

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

Committee of Adjustment
Received | Reçu le

2024-08-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Royal SMS Construction Inc.
450 Tremblay Road, Ottawa, On, K1M 0G4

Re: 25 Pennard way.

& 22 Inverkip.

Dear Ladies & Gentlemen of the Committee of Adjustment,

My name is Elie Ghossein, and I am the president/owner of Royal SMS Construction Inc.

After your Committee kindly approved severing the lot, mentioned above, on Octobre 13, 2023. And after I was granted the building permit, on Feb 06, 2024, I started building the long semi-detached addressed 25 Pennard way & 22 Inverkip. I made sure that the house height respects the zoning bylaw and I personally asked my architect to keep it at least 1 meter below the maximum allowed height, which is 11 meters high.

Right after we started digging the lot, we realized that the soil is formed by Lema soft clay. Which made me involved the engineering office of Paterson Inc. to solve this problem. After many attempts, they suggested that I need to pour a mud slab all across the lot with a thickness of 75 mm. and I need to pour my footings on 600 mm of Geogrid packed stones. And they suggested the footings to be 300 mm thick instead of 150 mm. Which raised the house by 825 mm all together.

I was aware that we are raising the house. We (My architect, Mr. Andre Theriault and I), recalculated the height allowed and we found that we are still safe. In terms of respecting the legal height of the house. So, we kept building and framing according to the plans signed by the City Permit.

What we didn't realize is that Mr Andre had clearly indicated in his plans that, the floor joists should be 300mm wide. But what we didn't missed is that the joist manufacture's engineers (St. Lawrence), had changed the joists width to 400mm upon sending them. So now we have 100mm extra height on 3 floors. Which pushed the height of the house to 11.12m instead of 11m.

We did not realize that honest mistake until we completely finished framing the building and the roof is done. It took us some time to understand what happened.

It shook me very much this error, because it never was my intention to exceed the height or to build anyhow different that what I was permitted to.

My circumstances were confusing and stressful. Therefore, I wish from your honorable Committee to look carefully into this matter, and to kindly consider allowing me to have 12cm difference from the allowed height, please. Especially that it was very unintentional and upsetting. And especially that the difference is very tiny and minimum, compared to the 1100 cm allowed.

So, the variance is very minor. And It is desirable for the appropriate development and use of the property, since the property is already built. And the general intent of the Zoning By-Law is maintained since we didn't change anything concerning the By-Law. And the general intent and purpose of the Official Plan is maintained since we built the house exactly according to the Official Plan.

Kind regards,

Elie Ghossein

Royal SMS Construction Inc

819-592-5923

Ottawa, This 26-08-2024