



August 2, 2013

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

Re: File No. D08-02-13/A-00225 (Minor Variance for 365 Friel)

Dear Sir/Madam,

Action Sandy Hill (ASH) is a volunteer-led community association that represents and promotes Sandy Hill and its residents. One of our primary objectives is to preserve and enhance Sandy Hill's residential integrity and unique urban heritage in architecture and landscapes. To that end, we believe that any development in Sandy Hill should be required to be respectful of the surrounding properties and make a positive contribution to the overall community.

With the above in mind, ASH must object to this application because the requested variances are not minor; and, if approved, will allow construction of something that has a far larger footprint than permitted, and encroaches on the mandatory setbacks, making the yard smaller than required. The variance requested is to reduce the size of the rear yard so that it is 62% of the required area, clearly a significant variance by any standard. Ensuring adequate yard space is all the more important when you consider that the proposed building has 12 bedrooms, meaning that there are expected to be at least 12 people living in the building. Previous decisions by the Committee of Adjustment, including those related to 466 Nelson, have recognized the need to control the footprint of a building in order to limit density and protect green space.

The current setback requirements are mandatory for a reason. Setbacks are necessary to maintain enjoyment of property, to provide amenity space, to allow for the greening of the property, and to control the massing and density of the building. In light of the fact that ASH and the wider community is currently campaigning to have the setbacks increased and the massing and density of new buildings diminished for infill in our community, such a variance is unacceptable. If granted, this variance will have a significant negative impact on the immediate neighbours and the overall environment of Sandy Hill.

We also object to the inclusion of two asphalt driveways. Combined with the overall reduction of green space, this will have a negative impact on the environment. Asphalt wreaks havoc on the way water interacts with its natural world. Normally, rainfall is absorbed into the ground where it is either consumed by plants or integrated into groundwater. Asphalt disrupts this process completely, as runoff finds itself diverted into sewers where contact with Volatile Organic Compounds is inevitable and where the tainted sewage water ends up contaminating natural water sources.

The overall net effect of these constant reductions of green space on the environment cannot be overstated. Green space is necessary to maintain quality of life for residents and to ensure that water can get into the ground. In Sandy Hill where Leda clay is prevalent, denying moisture to this material has the end effect of sinking building foundations and cracking walls. This also can affect adjacent properties.

Given all of the above points, it should be clear that the requested variances are not minor, are not desirable for the property development or use of the land, and do not meet the general intent and purpose of the zoning bylaw and official plan; and, therefore, should be denied. Please ensure that the Secretary-Treasury is advised that ASH hereby files our written request to receive a copy of the Committee's decision.

Best regards,



Chad Rollins
Vice-President, ASH
Co-Chair, Planning Committee