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August 6, 2023

Committee of Adjustment
City of Ottawa
101 Centerpointe Drive

Committee of Adjustment
Received | Reçu le

2023-08-16

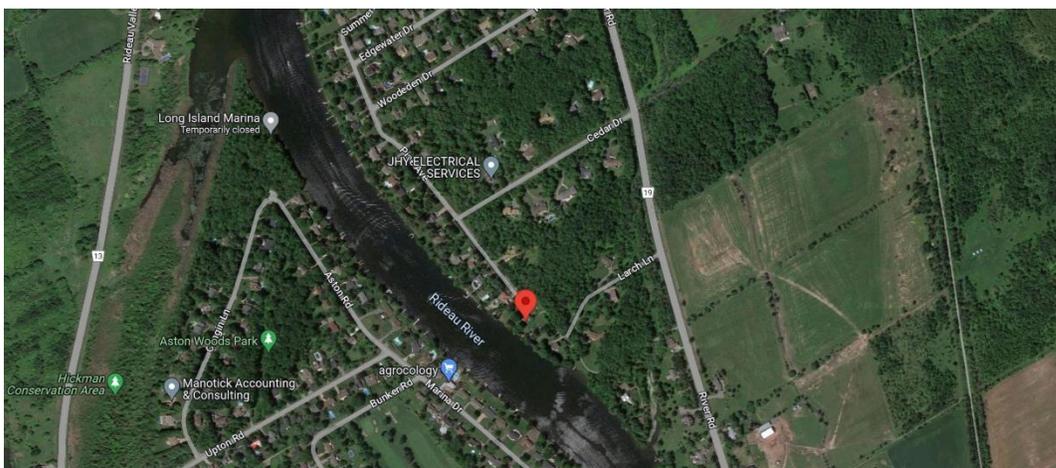
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application for Minor Variance for **2490 B River Road**

Dear Sir/Madam,

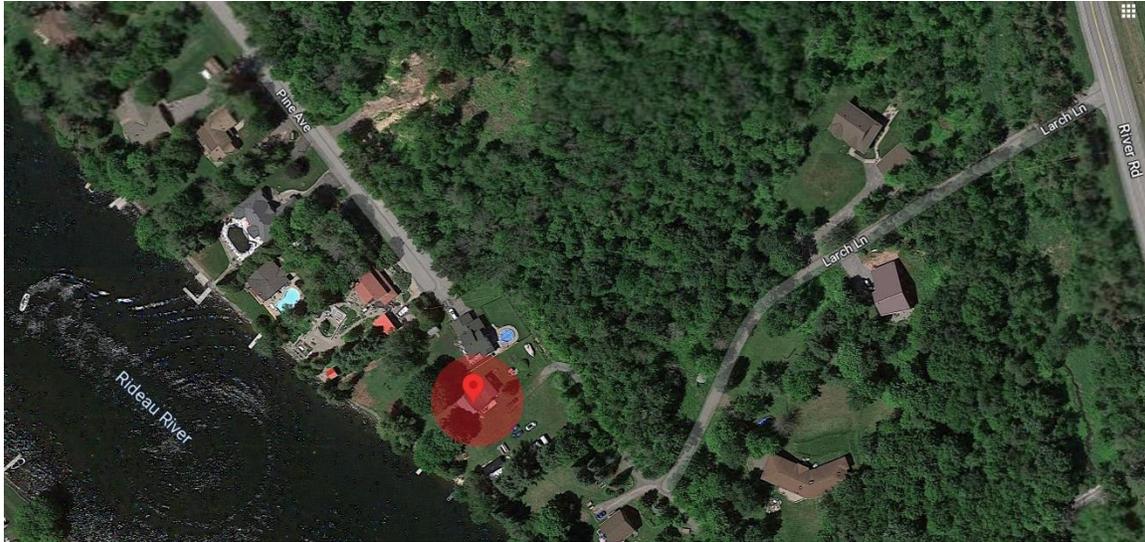
This application is for a Minor Variance under By-law 2008-250 Section 59 – Frontage on a Public Street, in order to develop a property at 2490 B River Road. It is located in an RR8 zone in Rural Area of a former municipality of Osgoode. The reason the variance is required is to make the best use of this residential lot in such a prime location, and to improve the existing setbacks from Watercourse – Rideau River, as well as to optimize interior layout to suit the needs of the owners' family.

