



February 26, 2017

Committee of Adjustment  
101 CentrepoinTE Drive  
Ottawa, ON K2G 5K7

**Re: File D08-02-17/A-00016 (368 Chapel Street)**

Dear Sir/Madam,

Action Sandy Hill (ASH), having met with the applicants and reviewed the plans filed, is opposed to the requested variances. The effect of the requested variances would be to permit a seven-unit low rise apartment building at 368 Chapel Street, a site that does not in fact even meet the performance standards for a triplex. As such, the proposed development would clearly not be in keeping with the purpose and intent of the zoning by law.

The variances needed are not minor:

- a) the lot width is not adequate at only two thirds of what the by law requires;
- b) the lot area is 16% less than the by law requires; and,
- c) the reduced northerly and southerly side yard setbacks after the first 21m are unreasonable, being only 20% of the required setback (1.2 metres rather than the 6-metre set back required).

ASH is not opposed to more density at this location but the intent of the zoning by law and the character of the neighbourhood must not be sacrificed. The zoning on this site would currently permit development of a duplex or long semi, either of which would be more in keeping with the character of the area and would permit intensification on this site.

We respectfully request therefore that the Committee refuse the requested minor variances as they do not meet the four tests. Please ensure that the Secretary-Treasurer is advised that ASH hereby files our written request to receive a copy of the Committee's decision.

Best regards,

A handwritten signature in blue ink, appearing to be 'Chad Rollins', with a stylized flourish at the end.

Chad Rollins  
President, ASH

Cc: Mathieu Fleury, Councillor Ward 12