

Campanale Homes
1187 Bank Street, Suite 200
Ottawa, Ontario
Canada K1S 3X7



613-730-0675
timothy@campanale.com
Prepared by: Timothy Campanale

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Committee of Adjustment
Received | Reçu le
2024-06-13
City of Ottawa | Ville d'Ottawa
Comité de dérogation

June 13th, 2024

Minor Variance Re: Cover Letter & Rational for Civic Addresses: 623 Kochar Drive legal description: LOT 188 & Part 1 of Lot 187, PLAN 4M1258, OTTAWA/NEPEAN.

Attn: Committee of Adjustments

CC: Siobhan Kelly - Planner

Further to our recent conversation, please find enclosed the following items in support of our minor variance application in connection with the above referenced property:

- 1) A completed Application Form;
- 2) A Cover letter Explaining the Nature & Rational of the Variances Requested
- 3) A Site Plan of the subject property (i.e. technical drawing);
- 4) Conceptual Exterior Elevations of the house (the owner does not wish to be bound to the elevations as a condition for severance)
- 5) Tree Information Report
- 6) An Email from Stantec and applicable engineering documents
- 7) Survey of the Property
- 8) A cheque in the amount of \$3196.00 payable to the City of Ottawa to cover the application fee.

Introduction:

The purpose of the minor variance application is to allow a 2 storey-home to have a 3-car driveway width from 6m to 9.25m and increased building height from 8m to 9m for 623 Kochar Drive. The property has a frontage of 21.98 meters and 19.05 meters in the rear, the west lot line will be 32.31 meters deep and the east lot line will be 32.2 meters deep. After careful review of the zoning by-law and Carleton heights Secondary plan we believe that the intent of the Official Plan, Secondary Plan and Zoning By-Law are being met with an increased building height and increased driveway width.

Background:

The vacant lot was purchased by Tony Campanale and is part of the Price of Wales on the Rideau subdivision. In the original subdivision plan, there were three lots purchased by Tony & Vince Campanale. They had the intention to sever the middle lot in half and adjoin it with the two adjacent lots, 619 Kochar Drive, and 623 Kochar Drive. This lot line adjustment was previously submitted and approved by the during the Committee Meeting May 18th, 2023, and all of the conditions have been satisfied and the lot line adjustment was completed. The TIR was also completed for that application and no physical changes have been made to the subject property to date. Within the application we had submitted a concept plan (attached as appendix 1) with a three-car driveway proposed, the city staff made a comment that there were no stormwater issues raised at that time and they were okay to proceed with the lot line adjustment.



Neighbourhood Character:

The existing neighbourhood consists of solely single-family homes on varying sized lots ranging from 45 – 114 ft wide. The subject property conforms to the style of the neighbourhood as there are houses on Rahul Crescent and throughout the subdivision that have wider style lot sizes, 3 car garages and house designs (see Appendix 2). The subject property observes a similar % of driveway width (37%) to lot frontage as demonstrated in the appendix.

The adjacent lot to the east is currently a two-storey product with an approximate 8m building height and the lot to the west is presently vacant. Most of the houses constructed within the area are approximately 8-9m in building height with some homes within the neighbourhood have the appearance of being taller than the neighbouring homes. It can be assumed that average building height is between 8 & 9m for this neighbourhood.

Urban Design Guidelines:

The proposed house fits into the neighbourhood characteristics of the neighbouring properties, it adheres to the built form by emphasizing peaked roof construction and demonstrates uses of similar building materials to the neighbouring properties complementing the existing construction within the subdivision. By achieving a good fit into the existing neighbourhood that respects its character while also providing innovative housing designs that offer variety and quality and a sense of identity.

The orientation of the property is north-northwest meaning that the shadows from the house will mostly push towards the street from sunrise to sundown, in the summer months, the shadows projecting to the east in the late afternoon, and to the west early in the morning. During the winter months the shadows are mainly projecting towards the north and pushing towards the street having minimal to no affect on the neighbouring properties. To the west there is another two-storey product so the shadowing effects on that subject property would be minimal in the morning and the property will not shadow for the remainder of the day, to the east there is a vacant lot the shadowing affects on the neighbouring vacant lots would only be seen in the late afternoon during the summer months.

The siting of the property is located on the front property line and covered front porch that protrudes in the setback which is consistent with the style of the neighbouring properties.