This proposal is to reconstruct a detached house with a detached garage at the above address. The existing detached house on the property will be demolished in its entirety. This decision is based on a thorough assessment that has identified severe foundation problems, which require extensive and impractical remediation efforts (see attached pictures). The existing septic system will be replaced to meet the current environmental and regulatory requirements for properties located in Flood Plain Overlay. In order to build a sustainable and efficient place of primary residence, two minor variances are sought. This property is not within the Heritage Overlay.



2490 B River Road_ Location plan





2490 B River Road_ Location plan_2



2490 B River Road_ Existing house, September 2022



2490 B River Road_ Existing deteriorating foundations (Sono-tubes), September 2022



2490 B River Road_ Existing deteriorating sono-tubes foundations, September 2022



2490 B River Road_ Existing house, September 2022

Background

This property is municipally known as 2490 B River Road, Manotick and registered as Part of lot 19, PIN 03903-0523. The area of the property is 1,775 m² with a frontage of 24.28 m and a depth of 66.24 m (See attached Survey plan). The property is in Rural area of the OP; within area D, Rural Area. It is in Ward 20; Osgoode, in the Osgoode-Vernon neighbourhood and the current councillor for this area is George Darouze.



GeoOttawa_ River Road and Larch Lane

The property is accessed by a Right-of-way (see attached Survey plan) which is approx. 300 m long. This right-of-way serves another 6-7 properties that do not have direct access

to River Road. This private access has effectively catered to the needs of these properties for several decades, proving to be beneficial and dependable over time.

The existing detached dwelling is serviced by a private well and private septic system that will be upgraded to comply with the current standards of the Conservation Authority.



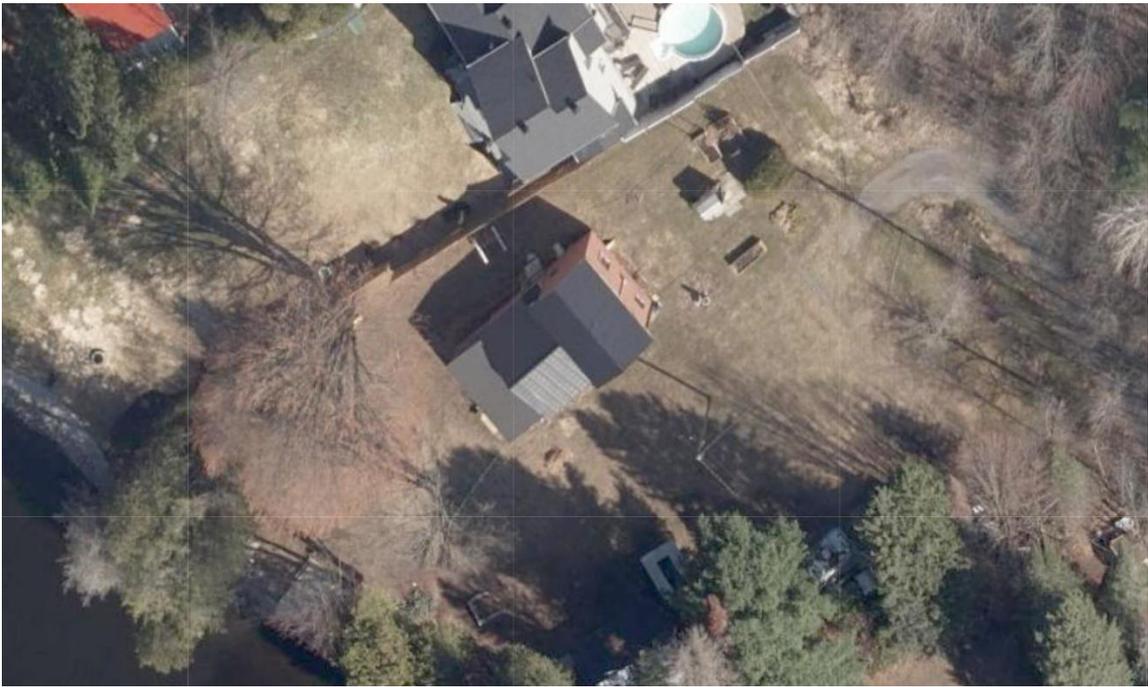
GeoOttawa_2490 B River Road and Right-of-way



