

Campanale Homes
1187 Bank Street, Suite 200
Ottawa, Ontario
Canada K1S 3X7



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Prepared by: Timothy Campanale

March 15th, 2023

Request for Consent Re: Cover Letter & Rational for Civic Addresses: 619, 621 & 623 Kochar Drive legal descriptions;

623: LOT 188, PLAN 4M1258, OTTAWA/NEPEAN.

621: LOT 187, PLAN 4M1258, OTTAWA/NEPEAN.

619: LOT 186, PLAN 4M1258, OTTAWA/NEPEAN.

Attn: Committee of Adjustments

Committee of Adjustment
Received | Reçu le

2023-04-04

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Introduction:

The proposed application for consent is to sever is for the civic address 621 Kochar Drive and to merge half of 621 Kochar with the neighbouring addresses 619 & 623 Kochar Drive. The lots are currently between 14.65 and 14.68 meters in the front, 12.68 meters in the rear, and range from 32.63-32.31 meters deep. Conjoined, the properties will be Lot 188 and part 1 of lot 187 with a frontage of 21.98 meter (72 feet), and 19.05 meters in the rear, the west lot line will be 32.31 meters deep and the east lot line will be 32.2 meters deep. The neighbouring property, Lot 186 and part 2 of lot 187, will have a 22.01-meter frontage (72 feet), with 19.06 meters at the rear, the west lot line will be 32.20 meters (105 feet) deep and the east being 32.63 meters (107 feet) deep.

Background:

The current owners of the properties are Vince & Tony Campanale. Tony owns 623 Kochar Drive, Vince owns 619 Kochar drive, and Vince & Tony co-own the center lot 621 Kochar Drive. They have owned these three properties since 2009 when they purchased the subdivision known as “Prince of Wales on the Rideau”, their original plan was to always sever 621 Kochar Drive and conjoin with 623 & 619 Kochar Drive. The intention is to construct two new single-family homes while maintaining a form and character that is consistent with the surrounding neighbourhood.

Neighbourhood Character:

The existing neighbourhood consists of solely single-family homes on varying sized lots ranging from 45 – 114 ft wide. The subject property conforms to the style of the neighbourhood as there are houses on Rahul Crescent and throughout the subdivision that have wider style lot sizes and house designs (see Appendix 1).



Zoning:

The current zoning of the property is R2S subzone, the subject property meets all the required zoning criteria for the subzone, no variances will be required for this site.

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Type	IV Minimum Lot Width (m)	V Minimum Lot Area (m)	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Rear Yard Setback Minimum (m)	X Minimum Interior Side Yard Setback (m)	XI Endnotes (see Table 158B)
S	None	Detached, Duplex, Linked-detached	9	270	8	6	4.5	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6
		Long Semi	10	300	8	6	4.5	7.5 ⁶	1.8 m total, 0.6 m for one side yard	6

Official Plan:

Under the City of Ottawa’s new Official Plan, it defines the area the properties are located in as within the outer urban transect, which promotes ground-oriented form. The properties are located with the Carleton Heights Secondary Plan and they are designated as neighbourhood low-rise, this is defined as an area that predominately features single-detached and semi-detached dwellings or other typologies consistent in the form. With a consent granted, the subject property will continue to conform to the neighbourhood low-rise specification.

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Appendix 1:

414 Rahul Crescent 20.11 m (66 feet) of frontage



416 Rahul Crescent 18.2 m (60 feet) of frontage



418 Rahul Crescent with 18.2 m (60 ft) of frontage

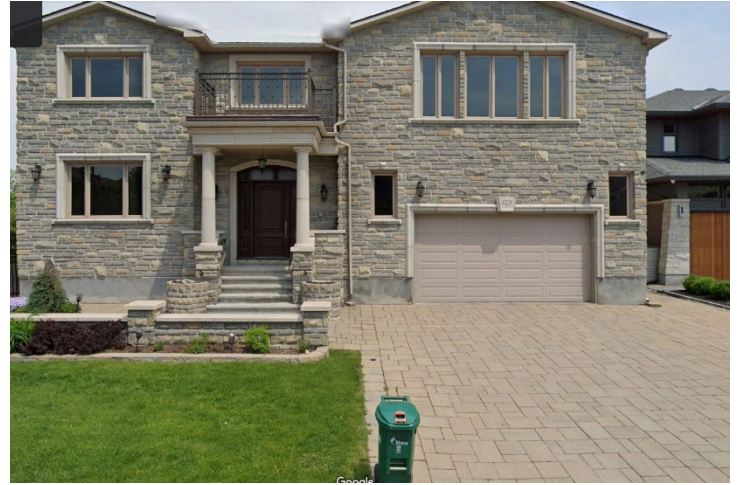


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420 Rahul Crescent with 20.12m (66) feet of frontage



