

May 29th, 2025

Committee of Adjustment

City of Ottawa
101 Centrepoin Drive
Ottawa, ON K2G 5K7

Attn: Secretary-Treasurer, Committee of Adjustment

Re: Minor Variance Application – 117 Winding Way
Zoning By-law 2008-250, Section 3(b)(i)

Building Permit Application No: CON-2025-003064

Owner: Marina Malik

Representative: Mr. Z Malik

Committee of Adjustment
Received | Reçu le

2025-06-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Members of the Committee of Adjustment,

This cover letter has been prepared in support of the minor variance application to the Committee of Adjustment, as required under the submission guidelines.

The purpose of this application is to seek relief from Section 3(b)(i) of Zoning By-law 2008-250, which prohibits driveways from being located between the street and the front wall of the residential use portion of a building. The application requests acceptance of a minor variance in order to construct a driveway in front of the residential use portion of the building.



Figure 1:– Aerial View of Subject Property (Source: Google Maps)

SITE & CONTEXT

The subject site, municipally known as 117 Winding Way, is a narrow, deep lot located on the east side of Winding Way in the Barrhaven East Ward (Ward 24) of the City of Ottawa, directly adjacent to the Rideau River. The site lies within the Winding Way community, a residential enclave characterized by preserved green space and a nature walking trail that contribute to the area's natural character.



Figure 2: Property Aerial Photo (Source: GeoOttawa)

The property is currently vacant and is proposed to be developed with a two-storey detached dwelling.

Figure 3: Zoning Table

Zoning Table	Permitted	Proposed
Current Zoning	R1E	R1E
Principal Dwelling Type	Detached	Detached
Minimum Lot Width	9m	26.02m
Minimum Lot Area	1390m ²	2345.39m ²
Maximum Building Height	11m	11m
Minimum Front Yard Setback	7.5m	16.2
Rear Yard Setback	12m	17.27m
Side Yard Setback	0.9m/1.2m	3.21m
Driveway Width	6m	6m

The neighbouring lots along the back portion of the neighbourhood are developed with large, custom single-detached homes. Many of these existing homes feature driveways located directly in front of the main residential use portion of the house, which form part of the prevailing streetscape pattern along the street.

A defining feature of the east side of Winding Way streetscape is the prevalence of large, private driveways located directly in front of the primary residential portion of many dwellings. The proposed driveway for 117 Winding Way would continue this recurring theme. It is compatible with the established built form and driveway pattern of the neighbourhood and does not introduce any new or disruptive urban design elements.

Given the recurring nature of this driveway configuration and the consistent residential character of the area, the proposed driveway design for 117 Winding Way is desirable. It aligns with the functional layout of Winding Way and maintains the overall continuity of streetscape treatment for properties backing along the Rideau River.

This pattern is particularly evident for the following houses: 7, 15, 99, 131, 139, 147, 151, 159, 155, 163, 167, 173, 177, 181, 193 and 201 Winding Way, where driveways are consistently located in front of the primary residential portion of the dwellings:



Figure 4: 7 Winding Way – (Source: Google Maps)



Figure 5: 15 Winding Way – (Source: Google Maps)



Figure 6: 99 Winding Way - (Source: Google Earth).



Figure 7: 131 Winding Way.



Figure 8: 135 Winding Way – (Source: Google Earth)



Figure 9: 147 Winding Way - Driveway in front of the residential use portion (Source: Google Earth)



Figure 10: 151 Winding Way –



Figure 11: 155 Winding Way



Figure 12: 159 Winding Way - (Source: Google Maps)



Figure 13: 163 Winding Way - (Source: Google Maps).



Figure 14: 167 Winding Way – (Source: Google Maps)



Figure 15: 173 Winding Way - (Source: Google Maps)



Figure 16: 177 Winding Way - (Source: Google Maps)



Figure 17: 181 Winding Way - (Source: Google Maps)



Figure 18: 193 Winding Way



FOUR TESTS

In support of the proposed application, the four tests for minor variances as provided for in Section 45(1) of the Planning Act, have been reviewed as follows:

I) The variance is minor

The requested variance is minor in nature and will have no impact on adjacent properties. The variance relates solely to the placement of the driveway in front of the dwelling, which is already an established and widespread condition throughout the surrounding neighbourhood.

II) The variance is desirable for the appropriate development or use of the property

The proposed driveway location is desirable for the appropriate development of the subject property. Due to the shape of the lot and the orientation of the proposed dwelling, the driveway must be located in front of the residential use portion in order to provide access to the garage. This variance is functionally necessary and also aesthetically consistent with the existing built form along the eastern side of Winding Way.

III) *The general intent and purpose of the Zoning By-law is maintained.*

The proposed detached dwelling is permitted in the R1E zone. The intent of the zoning bylaw provision is to create a relatively uniform and pleasing streetscape. The requested variance is in keeping with the existing streetscape and therefore the proposed variance is not out of keeping with the neighbourhood.

IV) *The general intent and purpose of the Official Plan is maintained.*

The site is designated Neighbourhood and as such the construction of the proposed development conforms to the general intent and purpose of the Official Plan, as adopted under the Ontario Planning Act. The development reflects a balanced approach to functionality and compatibility, particularly in its driveway size, location, and integration into the front yard landscape. The surrounding homes along the same side as the proposed development site consistently feature front-facing driveways located entirely or partially in front of the residential use portion of the dwelling.

CONCLUSION

As demonstrated in this cover letter, the proposed variance is minor in nature, with the development meeting the intent of the Streetscape Character and lot fabric. The proposed development demonstrates good design and does not adversely impact the streetscape. The proposal also meets the intent of the Official Plan by contributing a large family dwelling through contextual suburban development. Lastly, the proposed development is demonstrated to be a suitable and desirable use of land

The subject property should be granted a minor variance for placement of a driveway in front of the living portion of the house based on the information and evidence provided in this cover letter.

In support of the application for minor variance, please find enclosed the following documents:

1. a copy of this cover letter
2. a copy of the completed Application Form
3. 1 full-sized copy and 1 reduced copy of the Site Plan and Elevation Drawings
4. 1 full-sized copy and 1 reduced copy of the plan of Survey, prepared by Stantec Geomatics Ltd.

5. 1 copy of the Tree Information Report & Tree Replacement Plan prepared by Dendron Forestry Services
6. A cheque payable to the City of Ottawa.

Kind Regards,

Mr. Z Malik