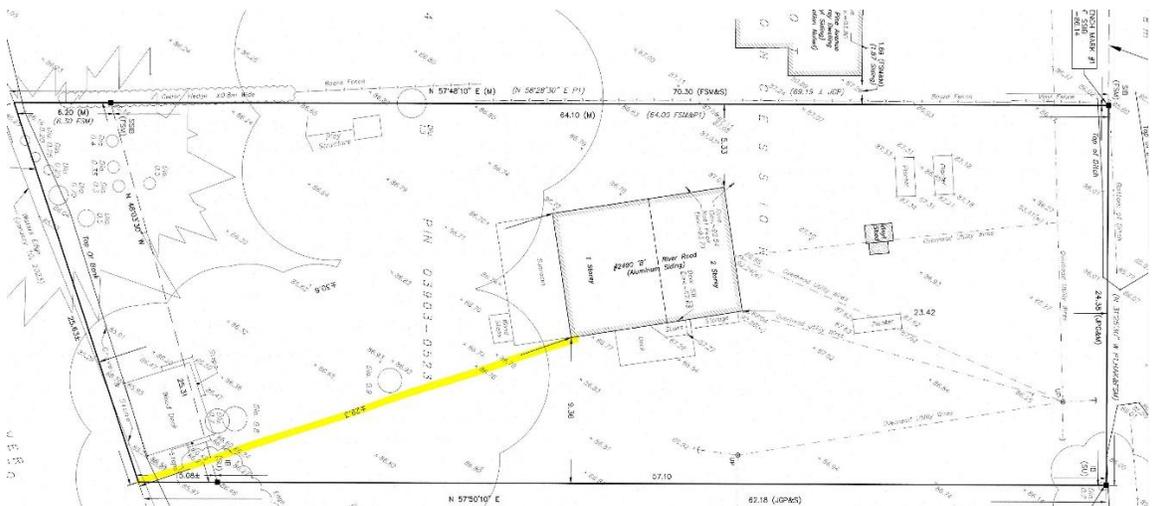
Existing Survey plan and Right-of-way

The property is in a well serviced area; socially and commercially, it is in a radius of 10 minutes from multiple amenities, grocery stores, farms and churches. It is situated between Manotick, Kars and Osgoode with an easy access to Hwy 416.

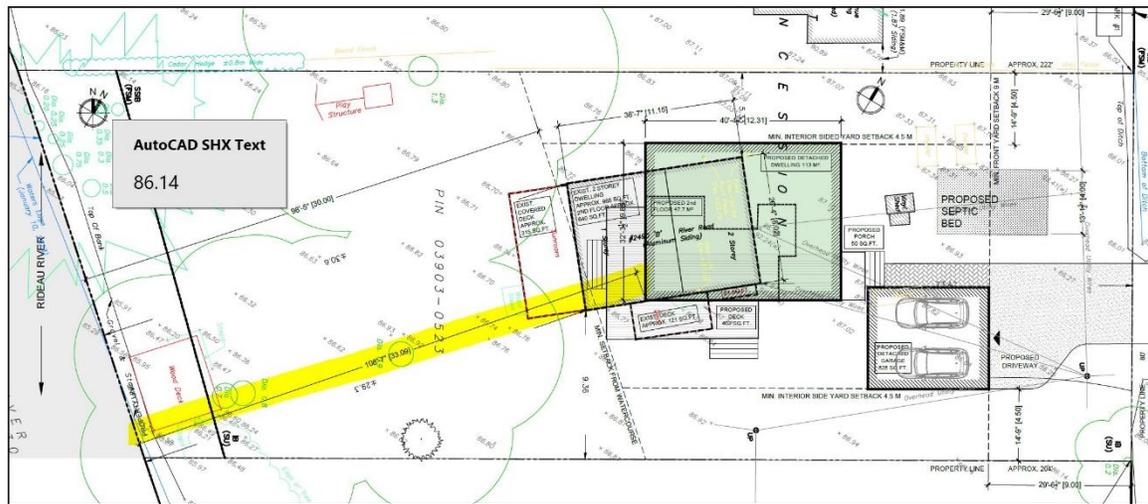
The subject lot is fairly flat, with its frontage facing almost directly east. There are two mature maple trees (Dia. 0.9 and 1.3) that will be preserved in the rear yard of the property. There are also a number of mature trees along the shoreline that will not be impacted by the proposed construction.



