

Wednesday April 23, 2025

Committee of Adjustment

City of Ottawa
101 Centrepont dr,
Ottawa, ON, K2G 5K7

Project #: 24-060
Project Name: 827 Riddell – New Semi-Detached w/ SDU Basements
Project Address: 827 Riddell Ave N. Ottawa, ON K2A 2S3
Building Permit #: CON-2025-003697

Re: Minor Variance Applications for Proposed Semi-Detached Dwellings with Basement SDUs

Dear Committee Members,

The scope of this Minor Variance Applications is to obtain approval to deviate from the minimum Lot Width required for a proposed Semi-Detached Dwelling with Basement SDUs located at 827 Riddell Ave. N. in Ottawa, ON.

As per the Site Plan below, see Figure 1, the proposed development will be a Semi-Detached building with equal Lot Width of 7.7 m. This lot is situated in the R2F zoning area, which requires a minimum Lot Width of 9 m. There are no existing or proposed easements/right-of-way on the existing lot and the proposed development.

This property does not require off street parking. We are proposing a single lane driveway on each Semi-Detached lot.

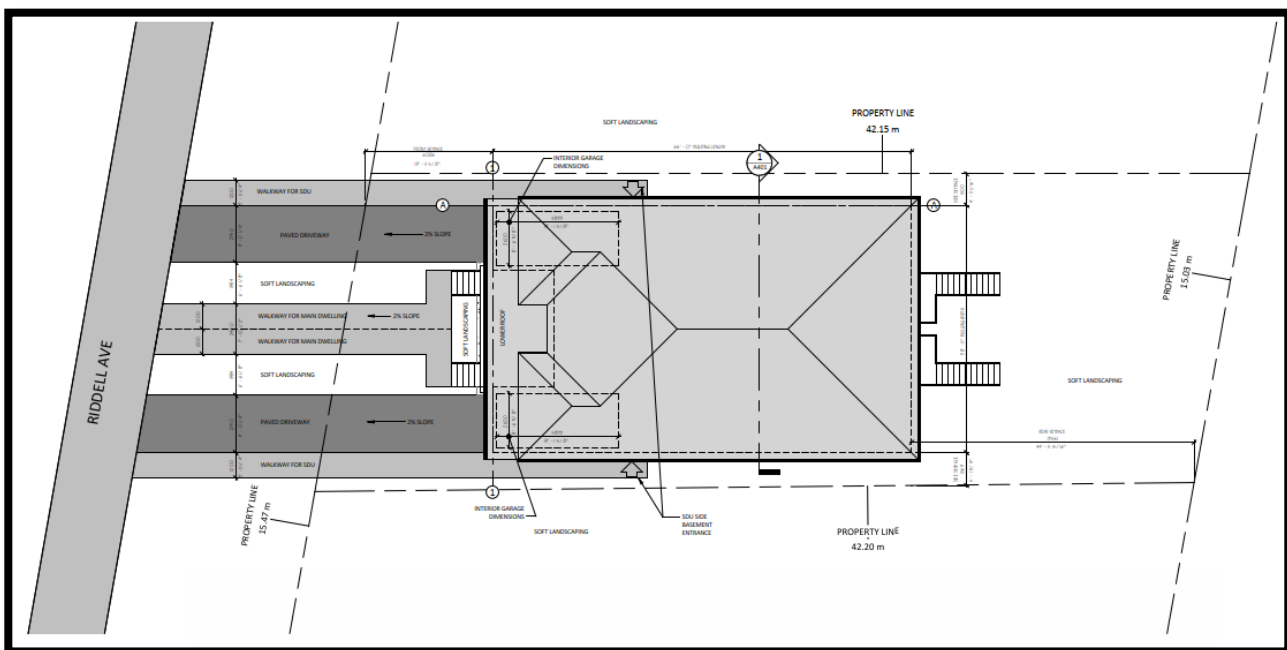


Figure 1: 827 Riddell Ave N. Proposed Site Plan

Existing buildings on Riddell Ave. N. are diverse in types and include detached, semi-detached, and multi-unit dwellings under the RF2 zoning. See below Figure 2, Figure 3, and Figure 4 of existing neighbouring semi-detached dwellings for which the proposed semi-detached on 827 Riddell is adapting a similar design to fit in with the existing architecture and style of housing on the same street.



