



Christopher Simmonds *ARCHITECT Inc.*

April 09, 2013

Committee of Adjustment
City of Ottawa
110 Laurier Avenue West
Ottawa, Ontario
K1P 1J1

Re: 156 & 158 Northwestern Avenue Driveway & Walkway Width

To Whom It May Concern

This letter is a revision to our application regarding 156 & 158 Northwestern Avenue, seeking minor relief from the current Zoning Bylaws.

This follows a detailed review of the drawing by the planning department and clarification of how the Bylaw is to be interpreted.

158 Northwestern Avenue

This variance revision is a further clarification to the original combined walkway and driveway design. There have been no changes made to the originally proposed walkway and driveway layout, depth, and width.

1. Original Application:
 - a. To permit a combined driveway and walkway width of 4.4 metres, whereas the Bylaw permits a maximum combined driveway and walkway width of 3.6m for lots between 7.5 and 12.0m in width.
2. Revised Application:
 - a. To permit a combined driveway and walkway width of 5.8 metres, for a total depth of 1.8 metres. The remaining combined driveway and walkway width will be 4.4 metres.

156 Northwestern Avenue

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1. Original Application:
 - a. To permit a combined driveway and walkway width of 4.4m, whereas the Bylaw permits a maximum combined driveway and walkway width of 3.6m for lots between 7.5 and 12m in width.
2. Revised Application:
 - a. To permit a combined driveway and walkway width of 5.7 metres, for a total depth of 1.8 metres. The remaining combined driveway and walkway width will be 4.4 metres.

Attached is a detailed plan of the proposed front yards of the properties.

Thank you for consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Simmonds', with a large, stylized initial 'C'.

Christopher Simmonds
B.E.S. B.Arch OAA MRAIC LEED® AP