2490 B River Road_ Location of existing house



2490 B River Road_ Existing Site Survey existing 29.03 m setback from Watercourse



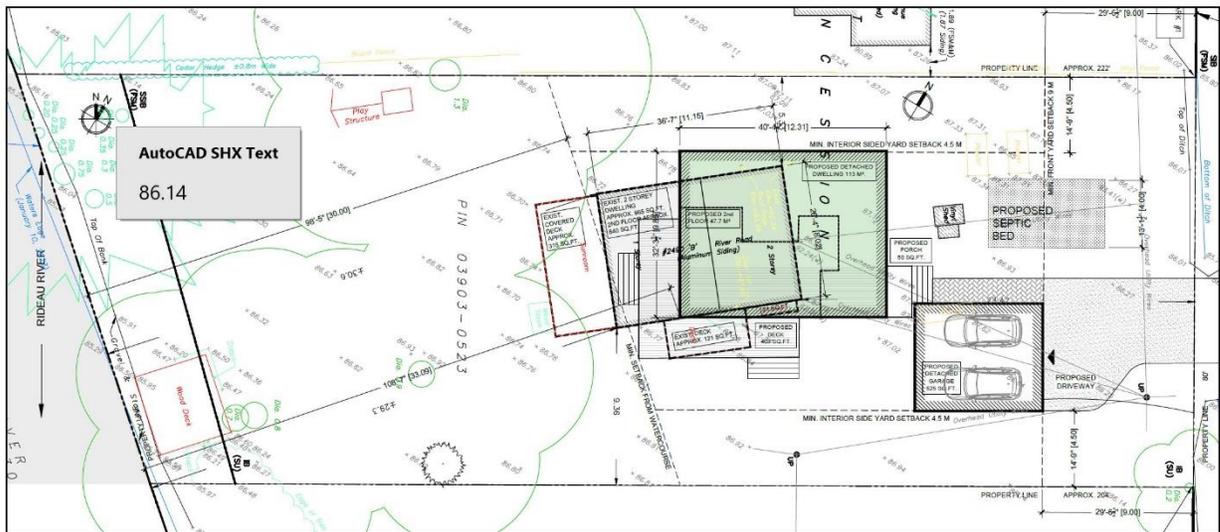
Proposed Site plan_proposed 33.09 m setback from Watercourse



