

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

AB&B Management Inc.
% Botros Botros
PO.Box 45616 Chapman Mills,
Ottawa, On. K2J0P9

December 10, 2025

City of Ottawa Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7
Attn: Mr. Michel Bellemare
Secretary Treasurer

Committee of Adjustment
Received | Reçu le

2025-12-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: 46 Garland St. (Minor Variance Resubmission) - Ward 15
Part of lot 40 and 42, Registered Plan 57, City of Ottawa
Past Applications: D08-01-25/B-0015 and D08-02-25/A-00164

Dear Members of the Committee,

I am writing to formally resubmit my Minor Variance Application for the property located at 46 Garland Street. Following the Committee's previous review and the comments provided by staff, Hintonburg Community Association, neighbours, and other stakeholders, we have undertaken a thorough evaluation of the initial proposal and have revised the design to address all identified concerns.

In this resubmission, the following key revisions have been incorporated:

Revised building massing and setback adjustments to reduce impact on adjacent properties, will have the same set back as adjacent property at 52 Garland street.

Updated Front elevation to add unit front door to improve compatibility with neighbourhood character.

Refinements to the rear yard setback in response to feedback from the earlier application. we increased the backyard set back to the required 7.5m for the basement and main floor and 6.3m for the second and third floor

Enhanced the rear yard function by increasing the size and adding tree

Moving the garbage storage to the back

These updates were developed in close consultation with our design team and with careful consideration of the Committee's guidance. We believe the revised proposal represents a balanced and thoughtful solution that aligns with the intent of the zoning by-law, maintains the character of the surrounding area, and meets the four tests of the Planning Act, by ensuring that each variance is minor in nature, resulting in no unacceptable impacts on neighbouring properties, privacy, or streetscape character. The proposal is desirable and appropriate for the development of the property, as it allows for a functional and well-designed home that remains compatible with the surrounding built form. The updated plans maintain the general intent and purpose of the Zoning By-law by respecting the overall scale, massing, and performance standards envisioned for the area, while incorporating adjustments that respond directly to previous concerns. The revised application upholds the general intent and purpose of the Official Plan, supporting gentle intensification, high-quality residential design, and reinvestment within an established neighbourhood. Together, these revisions demonstrate a balanced and thoughtful approach that satisfies all four tests.

We respectfully request the Committee's review and approval of the updated Minor Variance Application. Should any additional information, drawings, or clarification be required, I am fully prepared to provide them.

Thank you for your time and consideration. I appreciate the opportunity to work collaboratively with the Committee and look forward to the upcoming hearing.

Sincerely,
AB&B Management Inc.
% Botros Botros
Owner/Applicant