

December 19, 2025.

City of Ottawa Committee of Adjustments
101 Centerpointe Drive, 4th Floor
Ottawa, ON K2G 5K7

Re: 587 Sherbourne Road (Minor Variance Application) Ward #7, Bay
Part 1, plan of lot 13, registered plan # 351397, City of Ottawa

On behalf of our clients, we are submitting the enclosed Minor Variance application for the property located at 587 Sherbourne Road. This minor variance has 2 purposes:

1. To seek a reduction in the **rear yard setback** requirement from 3.975 M (17.34% of the lot depth) to 1.45 (6.32% of the lot depth) in order to construct an addition providing a wheelchair accessible means of accessing the home and providing the owner with the ability to travel between the levels of the home while in her wheelchair.
2. To seek a reduction in the **rear yard area** from 64.56 S.M. (9.56% of the lot area) to 48.18 S.M. (7.14% of the lot area) in order to construct an addition providing the owner with a wheelchair accessible home.

The proposed addition is to be constructed in the interior yard and a small portion of the rear yard where it can provide access from the home to both the garage and emergency egress door of the home. This location also allows for the installation of a single elevator within the home that can provide access between the home and the garage, access from the home to the accessible means of egress, as well as travel between the main floor and basement levels of the home thereby providing the owner with full accessibility throughout her home.

The only purpose of the requested variance is to provide the owner with a wheelchair accessible home. There is no change in the usage of the home, the number of bedrooms, etc. Essentially, the home will remain exactly as it is, it will simply be made accessible.

The four tests of a Minor Variance application from Section 45(1) of the Planning Act are that the variances are minor in nature, are desirable for the appropriate development or use of the land and building, and maintain the general intent and purpose of the Zoning By-Law and Official Plan.

1. The variances are minor in nature.

The variances requested are minor in nature.

Variance Request A: (By Law Part 1 – Section 3(3)(b))

The request for a rear yard setback reduction from the required 3.975m to 1.45m (a total reduction of 2.52m). This will only affect a small portion of the property as the property line is on an angle. Only the corner of the proposed addition will project into the rear yard area. The remainder of the existing rear setback line is unaffected by the proposed work.

Variance Request B: (By Law Part 6 – Endnote 7 of table 156B)

The request for a reduction in the rear yard area from 64.56 S.M. (9.56% of the lot area) to 48.18 S.M. (7.14% of the lot area) in order to construct an addition providing the owner with a wheelchair accessible home.

The reduced rear setback and rear yard area do not result in any adverse impact on the adjacent property in that a mature cedar hedge exists between the 2 properties.

2. Desirable and appropriate for the development or use of land and building

The proposed addition will transform the existing single-family home into a fully accessible single-family home without any significant change to the overall appearance of the home and property. The proposed addition has been designed to match the existing home and is being constructed within the interior yard so that it does not extend beyond the end of the home or the attached garage. Its roofline does not extend higher than that of the existing home and similar materials will be used for its exterior finish.

3. The variances maintain the intent of the Official Plan

The home is an original home in the neighborhood that matches the overall look of the neighborhood in both its style, size, and positioning on the lot.



Aside from creating wheelchair accessibility within the home for the owner, there are no other changes associated with the intent of the renovation. The home will remain a single-family dwelling. The driveway access, garage, front entry, number of bedrooms, number of bathrooms, etc. will all remain the same. In addition, the proposed addition has been designed to match the existing home in both design and exterior finish.

4. The variances maintain the intent of the Zoning By-Law

The home will remain a single-family dwelling with no change in its available occupancy, use or purpose. All aspects of the home, including its layout, will remain the same except for the fact that they will be wheelchair accessible.

FRONT VIEWS OF HOME



REAR YARD OF HOME



EXTERIOR SIDE OF GARAGE