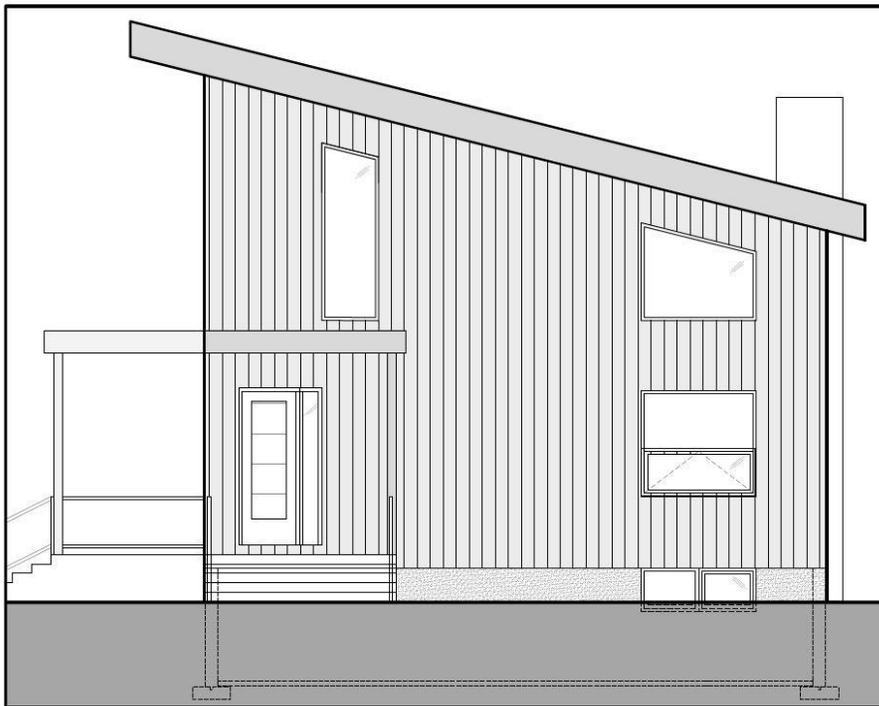
Proposal

The main focus of the proposal is to maintain the existing residential use of the subject property while improving the existing conditions. The existing detached dwelling will be demolished and the proposed house will be set back by 4.6 m; 3.09 m past the minimum required setback from watercourse. The proposed design enlarged the existing floor area by permitted 20 meters squared to accommodate the owners' needs for their primary residence. The proposal complies with all the required zoning by-laws for the subject zone as well as the requirements of the Rideau Valley Conservation Authority. The two variances are sought because the existing property does not abut an improved public street for a distance of at least 3.0 meters.

The goal of this proposed dwelling is to build a well-fitting contemporary compact home. The proposed house contains 3 bedrooms in total; kitchen, dining and living room on the ground floor, with a powder room at the main entrance and south-west facing deck complying with the maximum RVCA square footage. As discussed with civil engineers from Kollaard Associates, the proposed crawl space is designed according to the RVCA Flood proofing requirements. The proposed detached garage also aligns with the zoning by-law outlined in Section 58 – Flood Plain Overlay.

