

September 15, 2023  
Committee of Adjustment  
100 CentrepoinTE Drive  
Ottawa Ontario

Committee of Adjustment  
Received | Reçu le  
2023-09-15  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Dear Committee Members

### Applications for Minor Variances for 820 High Street, Ottawa

The owner of the existing dwelling at 814 High Street has purchased the adjacent lot to the south (820 High Street) with the intention to create two modified lots. The existing bungalow is to be demolished. A lot line adjustment is being requested to accommodate two lots suitable for the construction of two identical 8 unit stacked dwellings. The location of the lot is close to existing transit routes on Carling Avenue and is deemed suitable for much needed rental housing. This lot falls under the R4N sub zone which permits stacked and low rise apartment dwellings. There currently exists a variety of three storey residential buildings on the street The adjacent lot to the south is vacant.

This proposal requires the following minor variances.

**a) Lot Width**

Required Lot Width -18m

Proposed lot Width -17.07m

**b) Front Yard Setback**

Required Front Yard Setback (averaging between 812 and 830 High Street- 4,7m

Proposed Front yard Setback ~~3.0m~~ *3.0m (under porch only)*

**c) Rear Yard Setback**

Required rear yard setback (30% lot depth)-11.5m

Proposed rear yard setback- 11.1m

**d) Side Yard Setback**

Required Side Yard Setbacks-1.5m both sides

Proposed side yard setback .9m one side(north) at upper floors only)

Interior side yard to adjacent stacked structure

1.5m retained at ground level

Other side yard (south ) is 2.54m which is greater than is required that abuts adjacent lot

**e) Rear Yard Landscape Area**

Required Rear landscape Area - 50% of the rear yard

Proposed Rear Yard Landscape Area 12%

Parking lot visually concealed by carport roof and recessed into building

**f) Parking**

Required Parking Spaces -10 Proposed Parking Spaces-8

One space per unit

**F) Visitor Parking**

Required Visitor Spaces -2 Proposed Visitor Parking Spaces -1

Existing street parking for visitors

**Four Tests**

The minor variances requested are minor in nature as they do not adversely affect the existing street pattern in terms of use and scale with multiple dwelling structures on adjacent properties Refer to attached photos.

The general intent of the bylaw is maintained as the proposal does not introduce non compatible elements that are not characteristic of the neighbourhood which the bylaws are created to control. See photos

The removal of an existing rental duplex provides adds 6 additional rental dwellings. Therefore, adheres to the purpose of the Official plan for providing additional housing especially within the Greenbelt.

The parking lot at the rear is similar to the neighbour's apartment parking at the west boundary. All parking will be covered either with a carport roof or tucked under the rear stacked units.

In summary this proposal meets the Four Tests in which the variances are minor, is desirable for the appropriate development or use of the property, the general intent of the bylaw is maintained and the general intent and meets the purpose of the Official Plan for intensification.

**e) Rear Yard Landscape Area**

Required Rear landscape Area - 15% of the rear yard

Proposed Rear Yard Landscape Area 12.3%

**f) Parking**

Required Parking Spaces -10 Proposed Parking Spaces-8

Required Visitor Spaces -2 Proposed Visitor Parking Spaces -1

**Four Tests**

The minor variances requested are minor in nature as they do not adversely affect the existing street pattern in terms of use with multiple townhomes on the adjacent property to the north and low rise apartment on the property to the west

The proposed lot line change is appropriate for the development as it retains the previous two lots of subdivision with a minor adjustment.

The general intent of the bylaw is maintained as the proposal does not introduce new physical elements that are not characteristic of the neighbourhood which the bylaws are created to control.

The removal of an existing rental duplex provides adds 6 additional rental dwellings. Therefore, adheres to the purpose of the Official plan for providing additional housing especially within the Greenbelt.

In summary this proposal meets the Four Tests in which the variances are minor, is desirable for the appropriate development or use of the property, the general intent of the bylaw is maintained and the general intent and purpose of the Official Plan for intensification.

William Ritcey for Khalil Nassery (property owner)

September 15, 2023  
Committee of Adjustment  
100 Centrepointe Drive  
Ottawa Ontario

**Committee of Adjustment**  
Received | Reçu le  
2023-09-15  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Dear Committee Members

**Applications for Consent(Lot Line Adjustment) for 814-820 High Street, Ottawa**

The owner of the existing dwelling at 814 High Street has purchased the adjacent lot at 820 High Street to the south with the intention to create two modified lots. A lot line adjustment is required to accommodate two lots suitable in lot width for the construction of two identical 8 unit stacked dwellings. The location of the lots are close to existing transit routes on Carling Avenue and are deemed suitable for much needed rental housing.

