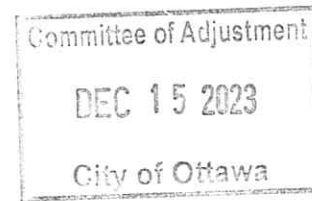


September 15, 2023 **Revised December 14, 2023**

Committee of Adjustment

100 CentrepoinTE Drive

Ottawa Ontario



Dear Committee Members

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

The owner of the existing dwelling at 814 High Street has purchased this lot at 820 High Street with the intention to create two modified lots. A lot line adjustment is required 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 low rise apartment building to the west (rear yard) of the property with surface parking at the rear. See photo.

This proposal requires the following minor variances.

**a) Lot Width**

Required Lot Width -18m

Proposed lot Width **-17.1m**

**b) Front Yard Setback**

Required Front Yard Setback (averaging between 812 and 830 High Street- 4,7m Note: adjacent lot to the south is vacant.

Proposed Front yard Setback-3.0m

**c) Rear Yard Setback**

Required rear yard setback (30% lot depth)-**11.6m**

Proposed rear yard setback- 10.6m

**d) Side Yard Setback**

Required Side Yard Setbacks-1.5m

Proposed side yard setback .9m (at 2 upper floors only

1.5m retained at ground level

**e) Lot Landscape Area**

**Required Lot Landscaped Area - 30% of the rear yard**

**Proposed Lot Landscape Area 15.9%**

**f) Parking**

Required Parking Spaces -10 Proposed Parking Spaces-

**g) Visitor Parking**

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)