The driveway width mimics those of similar lot sizes within the neighbourhood as seen in appendix B adhering to the style of properties within the neighbourhood, making it fit in with the context of the urban design guidelines.



Zoning:

The current zoning of the property is R2S subzone, (See appendix 3 for Zoning Table), outside of the requested relief, the property is compliant in all the remaining zoning requirements.

Outside of the Requested relief, the driveway is zoning compliant with the other “tests” noted in the Zoning Code such as the following:

- Section 139 & Table 139(1) - 40% of soft landscaped area in the front or corner side yard In the case of any lot with a width of 12 m or more (Subject has 59%)
- Section 107 (3)(b) - The area of the driveway does not exceed the greater of:
 1. 50 per cent of the area of the yard in which it is located, or (Subject is 41%)
 2. 2.6 metres times the depth of the yard in which it is located. (allows for 15.6m proposed is 9.25m)

Official Plan:

Under the City of Ottawa’s new Official Plan, it defines the area the properties to be within the outer urban transect, which promotes ground-oriented form. The properties are located with the Carleton Heights Secondary Plan, and they are designated as neighbourhood low-rise, this is defined as an area that predominately features single-detached and semi-detached dwellings or other typologies consistent in the form. With the minor variance granted, the subject property will continue to conform to the neighbourhood low-rise specification.

Carleton Heights Secondary Plan:

The property is in the neighbourhood low-rise designation and permits a built form of four full storeys (approximately 12m), the proposed property would be well under the allowance by a full storey in building height. It also coincides with the predominance of single detached dwellings.

Section 3.1.2 speaks to further demand on stormwater management systems, because the subject property has been formed by absorbing one lot in a pre-engineered subdivision and eliminated one building and driveway it should allow for the impermeable area of the subject property to increase half of the impermeable amount of the original lot without creating additional demands on the stormwater management system (See Email & Attachments from Stantec). The email shows that the subject increase in driveway width from the subject property does not make significant additional demand on stormwater systems and therefore should not be exempt from the 3.1.2.a & b. regarding adding new driveways or widening existing driveways as noted in the Carleton Heights Secondary Plan.

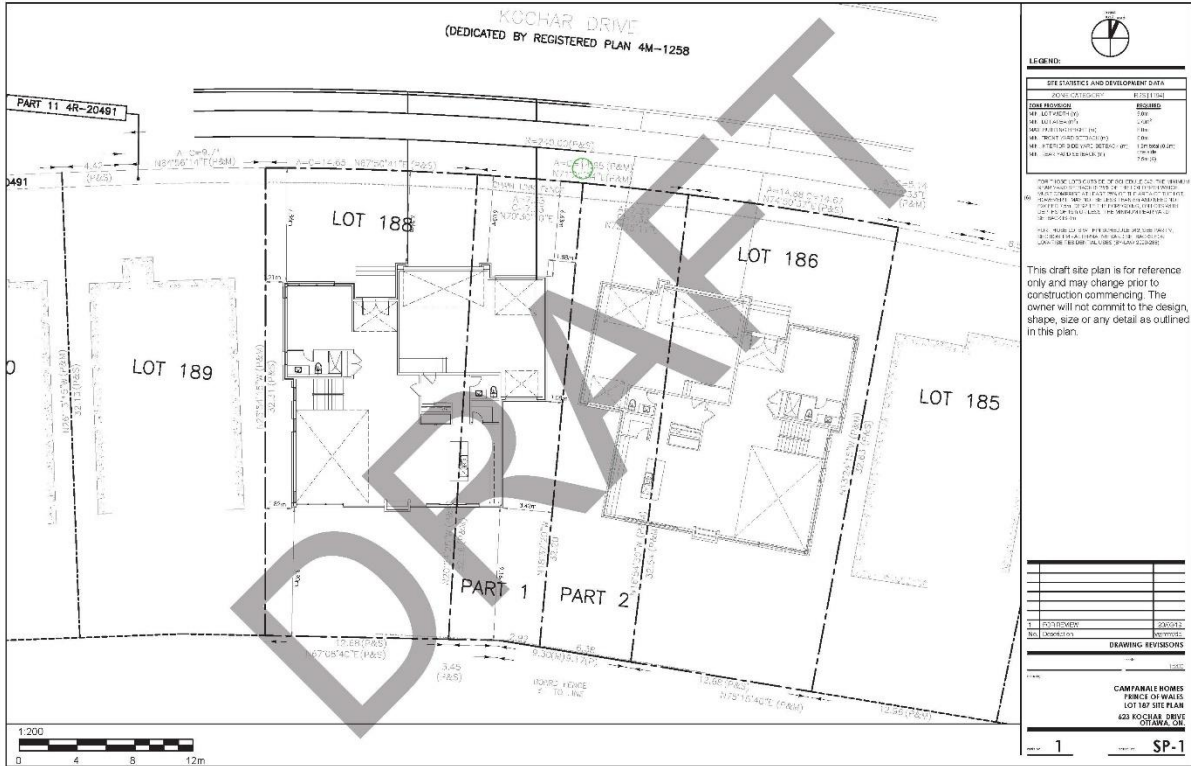
Conclusion:

The subject property should be granted a minor variance for both driveway width to 9.25m and building height to 9m based on the information and evidence provided in this cover letter.

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Appendix 1:



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Appendix 2:

Note: All Driveway Widths are Measured from Google Maps

442 Rahul Crescent 15.8 m (52 ft) Frontage
 9.94 Meters Driveway (62.9% of Frontage)

624 Kochar Drive 18.36m (60 feet) Frontage
 8.81m Driveway Width (47.9% of Frontage)



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418 Rahul Crescent with 18.2 m (60 ft) Frontage
7.78 m Driveway Width (42.7% of lot Frontage)



440 Rahul Crescent 17.2m (57) feet Frontage
9.96m Driveway Width (57.9% of lot Frontage)



The Driveway is measured at the garage it is noted that the driveway tapers at the front of the house (See Arial)

453 Kochar Drive 18.2 m (60 feet) Frontage
8.80m Driveway Width (48.3% of Frontage)

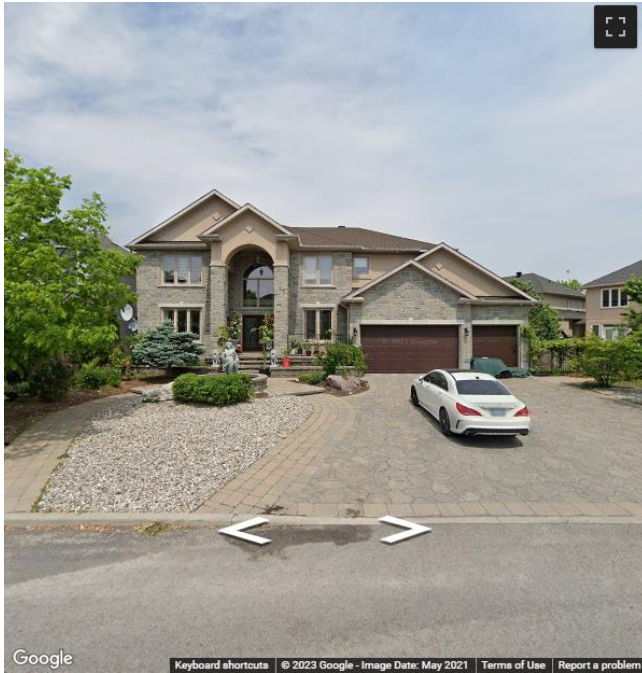


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523 Kochar Drive, 34m frontage (114 feet)
12m Driveway Width (35.3% of Frontage)



659 Kochar Drive 20.52m (67 feet) Frontage
Note: Driveway has been redone (see arial)
9.04 m Driveway Width (44% of Frontage)



248 Madhu Crescent 28m Frontage (94.7 feet) Frontage 40.8 ft Rear Lot Line.
Two Driveway Entrances In U-Shape 4.8m and 4.54m at Street total 9.34m
(33% of Frontage)



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Appendix 3:

Zoning Table	Permitted	Proposed
Current Zoning	R2S	R2S
Principal Dwelling Type	Detached, Duplex, Linked- Detached	Detached
Min Lot Width	9m	21.98m
Minimum Lot Area	270 m2	660.54 m2
Maximum Building Height	8m	9m
Min Front Yard Setback	6m	6.04m
Minimum Corner Yard Setback	4.5m	N/A
Rear Yard Setback	7.5m	8.79m
Min interior Yard Setback	1.8m total .6m for one side	Total 2.73m
Driveway Width	6m	9.25m