

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

Subject: Minor Variance Application – 2181 Quinn Crescent, Ottawa

Dear Committee Members,

I am writing to support a minor variance application for 2181 Quinn Crescent, a single-storey detached home in Ottawa. The homeowners are proposing the removal of the existing shed and an extension of the current built-in single-car garage to better accommodate their vehicle and growing family needs. This modification requires relief from zoning regulations related to internal side yard setbacks.

Current Side Yard Setbacks of the Existing Structure:

- Eastern interior side yard: 2.22 m
- Western interior side yard: 2.99 m
- Combined total: 5.21 m

Proposed Side Yard Setbacks After Extension:

- Eastern interior side yard: 2.22 m (unchanged)
- Western interior side yard: 0.80 m (*minimum required: 1.2 m*)
- Combined total: 3.02 m (*minimum required: 3.6 m*)

*** A previous application for a similar variance was applied for in September 2024, but was refused due to the two following inconsistencies with the 4 statutory tests.**

1. “The Committee notes that the City’s Planning Report raises “some concerns” regarding the application, highlighting that, “access to the rear yard is not entirely possible from the northern interior side yard (setback of 2.2 metres) due to the placement of an air conditioner and a deck 0.8 metres above grade, which will restrict rear yard access from the front yard”.

The revised application includes a larger setback limitation of 0.8m, which improves access on the southern interior side yard accompanied by a 1.2m wide stair/gate and AC relocation on the northern interior side yard to support emergency access situations comparable to that of a fence/gate. Lastly the proposed addition includes a 8'W overhead door to support rear yard access to general foot traffic, maintenance and equipment.

2. “Based on the circumstances, the Committee finds that, from a planning and public interest point of view, the requested variance is not desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands, concluding that an alternative design could be achieved that is more sensitive to the abutting neighbour and the neighbourhood as a whole.”

The setback limitations and design details within the proposed addition are the direct result of compromise reached through negotiation with the abutting neighbour. The revised design also emphasizes the variance as being “as minor as possible” strictly applying to the area within the addition dedicated to vehicular parking.

Previously applied for (September 2024) setbacks after extension:

- East side: 2.22 m
- West side: 0.60 m
- Combined total: 2.82

1. Consistency with the Official Plan and Zoning By-law

This proposal respects the overall goals of the City's Official Plan, which emphasizes appropriate land use, city function, and residential density. The project also aligns with the intent of the Zoning By-law by preserving the low-density, residential character of the area. The only variance required pertains to side yard setbacks; all other zoning provisions are being met. The use of the property remains unchanged—a single-family home in keeping with the neighborhood's established form.

2. Appropriateness and Scale of the Proposal

The existing garage does not adequately meet the parking and storage needs of a family home. Extending it to accommodate additional or larger vehicles is a practical improvement that enhances the livability of the home without disrupting the surrounding environment. The proposed variance is modest relative to the size and layout of the property, and the removal of the existing shed (currently located approximately 0.48 m from the property line) further supports the overall goal of thoughtful site planning.

We believe the proposed development is reasonable, in scale with the property, and reflective of the amicable resolution reached with the adjacent property owners. Enclosed you will find detailed drawings to further illustrate the request.

Thank you for your time and consideration.

Sincerely,
Brandon Lair
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