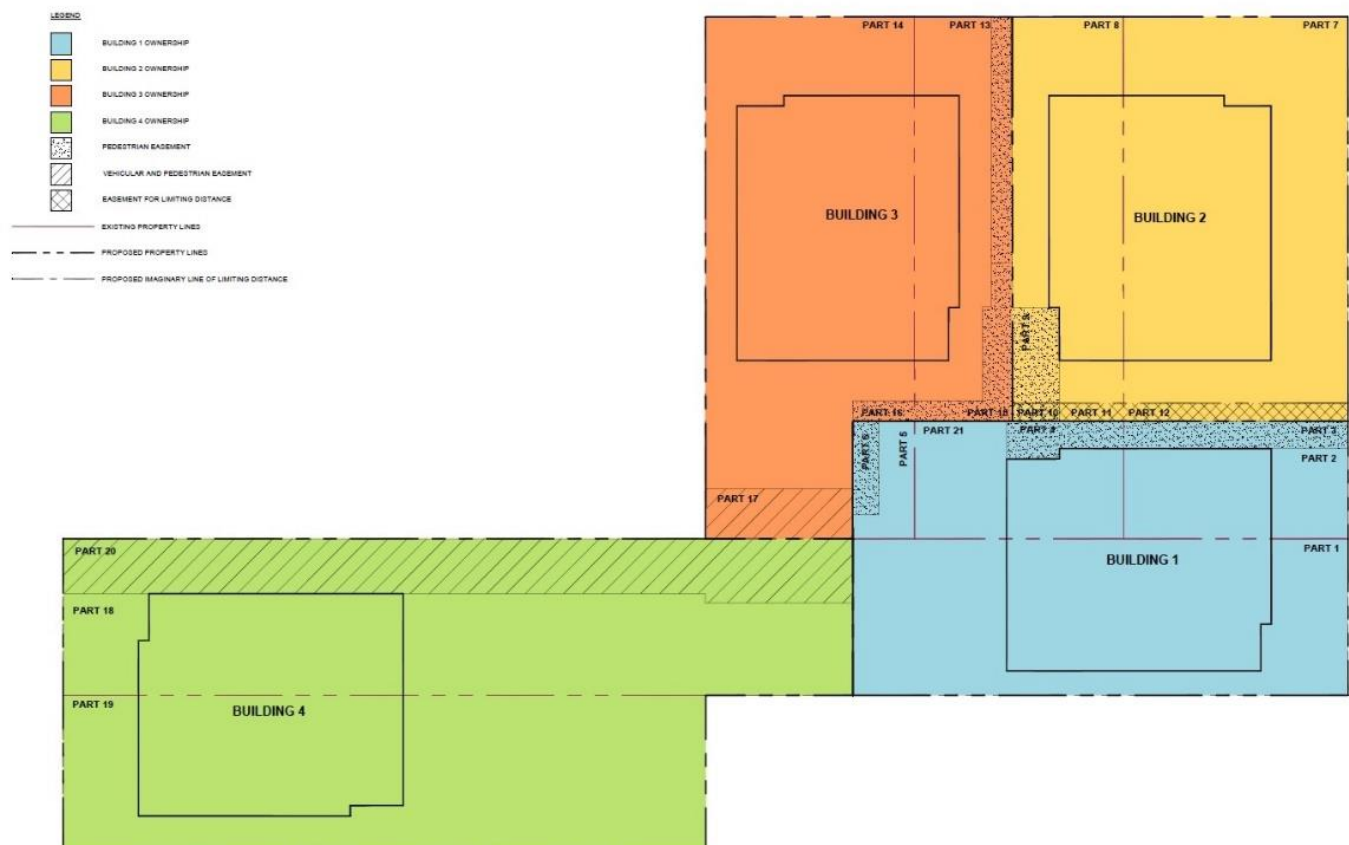
- the proposal meets the intent of the Official Plan for intensification in this area,
- the proposed parcels are suitable for the development of low-rise apartment buildings,
- the dimensions of the proposed parcels are developable with only 2 variances on one of the proposed parcels,
- there are adequate municipal services,
- and there are no grading issues on site.

A Draft R Plan is included with our applications with the combined properties divided into 21 distinct parts. A Description of Ownerships and Parts has been included with our applications describing the parts and proposed ownerships. It is proposed to establish the following easements:

- Over Parts 3, 4 & 6 in favour of Parts 7-20 for pedestrian access and maintenance
- Over Parts 9 & 10 in favour of Parts 1-6 and 13-21 for pedestrian access and maintenance
- Over Parts 15 & 16 in favour of Parts 1-12 and 18-21 for pedestrian access and maintenance
- Over Part 17 in favour of Parts 1-12 and 18-21 for pedestrian access and maintenance, and in favour of Parts 1-6 and 18-21 for vehicular access
- Over Part 20 in favour of Parts 1-17 & 21 for pedestrian access and maintenance, and in favour of Parts 1-6 & 21 for vehicular access

NOTE: Only Buildings 1 and 4 will own parking spaces. Building 1 will own 2 spaces, and Building 4 will own 5 spaces.

