

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

Youssef Amer & Hussein Al-Dahhan

259 Bank S, Ottawa, ON
581-777-2002
sandbox.official393@gmail.com

Date: January 4, 2025

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-05-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

To:

Committee of Adjustment City of Ottawa
101 CentrepoinTE Drive, 4th Floor Ottawa, ON K2G 5K7

RE: Application for Consent (Severance) and Minor Variances – 11 St. Claire Avenue, Ottawa Proposal to Create Two Residential Lots and Construct Two Detached Dwellings

Dear Members of the Committee,

We are writing to submit a combined application for **consent to sever** the property at 11 St. Claire Avenue and for **three minor variances** necessary to support the development of two detached 2-unit dwellings with Additional Dwelling Units (ADUs). A shared driveway between the newly created lots, will provide access to parking spaces located in the rear yard from St. Claire Street.

The subject property is located in a well-established residential neighbourhood characterized by modern infill, good access to amenities, and strong transit connectivity. This proposal aligns with the City of Ottawa's goals for gentle intensification, increasing the availability of housing in a walkable and desirable location close to Algonquin College, parks, schools, and retail. Upon proceeding with the severance and design phase, we identified three minor variances required to proceed with the proposed development, as the current zoning regulations under Zoning By-law 2008-250 (R1FF – Sections 155–168) impose constraints that do not reflect the prevailing lot fabric and development patterns in the area.

Severance Request

We are proposing to divide the lot into **two residential parcels**, each fronting onto St. Claire Avenue, a public street with full municipal servicing. The goal is to introduce two family-oriented homes that:

- Reflect the area's evolving architectural character
- Promote efficient land use in the General Urban Area designation
- Support sustainable housing growth in a compatible, low-rise form

Planning Justification

The proposed consent application meets the criteria for land division under **Section 51(24) of the Planning Act**, as follows:

1. Conformity with the Official Plan

The property is designated **General Urban Area** in the City of Ottawa Official Plan, which supports a range of low-density residential uses and infill development. The creation of two lots for detached dwellings aligns with the intent to achieve **compact, liveable communities**.

2. Suitability of the Land for the Intended Use

The subject property is large enough to support two appropriately sized residential lots, each capable of accommodating a **2-unit detached dwelling**, while respecting the character and fabric of the neighbourhood. Services and infrastructure are available, and there are **no known environmental constraints or hazards**.

3. Compatibility with Surrounding Development

Recent infill activity on nearby lots — such as **23 & 25 St. Claire Avenue, 5 & 37 St. Claire Avenue**, and **37 & 39 Starwood Road** — demonstrates a clear and established pattern of lot division and modern residential construction in the area. The proposed severance is compatible with this trend and contributes positively to the **evolving streetscape**.

4. Provision of Adequate Services and Access

Each proposed lot will be introduced onto a **municipally maintained public road** and will be fully serviced by existing City infrastructure. **No new public roads** are required. Stormwater will be managed through **grading and tie-ins to the existing system**, subject to engineering approvals.

5. Public Interest

The proposal contributes to Ottawa's need for **additional housing options** and supports **gentle intensification** in a manner that is well-integrated with its surroundings. It enhances **housing availability near Algonquin College** and promotes **efficient land use** in a centrally located urban neighbourhood.

Requested Minor Variances

In reviewing the zoning under By-law 2008-250 (R1FF), we identified three minor variances necessary to proceed:

1. Minimum Lot Area

- Required: 600 m²
- Proposed: 411.42 m² and 429.1 m²
- Variance: up to 188.58 m²

2. Minimum Lot Width

- Required: 19.5 m
- Proposed: 15.01 m and 15.65 m
- Variance: up to 4.49 m

3. Corner Yard Setback

- Required: 4.5 m
- Proposed: 3.15 m
- Variance: 1.35 m

Justification and Planning Rationale

The requested variances meet the **four tests under Section 45(1) of the Planning Act**, as outlined below:

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

The proposed development supports the Official Plan's goal of **intensifying and enhancing the built environment** within established communities. The **General Urban Area** designation encourages the **efficient use of land** through modest intensification that fits within the existing context. The design and scale of the proposed dwellings are consistent with neighbouring homes and reflect a **modern interpretation** of the area's evolving character.

2. The general intent and purpose of the Zoning By-law is maintained

While the **R1FF zoning** sets out minimum standards for lot area, width, and setbacks, the intention is to ensure **adequate space, privacy, and compatibility** between homes. The proposed lots provide appropriate **separation, access, and massing**. The reduced lot sizes and widths are still functional and **typical of several properties** in the neighbourhood, including:

- 23 & 25 St. Claire Avenue
- 5 & 37 St. Claire Avenue
- 37 & 39 Starwood Road

These examples demonstrate that our proposal aligns with the **prevailing lot characteristics** and maintains the **intent of the by-law** by ensuring a **harmonious streetscape**.

3. The variance is desirable for the appropriate development or use of the land

The proposed dwellings are intended to **mirror the architectural rhythm** of newer infill homes on nearby lots. They will offer **modernized, energy-efficient housing options** while preserving neighbourhood scale and continuity. The layout supports **adequate landscaping, outdoor amenity space, parking, and servicing** — contributing positively to the **urban fabric**.

4. The variance is minor in nature

Each of the variances requested represents a **modest deviation** from the by-law provisions and will **not create adverse impacts** on neighbouring properties. **Privacy, sunlight access, and spatial separation** are respected. The rear yard reduction still provides **usable outdoor space**, and the lot width and area remain within the **functional norms for detached dwellings** on this street.

Easement

A **shared driveway** between the newly created lots will provide access to **rear yard parking spaces** from St. Claire Avenue. This easement ensures both lots maintain functional and equitable access to parking while preserving the streetscape.

Severance Application 1

This application proposes to create the lot labeled as **Part 1 and Part 2** on the Draft Reference Plan.

- **Total Area:** 429.1 square meters
- **Depth:** 27.41 meters
- **Frontage:** 15.65 meters on St. Claire Avenue
- **Proposed Use:** One long 2-unit detached dwelling

To allow access to the rear yard parking, an **easement in favour of Parts 3 and 4** is required over **Part 2**.

Severance Application 2

This application proposes to create the lot labeled as **Part 3 and Part 4** on the Draft Reference Plan.

- **Total Area:** 411.4 square meters
- **Depth:** 27.41 meters
- **Frontage:** 15.01 meters on St. Claire Avenue
- **Proposed Use:** One long 2-unit detached dwelling

To allow access to the rear yard parking, an **easement in favour of Parts 1 and 2** is required over **Part 3**

Conclusion

We respectfully request the Committee's support in approving both the severance and minor variances. This proposal offers a well-planned, context-appropriate addition to the neighbourhood and supports the City's broader objectives of sustainable urban growth and intensification.

Please do not hesitate to contact us for any additional details or clarifications.

Sincerely,
Youssef Amer & Hussein Al-Dahhan