

September 15, 2023 **Revised February 23, 2024**

Committee of Adjustment

100 Centrepointe Drive

Ottawa Ontario

Dear Committee Members

Committee of Adjustment  
Received | Reçu le

**Revised | Modifié le : 2024-02-26**

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

### **Application for Minor Variances for 814 High Street, Ottawa**

The owner of the existing dwelling at 814 High Street has purchased the adjacent lot at 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.

Since the adjournment a number of changes have been made to the development responding to issues from the planning report including Forestry, Transportation **and Engineering received by the Committee of Adjustment 2023/11/10**

**The changes are as follows:**

**The request for a reduction to a side yard was removed although Planning Department had no issues**

**A new minor variance request was added to reduce the requirement for 30% soft landscaping in the rear yard**

**The second access driveway was removed and consolidated to one as requested by Transportation Department which also created additional soft landscaped area.**

**Bicycle parking has now been provided**

**The Tree Information Report has been revised to address the concerns from Planning Forestry. This includes the removal for Tree #2 which has now due to**

**its advanced state of deterioration since the original tree report recorded of over a year ago.**

**The Tree report acknowledges that the soil volume requirement is met for the planting of new large trees as requested by Forestry The extent of the proposed carport has been reduced as well the addition of permeable pavers for greater water soil absorption for the new trees.**

This proposal requires the following minor variances.

**a) Lot Width**

Required Lot Width -18m

Proposed lot Width -**17.9m**

**b) Front Yard Setback**

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

Proposed Front yard Setback-3.0m

**c) Rear Yard Setback**

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

Proposed rear yard setback- 11.1m (28.8%)

**d) Landscape Area**

**Required Lot landscape Area - 30%**

**Proposed Lot Landscape Area -25%**

**e) 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. Parking will be partially covered either with a carport roof or tucked under the rear of the 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.

William Ritcey for Khalil Nassery (property owner)