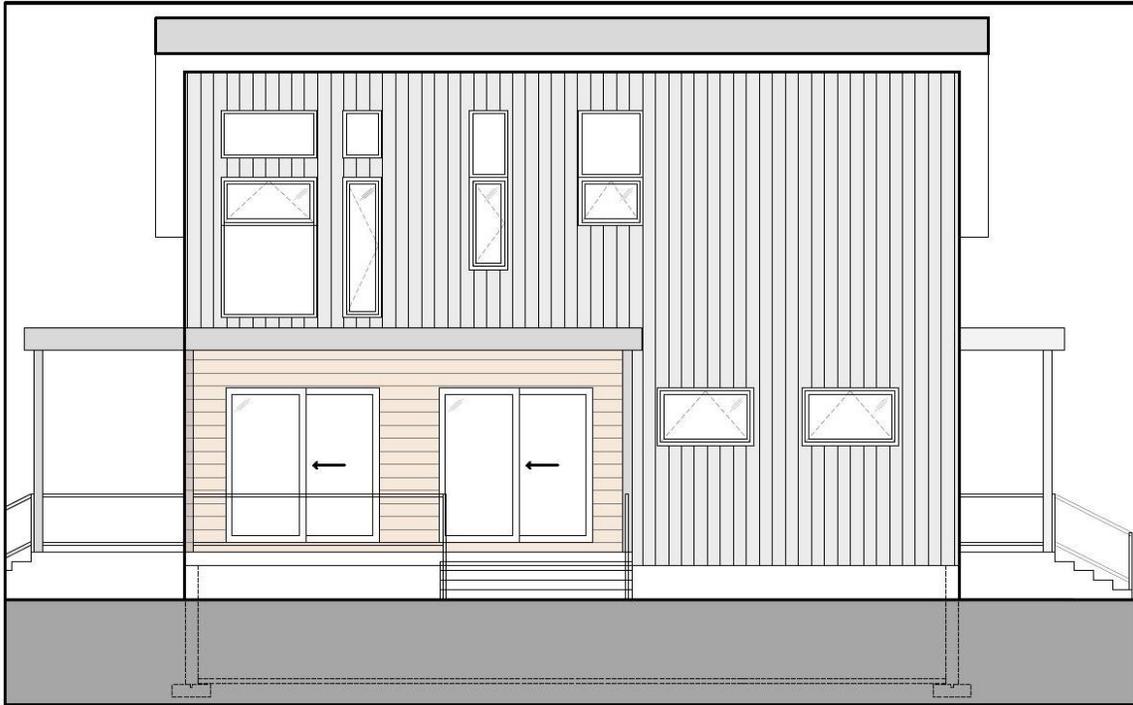


Proposed Site Plan



Proposed Front (East) Elevation, not to scale

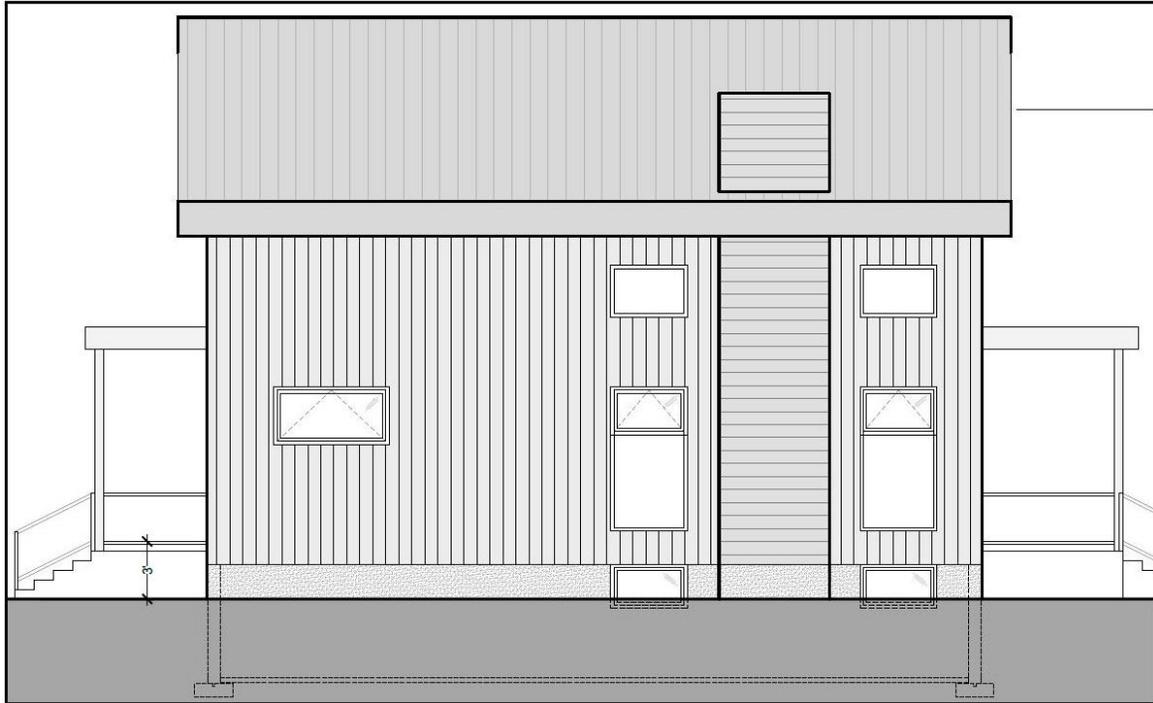




