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City of Ottawa | Ville d'Ottawa

Comité de dérogation

Development Plan for 6 Basswood Avenue

The development plan for 6 Basswood Avenue aims to improve financial sustainability and profitability, addressing challenges such as inflation, high mortgage rates, and the increasing demand for housing. If approved, the main residence will remain occupied and fully functional, preserving the current lifestyle and use of the property.

The new development on the severed lot offers flexibility for future use, either as a rental property or as a saleable asset. Renting the newly constructed residence would provide a steady income stream, helping to offset mortgage costs and other financial obligations. Alternatively, selling the property would offer an immediate financial gain.

Additionally, the new residence could serve as a long-term investment, with the potential for rental income to grow over time, given the rising demand for housing in the area. Both options provide significant financial benefits, enhancing the overall value and financial stability of the property.

Severance:

The property, which measures 35.36 meters in width by 45.61 meters in depth, will be divided to create a new lot. This severance will result in the following dimensions:

- Retained Lot:** 22.71 meters (width) x 45.60 meters (depth)
Area: 1035.1m²
- Severed Lot:** 12.65 meters (width) x 45.61 meters (depth)
Area: 577.1m²

Since the minimum lot width required by zoning is 20m (R1D) and the minimum area is 600 m², a minor variance is necessary to reduce the severed lot's width to 12.65m and its area to 576 m².

Demolition:

The boundary between the "Retained" and "Severed" lots has been marked one meter inside the inner southeast edge of the existing garage to meet legal setback requirements. This adjustment allows for the demolition of only the garage, preserving the remaining structure, which will continue to be used as a residence.

As a result, the severed lot will become a vacant lot, while the retained lot will retain the existing house, excluding the portion that was originally a garage. The remaining part of the house will comply with the 1-meter setback.

Design:

A 2-floor concept design has been developed to assess the feasibility of building on the severed lot while maintaining harmony with the neighbourhood, which already features many two-story homes. The proposed design for the severed lot is a detached, four-bedroom residence that utilizes the full width of the lot within the setbacks. The home will be in the neighbourhood of 150 SQM and positioned to maximize garden space at the back, which faces south while maintaining a modest front setback to allow for landscaping.

In an attempt to harmonize with the streetscape, the design incorporates a gradual height transition: the first six meters of the structure will be a single-story section, followed by a rise to two floors. This approach reduces the visual impact from the street, ensuring the front elevation remains proportional to neighbouring homes.

We are enthusiastic about advancing this project, confident that it will not only enhance our financial resilience but also blend seamlessly with the existing character and scale of the neighbourhood.