

2025-08-01

City of Ottawa | Ville d'Ottawa

Comité de dérogation

To Whom It May Concern:

The nature of this application is to add a four unit extension to the existing building structure. The owners of the lot and 13499979 Canada Inc. are proposing this development as an eight unit multifamily (4 existing units, 4 new units added). Considering that the Ontario Planning Act has a mandate to encourage intensification, we feel as though this proposal is reasonable. The following also illustrates how this proposal meets the 4 tests.

**1. The variance is minor.**

We are asking for a variance for the following item:

Rear Yard Setback: We are seeking a reduced rear yard setback of 6.43m (21.4% lot depth) from the required 9.06m (30% lot depth). We believe that the variance is minor as it results in only an overall 9.6% reduction in required lot depth.

**2. The variance is desirable for the appropriate development or use of the property.**

With the variance noted, we will be able to develop four additional units. These additions will help with intensification and availability of housing.

**3. The general intent and purpose of the Zoning By-law is maintained.**

Other than the minor variance noted, the dwellings will conform to all other Zoning By-Laws such as building height and all other applicable by-laws.

**4. The general intent and purpose of the Official Plan is maintained.**

Adding the four units will help with intensification. This project will add to the managing of growth and provide dwellings where services already exist. We also strongly believe this conforms to the following statement from the official plan: "New development on vacant land in designated growth areas that contributes to the completion of an existing community..."

In conclusion, we view the variance as complying to the four tests of the Planning Act.

Regards,



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