**Four Tests**

The lot line change requested is minor in nature (3.02m) and does not adversely affect the existing lot street pattern.

The proposed lot line change is appropriate for the development as it retains the previous two lots of subdivision with a minor adjustment.

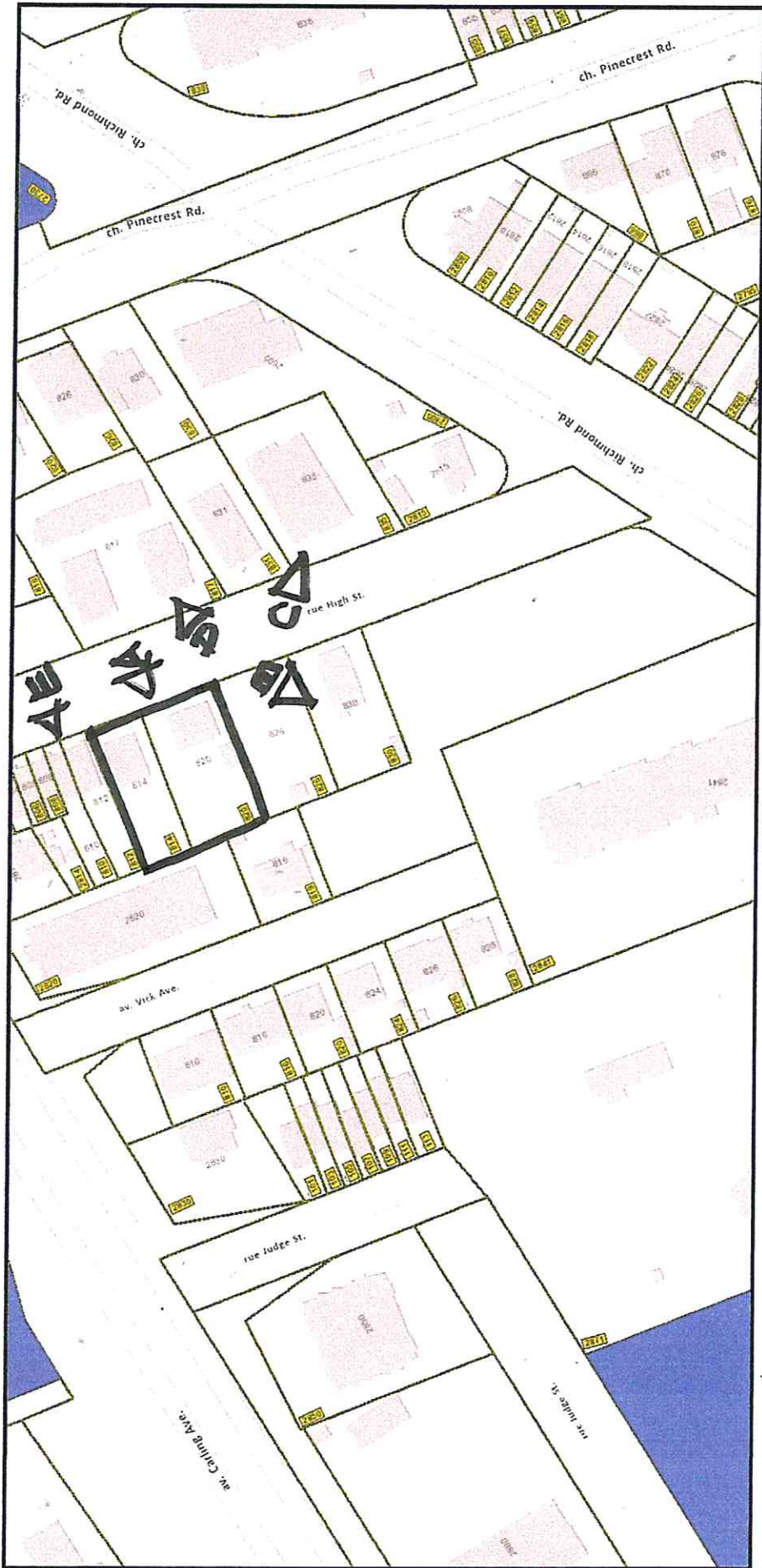
The general intent of the bylaw is maintained as the proposal does not introduce new physical elements that are not characteristic of the neighbourhood which the bylaws are created to control.

The removal of an existing rental duplex and the single family dwelling provides 13 additional rental dwellings. Therefore, adheres to the purpose of the Official plan for providing additional housing especially within the Greenbelt.

In summary this proposal meets the Four Tests in which the variances are minor, is desirable for the appropriate development or use of the property, the general intent of the bylaw is maintained and the general intent and meets the purpose of the Official Plan for intensification.



William Ritcey for Khalil Nassery (property owner)



KEY PLAN