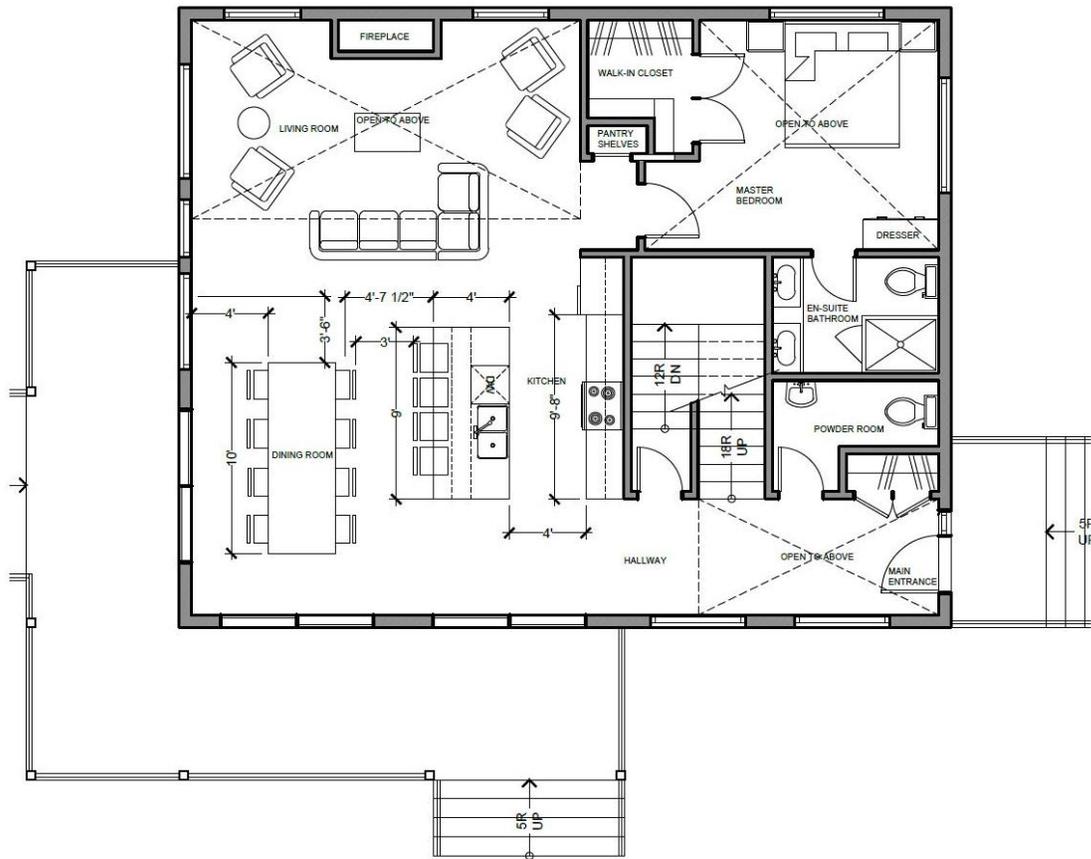
Proposed South Elevation, not to scale



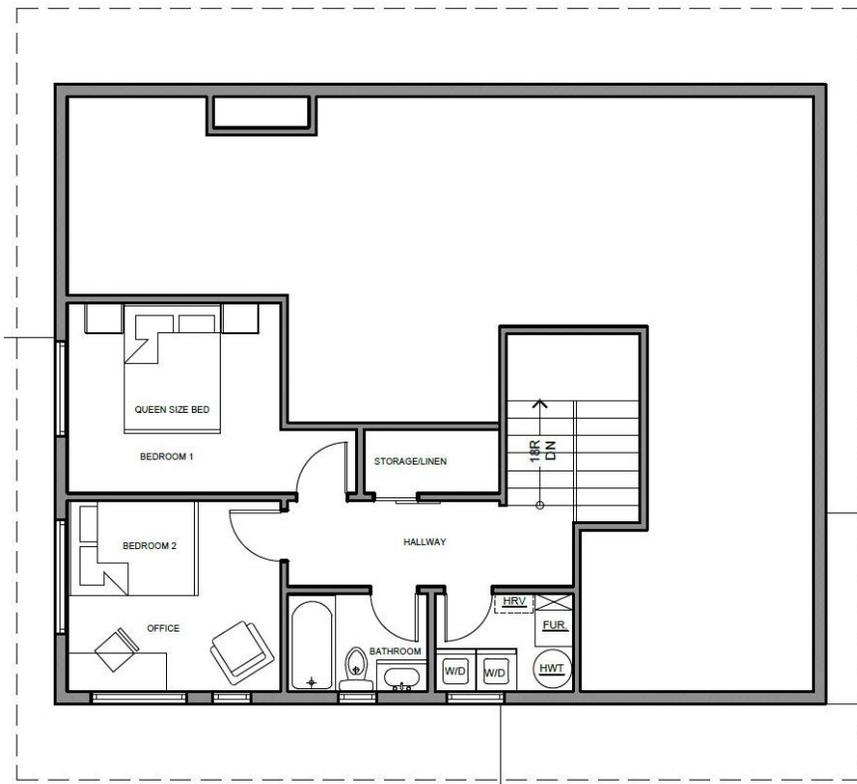
Proposed Rear (West) Elevation, not to scale



