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**Committee of Adjustment**  
Application of Consent  
City of Ottawa  
101 Centerpointe Drive

**Subject Property:**  
1119 Heron Road  
Ottawa ON,  
K1V 6B5

**Legal Address:**  
PIN: 04147-0184  
1119 Heron Road  
Part of Lot 8, Registered Plan 527,

RE: Minor Variance Applications for proposed Semi-Detached Dwellings at  
1119 Heron Road

Dear Committee Members,

The intent of this Minor Variance Application is to obtain minor variances for Lot Width and Lot Area for a proposed Semi-Detached Dwelling at 1119 Heron Road.

As per the Site Plan below, the proposed development will be a Semi Detached with equal Lot Width (7.62m) and Lot Area (232.3 sq.m). This lot falls in the R3A zoning, which requires a lot width of 9m and a lot area of 270sq.m. There are no existing or proposed easements/rights-of-way on the existing lot and the proposed development.

This property falls under Area X and does not require off street parking, however we are proposing one single lane driveway on each Semi-Detached Dwelling. This will serve off-street parking for the proposed development.

**Committee of Adjustment**

Received | Reçu le

**2024-03-22**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

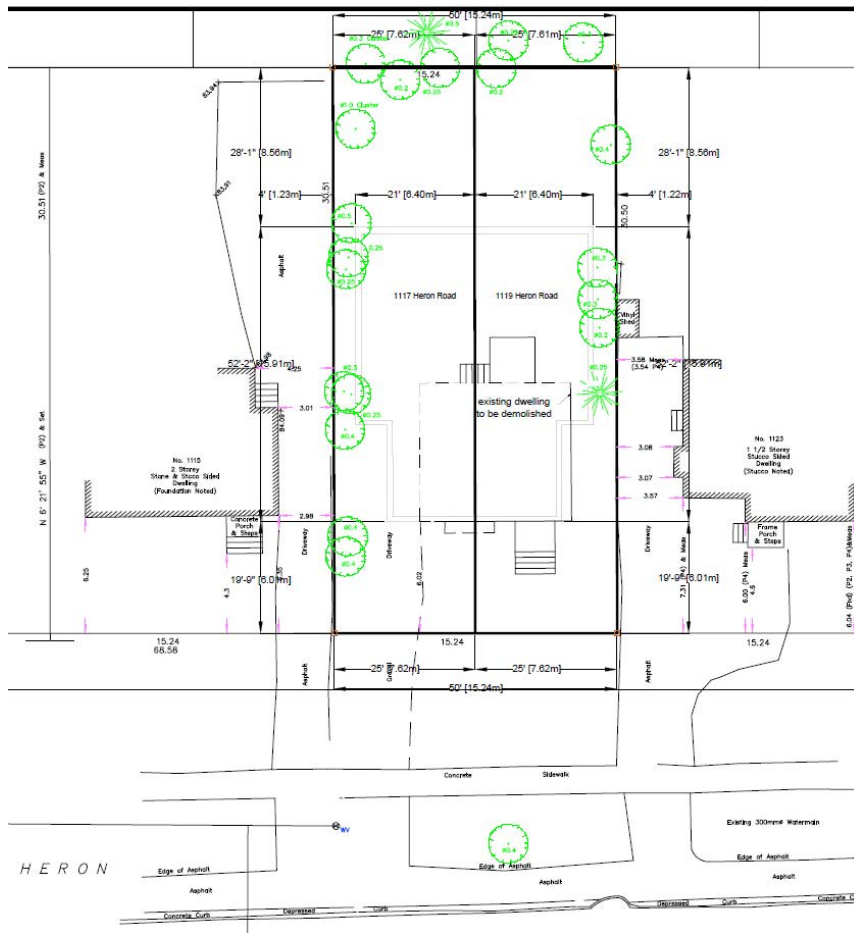


Figure 1- Site Plan

The current building structures on Heron Road are quite diverse ranging in types under zoning R3A. There is a wide variety of unique original home types, and new developments as: detached, semi-detached, and multi-family dwellings. The use of development in this location creates an increased green space, less garage doors, front doors on the streetscape sight lines. Pictures of similar semi-detached dwellings have been attached below. Each of the following developments fall under the same R3A zoning with similar lot size and required similar minor variances. There are recently completed multi-unit developments in the same neighbourhood; however only photos of similar semi-detached dwellings on similar lots have been illustrated.



*Figure 2- Recently Completed Semi-Detached Dwelling 2430/2432 Clover Street (R3A Zoning)*



*Figure 3- Recently Completed Semi-Detached Dwelling 1043/1045 Secord Avenue (R3A Zoning)*



*Figure 4- Recently Completed Semi-Detached Dwelling 1053 Secord Avenue (R3A Zoning)*

Test:

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

1. Does the proposal maintain the general intent and purpose of the Official Plan?
  - a. The variances requested maintain the general intent and purpose of the General Urban Area of the Official Plan. The proposal makes efficient use of serviced land in an established area. We believe this application should be approved as it fulfills the goal of the Official Plan and the City to add urban intensification while the location supports the use of many City public transit initiatives.
  
2. Does the proposal maintain the general intent and purpose of the Zoning By-law?
  - a. The acceptance of these variances allows the general intent and purpose of the Zoning By-Law to be maintained, and is compatible with the existing land use pattern of the neighbourhood. Pictures of similar semi-detached dwelling have been attached to this letter for reference.
  
3. Is the proposal desirable for the appropriate development or use of the land?
  - a. The introduction of this proposed development is desirable for this property. This property is ready for development as the current building is in disrepair. A renovation would not serve the neighbourhood as this areas needs are continually changing. We believe that this project will fulfill the potential of its location. The design of this building supports more green space in the front yard while it limits the paved areas.
  
4. Is the proposal minor?
  - a. This minor variance proposal is minor, only requiring a minor variance for Lot Width (7.62m) and Lot Area (232.3 sq.m) where the zoning requires a lot width of 9m and a lot area of 270sq.m.

Summary:

The application of minor variance is requested to support the development of this land. We believe the requested variance of lot width and lot area are in fact minor. All other requirements of this application are met. The proposed buildings fit with in the streetscape of this neighbourhood and serve to help better the neighbourhood towards the cities goals by way of the Official Plan.

Thanks for your Consideration; if you wish to have additional information, please contact me at your earliest convenience.

Best Regards,

A handwritten signature in black ink, appearing to read 'Muhanad', written in a cursive style.

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Muhanad Joudeh