

2024-11-26

38 Clarey Ave – Permission Application

The property at 38 Clarey Ave was purchased on March 28, 2024 as a legal-non conforming 5-plex dwelling. The property is a 3-storey building with a full height basement. All units were fully occupied until August 2024, with a total of twelve occupants.

The current owner is a numbered corporation, 2138912 Ontario Inc and is led by its two sole directors Chad Richardson and Jessica Richardson. An important part of the purchase was a 'Report on Compliance' Receipt No. 13886-2016, circulation No. 16-SEP-054. It was applied for by the previous owner Syd Hayek. The building was granted a legal non-conforming right as a five unit apartment dwelling, low rise by Jennifer Belanger on September 29, 2016.

As a resident and homeowner in Old Ottawa South our proposal understands the impact of proper, less intrusive developments in the area. As a contractor, Legal-non conforming rights to not sit well with me! The proper and up to date building systems, construction requirements and most important fire ratings should be met as soon as possible so that the tenants can have the most enjoyable experience while feeling safe and secure.

1. The permission is minor;

The main goal of this development is to maintain the character of the neighbourhood and as a result we are trying to maintain the existing building as much as possible while bringing a few of the design details with a newer look, lessening the impact on the streetscape. The use of the building will be maintained as a low-rise apartment building by with legal and conforming rights.

The new use for the property being proposed would be to maintain three walls and floor plan of the existing building but to bump out the front to accommodate a realistic sq footage for the unit while accommodating proper fire exits. The existing building would house just under 5000 square feet and adding a front addition would result in 98sq ft. a 2.2% increase in building size.

The proposed density of the building will be maintained at 12 occupants. The proposed development would not affect any access, parking, trees, traffic or noise. The proposed building would seamlessly integrate back into the streetscape.

2. The permission is desirable for the appropriate development or use of the property;

The application only seeks variances to help maintain the streetscape by keeping the existing building, allow the front façade to be affected as little as possible and to address side yard and front yard setbacks of the building that has been there since the early 1900's.

3. The general intent and purpose of the Zoning By-Law is maintained;

Our proposal conforms to the specific R4UD provisions for low-rise apartments and By-law 2020-290 that was enacted in October 2020. This zoning would be considered the next level above the current R3. This proposal to legalize the non-conforming right is focused on

the 'missing middle' research that was part of the studies during the R4 zoning recommendations.

4. The general intent and purpose of the Official Plan is maintained;

The proposed development at 38 Clarey Ave aligns directly with Ottawa's Official Plan. It brings modest intensification, while having little to no impact on the immediate environmental quality around it (section 2.4). The development helps the larger scale environmental issues by reducing waste and the need for demolition, while bringing a home built in the 1900's into a more energy efficient building by using modern building materials. The proposed building is suitable for most demographics, making better use of urban areas (central city) and liveable communities i.e transit as outlined in (Section 2.2) of the official plan.

The extent of the construction will include an 5x19.75' addition to the front of the property that will be built within the proper zoning requirements as outlined by the City of Ottawa By-law R4UD 2020-290, with side yard setbacks of 1.5 m, rear yard setbacks and no more than the 11m building height. There will be interior renovations to both the existing building and the newly built addition to accommodate the new use and to upgrade the systems. The roof will also be replaced with a flat roof, lowered to strengthen the old structure and help collect and disperse storm water through natural means. The windows will be replaced and the third story siding on the existing third floor will be replaced to a non-combustible material to match the rest of the NEW addition.

The location at 38 Clarey meets all of the studies completed to construct the '15-min' neighbourhood and allows easy access to public transportation and public spaces including Lansdowne park.