

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

ZEN HOUSE AT 3025 REGIONAL ROAD 174

CUMBERLAND, OTTAWA



MINOR VARIANCE APPLICATION

Prepared for ZGI Cumberland Inc.
By Caimion Development Inc.

2023-08-08



CAIMION
DEVELOPMENT CONSULTING

THE PROPERTY

This 4.05 ha property is located at the east end of Ottawa on a triangular peninsula stretching out into the Ottawa river. It has a 90m frontage on Regional Road 174 and a 40m shoreline on Ottawa River. The depth of the property is over 500 meters. This property is not directly abutting to any residential subdivision.

The properties at its west and east are similar large deep parcels with water frontages. Only a few houses are scattered in this area. Some houses are not visible from the Regional Road.

Current zoning is RU which allows multiple uses on this property including detached dwelling and secondary dwelling unit. The rear half of the property is within flood plain.



HOUSE DESIGN



The owner is proposing to construct a detached dwelling for his own enjoyment, with an attached secondary unit for his parents. The second unit entrance is on the west side wall. The proposed house is located outside the flood plain with 30m setback from the conservation authority regulated area.

The house design is inspired by minimalism and Zen style, using simple rectangular geometries to create an articulated architectural form with touch of natural materials. Green roofs are used to merge the house into the natural environment and creating activity spaces with better river views.



ZONING COMPLIANCE

We are seeking release from Committee of Adjustment for the following minor variance:

a. - Section 227(g) of the Zoning By-law permits a maximum height of 12.0 metres.

- The applicant is proposing to construct a three-storey detached dwelling with a height of 12.954 metres.

ZONING	RU (Zoning By-law No. 2008-250)	LOT NO.			
PLAN NO.		LOT AREA	435650.23 ft ² (40473.27 m ²)		
LOT FRONTAGE	295.26' (90 M)	LOT DEPTH			
DESCRIPTION	EXISTING	PROPOSED	REQUIRED		
MIN.LOT FRONTAGE	295.26' (90 M)	295.26' (90 M)	50M		
MIN. LOT AREA	435650.23 ft ² (40473.27 m ²)	435650.23 ft ² (40473.27 m ²)	8000 SM		
* MAX.BUILDING HEIGHT	—	42' - 6" (12.954 M) *	12 M		
NO. OF STORIES	—	3	NA		
DRIVEWAY WIDTH	—	4.88M	4M		
BUILDING AREA	—	6,162 SQF (572.47 SQM)	87,130 SQF (8,094.65 SQM)		
MAX LOT COVERAGE	—	1.41%	20%		
GROSS FLOOR AREA	—	12,539 SQF (1164.91 SQM)		NA	
		Principle Dwelling	Secondary Unit		Secondary Unit No Greater than 40% of GFA of Principle Dwelling
		9,904 SQF (920.11 SQM)	2,635 SQF (244.80 SQM)		
		26.6%			
MIN. DISTANCE SEPARATION	—	—	—		
AVERAGE GRADING	—	46.45M	NA		
FIRST FLOOR ELEVATION	—	49m (Principle Dwelling) 48.8m (Secondary Unit)	NA		
SETBACK	EXISTING	PROPOSED	REQUIRED		
FRONT (SOUTH)	—	415'-6 ⁷ / ₈ " (126.67m)	10.0m		
SIDE (WEST)	—	27'-2 ³ / ₈ " (8.29 m)	5.0m		
SIDE (EAST)	—	82'-1" (25.02m)	5.0m		
REAR (NORTH)	—	1259'-2 ¹ / ₂ " (383.81m)	10.0m		

II RATIONALE



Roof garden is a big feature of the house. It is beneficial for energy efficiency and stormwater run-off reduction. It is reasonable to provide access to the roof for enjoyment and maintenance. The vertical geometric form of the staircase also contributes to the articulation of the architectural form.

Four Tests:

1. The proposed building height is 12.954m, over the height limit by 0.954m, less than 8%. The variance can be considered minor.
2. The property is featured with natural environment, river view. The creation of roof garden can properly fit the building into the environment and appreciate the natural views.
3. The variance does not change the general intent and purpose of the Zoning By-law in terms of the proposed usage and building form.
4. The variance does not change the general intent and purpose of the Official Plan.