Figure 3. Site Diagram of Proposed Ownerships



Minor Variance Application

Three of the four proposed buildings are completely zoning compliant. In order for all the buildings to be nearly identical, variances are required for the corner building (Building 2); to have no interior yard area, and to reduce the required rectangular soft landscaped area for two window wells.

Figure 4. Site Plan Showing Proposed Ownerships



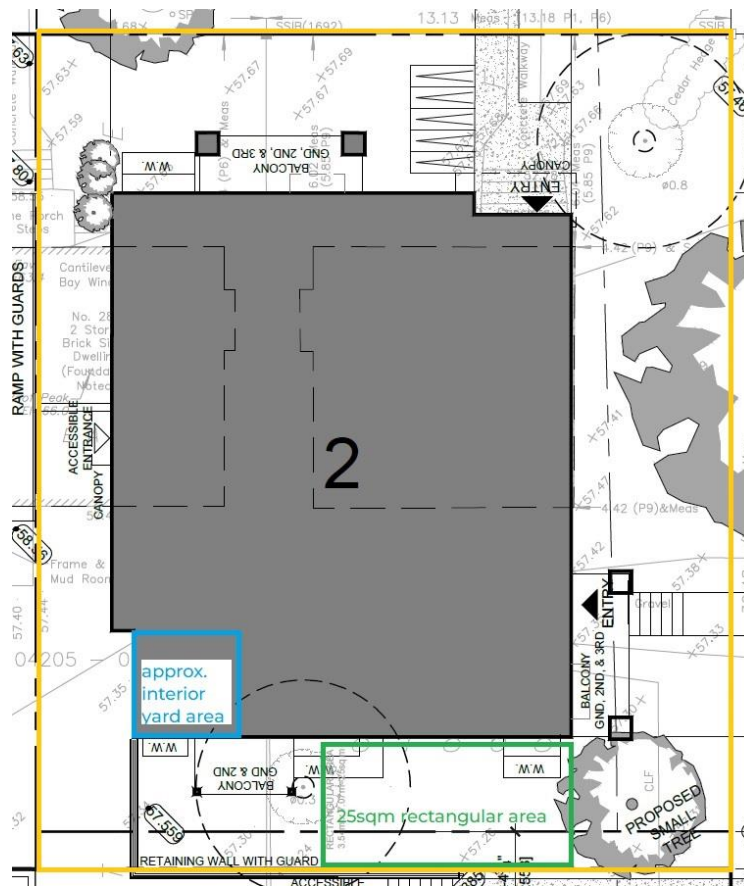
Interior Yard Area

The proposed layout does not allow space for an interior yard area, as required by zoning. By including this yard, the corner building would no longer resemble the other three buildings. We are requesting a variance to eliminate the required interior yard area. With the interior yard area, the corner building would have an awkward indent out of its back corner, where high-quality living space is currently proposed. The purpose of this by-law provision is to ensure that adequate open outdoor space is provided to residents. There is outdoor open space provided in the corner yard and rear yard of the Subject Properties, as well as shared picnic space in between the buildings. Generous balconies are proposed, providing semi-private outdoor living spaces for almost all above ground units.

Rectangular Soft Landscaped Area

The proposed layout includes the required 25m² rectangular area of soft landscaping, however there are two window wells within the proposed area. We are requesting a variance to reduce the required 25m² rectangular area of soft landscaping to 21.9m², to allow room for two window wells. The intent of the by-law is for the 25m² area to provide space for a tree and contribute to a green center of the block. Given the orientation of the lots, the rectangular area is not in the center of the block and is not ideal for tree planting. However, there are 7 new trees proposed, one of them with rooting area extending into the rectangular area on the corner lot. As a result, permitting the window wells in the 25m² landscaped area will have no impact on tree growth.

Figure 5. Coloured Site Plan Highlighting Variances for Building 2

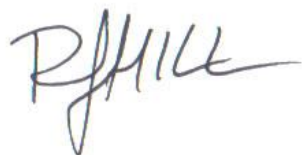


4 Tests: Is this proposal...

	Interior Yard Area	25m ² Soft Landscaped Area
minor in nature?	Yes, the required interior yard area would have only produced an additional 10.8m ² of outdoor space and would not have been ideally oriented -- toward the green center of the block.	Yes, the window wells amount to 12.4% of the 25 ² landscaped area. The window wells also do not impact the proposed tree roots.
appropriate and desirable for this neighbourhood?	Yes, high-quality rental dwelling units are appropriate and desirable in this neighbourhood.	Yes, the window wells significantly improve the quality of the dwelling unit they serve, and tree planting is accommodated nearby.
in keeping with purpose and intent of zoning By-law?	Yes, significant outdoor open space is provided on the site and in a shared rear yard area.	Yes, aggregated soft landscaped areas suitable for tree planting are provided.
in keeping with purpose and intent of Official Plan?	Yes, the proposal provides high-quality rental units.	Yes, the proposed inclusion of window wells improves the quality of the residential unit without reducing tree planting.

If you require any further information, please email my file lead jonathan@rjhill.ca or call me directly at **613-853-2822**.

Regards,

A handwritten signature in blue ink, appearing to read 'RJHILL', with a stylized, cursive-like flourish extending from the end.

Rosaline J. Hill
*BES, B.Arch., OAA,
MRAIC, RPP, OPPI*