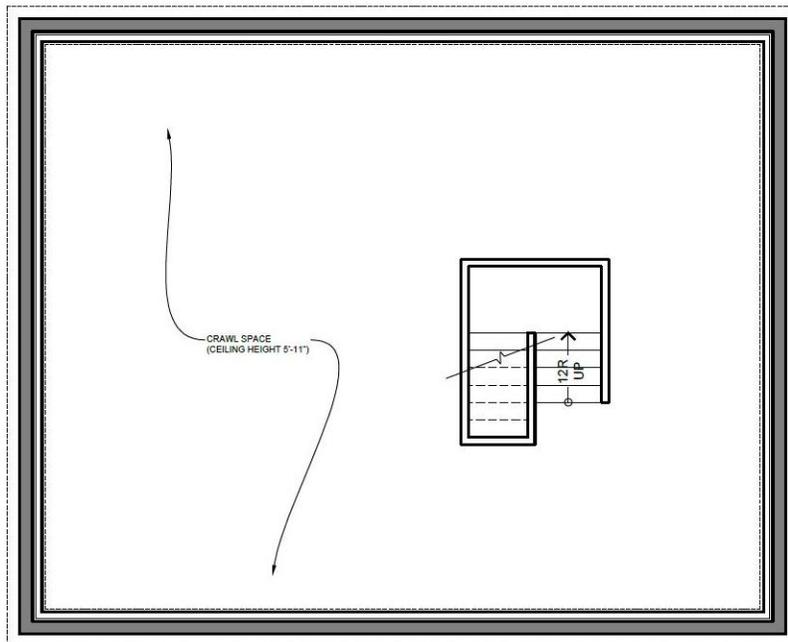
Proposed North Elevation, not to scale



Proposed Ground floor, not to scale



Proposed Second floor, not to scale



Proposed Crawl space, not to scale

In light of the Provincial-wide need for housing, we feel like using an existing property and improving its conditions is the most appropriate and sustainable approach. The overall goal of the proposal is to create a comfortable home for a family loving their rural property and make an efficient use of an existing functional site.

The following describes the requested variance:

- a) **To reconstruct and expand a detached dwelling on a lot that does not abut an improved public street** under By-law 2008-250 , Section 59. No person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 meters.
- b) **To construct an accessory garage on a lot that does not abut an improved public street.** under By-law 2008-250 , Section 59. No person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 meters.

We feel that the requested variances meet the four Statutory Tests which are required by Subsection 45(l) of the Planning Act:

1. The variance is minor. The impact on the neighbouring properties in the area is extremely minimal. As demonstrated above the improvement of moving the proposed structure further from the watercourse by 4.6 m (15.09 feet) is significant. The new dwelling is in a location on the lot that has lower flood risk than the existing dwelling and the proposed dwelling meets all floodproofing requirements.

2. The proposed development is desirable for this property. We believe that the proposed design is compatible and proportional for the subject property. The maximum lot coverage according to the zoning by-law is 15% and the new proposal covers overall 10.51% of the property. The proposed development respects the character of this local community and preserves all existing trees on the lot.

3. The proposed variances maintain the general intent and purpose of the Zoning By-law, The proposed development represents an opportunity to improve the existing conditions by rebuilding an exiting structure further from the water front and upgrading an existing septic system up to today's sustainable standards. And it creates a better suited solution for a long term family home in a manner which is consistent with the requirements and guidelines of the RVCA.

4. The variance requested maintains the general intent and purpose of the Official Plan. The proposal meets the intent of the Official Plan Policy 10.1.1. (3); *The replacement of a dwelling that was in existence at the date of adoption of this Plan, with a new dwelling where:*

- i) The new dwelling is generally the same gross floor area as the existing dwelling;*
- ii) The new dwelling is in a location on the lot that has lower flood risk than the existing dwelling;*
- iii) The new dwelling, in conjunction with any site alteration does not result in a negative effect on flooding; and*
- iv) The new dwelling and any associated site alteration shall meet the appropriate floodproofing requirements and be supported by the appropriate conservation authority.*

The proposal makes efficient use of existing property.

We spoke with Minor Variance Planner Lucas Teeft to review the proposal and get the advice of the City of Ottawa Planning department. We discussed the proposal with the RVCA and their planners and received valuable advice and feedback from Eric Lalande. The owners presented the proposal to the neighbours and discussed any concerns with them.

If you wish additional information, do not hesitate to contact me.

Yours truly,

Zuzana Keslerova, M.Arch., OAA, MRAIC

for

Susan Smith, BArch, OAA