

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

March 14, 2023

City of Ottawa
Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2023-06-12

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Secretary – Treasurer

Application for Minor Variance: 614 Kesagami Lane

Attached herewith is the Minor Variance application for 614 Kesagami Lane in Claridge's River's Edge Development.

The following materials have been enclosed in support of this application:

1. One Copy of the Application Form;
2. One Full size copy and One reduced Copy of the Survey Plan;
3. One Full size copy and One reduced Copy of the Site Plan;
4. Elevation Drawings;
5. A cheque for \$2,671.00 payable to the City of Ottawa;

If you have any questions, please contact me at 613-233-6030, extension 247, or by e-mail at vincent.denomme@claridgehomes.com.

Sincerely,

Claridge Homes (Rivers Edge South) Inc.

Vincent Denomme
Development Planner

Application History

The proposed development has been subject to a Plan of Subdivision application (D07-16-17-0032) that was approved November 13, 2018 and a Zoning By-law amendment application (D02-02-17-0118) that was passed April 8th, 2019 to allow for a low rise residential community of townhomes, detached dwellings and semi-detached dwellings to be built.

Proposed Development

Claridge homes is currently building low rise residential at the subject site, this specific application relates to 614 Kesagami Lane, a detached dwelling. This dwelling was granted a Building permit and construction is occupied.

Requested Minor Variance

In order for the dwelling to comply with the zoning by-law the following variance is needed due to an error on the siting of the units.

- To permit an Eave to project 0.17m to a property line where the by-law states no close than 0.3m for a residential use building, Table 65 – Permitted Projections into required yards.

Site Context

The site is located in River's Edge, Claridge's low rise subdivision in the Riverside south area. The site is east of River Road, South of Earl Armstrong, West of Spratt Road and North of Cardel's future low rise subdivision.



The Four Tests

In support of the variances, it is Claridge’s opinion that the proposed development is good planning and that the requested variances meet the four (4) tests outlined in the Planning Act.

Test 1: Maintain the intent and purpose of the Official Plan (City of Ottawa Official Plan)

Town Centre Policies – 3.6.2 City of Ottawa Official Plan & Barrhaven Downtown Secondary Plan

The subject site is designated Residential Low Rise Density in the *Riverside South Community Design Plan*

The minor variances requested is to allow for a low density housing typology that supports the Low Density Residential policies in the Riverside South CDP. These policies encourage single detached dwelling, which is what this project provides.

Test 2: Maintain the intent and purpose of the Zoning By-law:

The subject lands are zoned Residential Zone Fourth Density. The purpose of this zone is to allow a mix of residential building forms ranging from detached to townhouse dwellings;

The proposed development and required variance will allow for detached dwellings to be built;

Test 3: Variance is desirable and appropriate for the development of the land:

The proposed variance is desirable as it provides housing close to Schools, Parks and amenities. It also offers housing options in a well Planned Community that is near amenities.

Test 4: Variance is minor in nature:

The requested variance is minor in nature as it does not substantially change the overall physicality of the building or project.

In our opinion, the proposed variance meets the four tests of the Planning act and represent good planning. Should you require additional information, please contact the undersigned.

Sincerely,

Vincent Denomme
Claridge Homes(Hintonburg Yards) Inc.
210 Gladstone Avenue, Ottawa ON
K2P 0Y6

Vincent.denomme@claridgehomes.com | 613-233-6030 x247