Figure 2: 831 and 833 Riddell Ave N

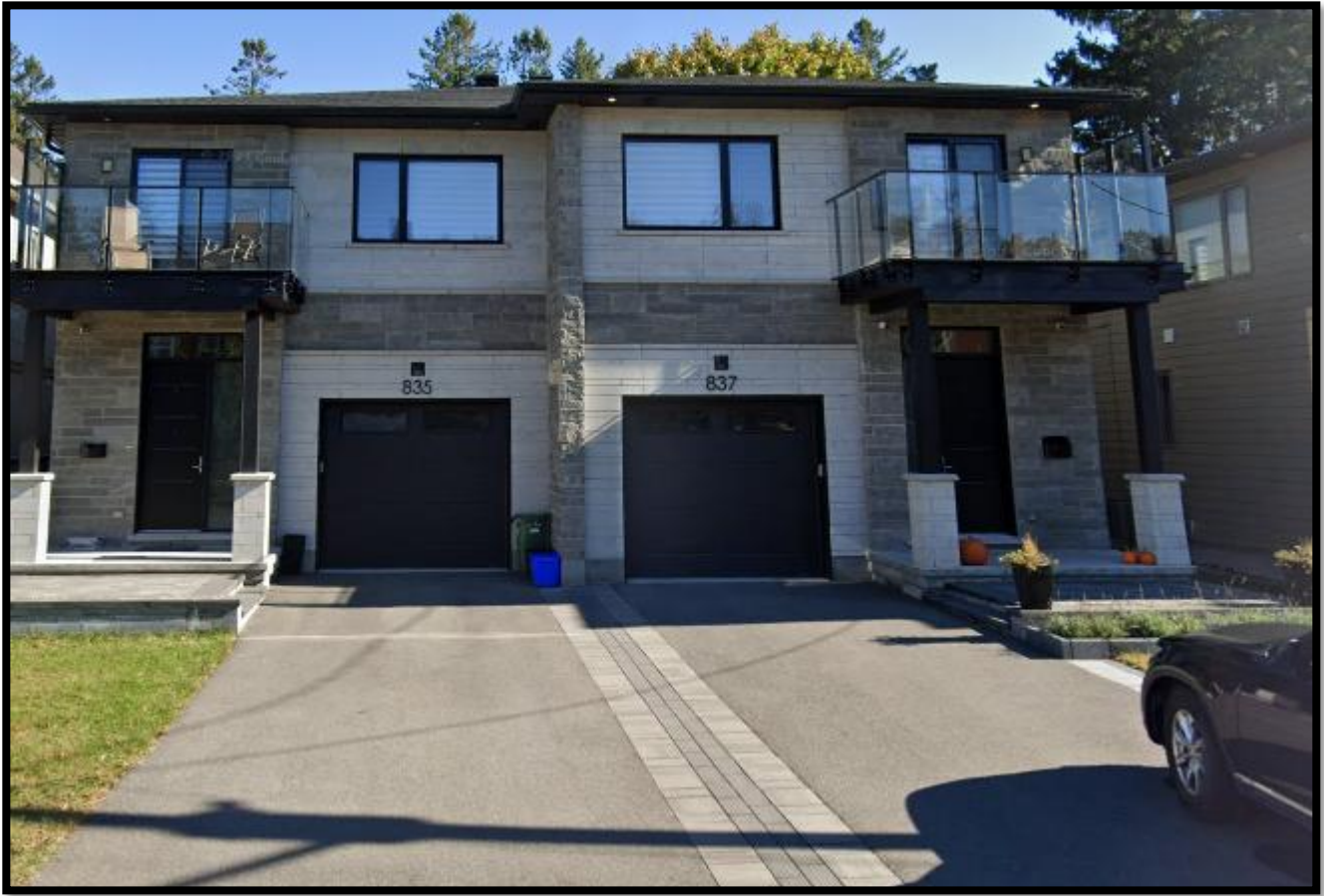


Figure 3: 835 and 837 Riddell Ave N



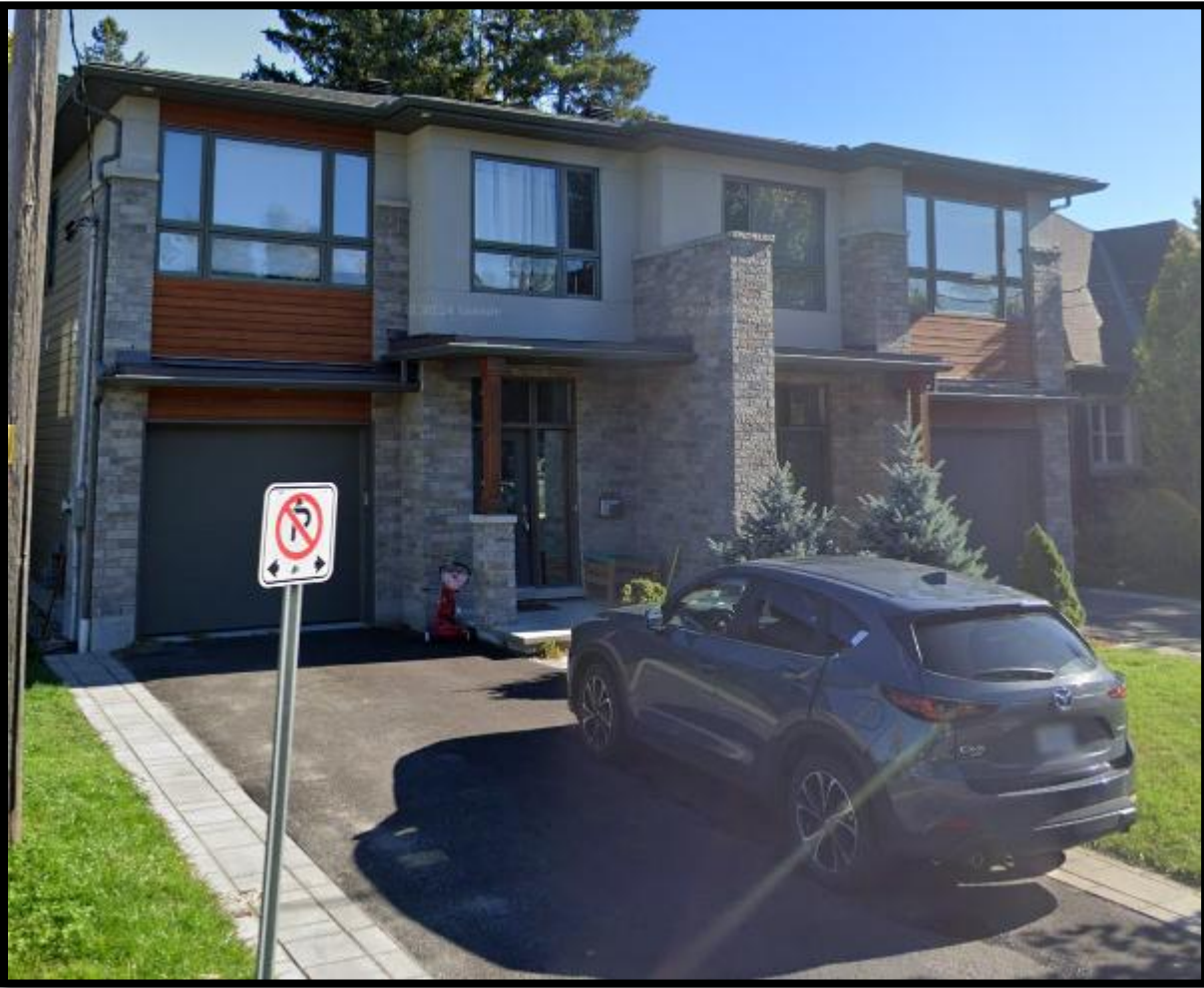


Figure 4: 839 and 841 Riddell Ave N:

Test:

We believe that the requested variances meet the four Statutory Tests which are required by Subsection 45(1) of the Planning Act:

1. Does the proposal maintain the general intent and purpose of the Official Plan?
 - a. The variances requested maintain the general intent and purpose of the General Urban Area of the Official Plan. The proposal makes efficient use of serviced land in an established area. We believe this application should be approved as it fulfills the goal of the Official Plan and the City to add urban intensification while the location supports the use of many City public transit initiatives.



2. Does the proposal maintain the general intent and purpose of the Zoning By-law?
 - a. The acceptance of these variances allows the general intent and purpose of the Zoning By-Law to be maintained and is compatible with the existing land use pattern of the neighbourhood. Pictures of similar semi-detached dwelling have been attached to this letter for reference.
3. Is the proposal desirable for the appropriate development or use of the land?
 - a. The introduction of this proposed development is desirable for this property. This property is ready for development as the current building is in disrepair. A renovation would not serve the neighbourhood as this area's needs are continually changing. We believe that this project will fulfill the potential of its location by adding 4 livable dwellings instead of a single dwelling, which is in line with the City's plans for intensification.
4. Is the proposal minor?
 - a. This minor variance proposal is minor, only requiring a minor variance for Lot Width of 7.7 m where the zoning requires a Lot Width of 9 m.

Sincerely,



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