430 Rahul Crescent 24.08 m (79 feet) of frontage



438 Rahul 20.73m (68 feet) of frontage



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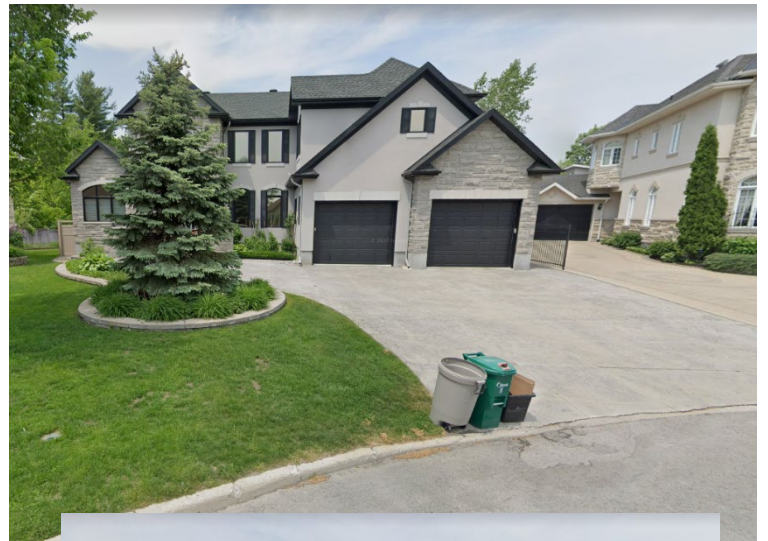


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442 Rahul Crescent



444 Rahul Crescent



455 Rahul Crescent 23.4m (77 feet) of frontage

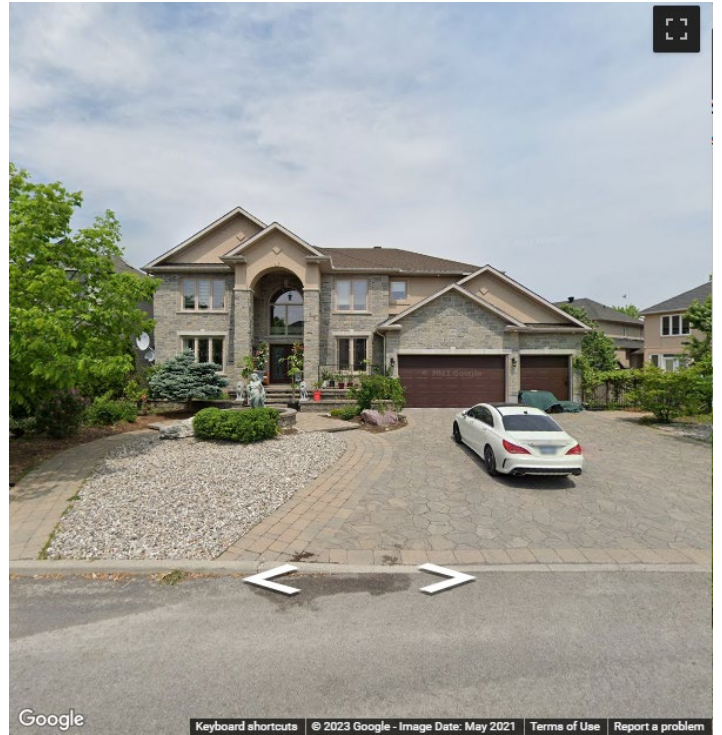


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523 Kochar Drive, 34m frontage (114 feet)



248 Madhu Drive, 28.6 meters frontage (94 Feet)

