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Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation

## TUCKER DESIGN COMPANY LTD.

PO Box 1068  
435 Queen Street  
Winchester, ON  
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November 27, 2025

Committee of Adjustment  
101 Centrepointe Drv., 4<sup>th</sup> Floor  
Nepean, ON

51 ST. CLAIRE AVENUE  
( lots 1678, 1677, 1676, 1675 registered plan 375 )  
City of Ottawa  
ZONING – R1-FF – exception 632

SEVERANCE TO CREATE A NEW LOT  
MINOR VARIANCE APPLICATIONS FOR EACH OF THE SEVERED AND RETAINED LOTS

Committee Members,

We are requesting consent for severance at the above noted address, in order to create a new lot. Our intention is to build a single-family dwelling on each of the severed and retained lots, with a two bedroom accessory apartment in the basement of each.

As is typical in this neighborhood, one detached home existed on the property, but through demolition permit, the home has already been removed. Recent redevelop of many neighborhood lots, typical of this application, have allowed new larger SFD on newly severed lots, some with accessory dwellings.

The neighborhood is primarily R1 zone with low rise, low density housing. The site is serviced by existing municipal sanitary and water service connections. Stormwater drainage is provided mainly through municipal road-side ditches and swales.

Two front yard trees work well in the proposed development of these properties and will remain protected and intact. The large majority of rear yard trees will also remain, with 4 being pegged for removal to facilitate the development. Please see the provided Tree Information Report for more information.

Parking will be provided with one space in an attached garage and a second space on the adjacent drive. Both lots and driveways / parking will front onto St. Claire Ave.

51 ST. CLAIRE AVENUE  
( lots 1678, 1677, 1676, 1675 registered plan 375 )  
(continued)

Concurrently, we are applying for minor variances for each of the severed and retained lots.

**LOT ONE – SEVERED LOT – INTERIOR**

**LOT AREA** - The minimum required lot area in this zone is 600 sq.m.

Lot Area is proposed at 409.2 sq.m. including the rear lane allowable area.

Lot Area excluding the rear lane allowable area is proposed to be 387 sq.m.

**We therefore request a reduction in min. lot area to 409.2 sq.m. including the rear lane allowable area ( 387 sq.m. not including the rear lane area)**

**LOT WIDTH** - The minimum lot width in this zone is 19.5m.

Lot Width is proposed to be 14.12 m

**We therefore request a min. lot width reduction to 14.12 m**

**LOT COVERAGE** – The maximum lot coverage is 45%.

Lot Coverage is proposed to be 47.43% including the rear lane allowable area to depth of 1.52m

**We therefore request a maximum lot coverage to be increased to 47.43%.**

**LOT TWO – RETAINED LOT - EXTERIOR**

**LOT AREA** - The minimum required lot area in this zone is 600 sq.m.

Lot Area is proposed at 472 sq.m. including the rear lane allowable area.

Lot Area excluding the rear lane allowable area is proposed to be 448 sq.m.

**We therefore request a reduction in min. lot area to 472 sq.m. including the rear lane allowable area (448 sq.m. not including the rear lane area)**

**LOT WIDTH** - The minimum lot width in this zone is 19.5m.

Lot Width is proposed to be 16.33 m

**We therefore request a min. lot width reduction to 16.33 m**

**EXTERIOR SIDE YARD WIDTH** – The minimum exterior side yard width for this zone is 4.5 m

Exterior side yard width is proposed to be 3.23 m

**We therefore request a reduction in minimum side yard width to 3.23 m**

51 ST. CLAIRE AVENUE  
( lots 1678, 1677, 1676, 1675 registered plan 375 )  
(continued)

#### **REVIEW OF FOUR TEST CRITERIA**

- **Is the variance minor in nature?**

We feel these variance requests are minor in nature and that the development of these lots still reflects an appropriate use of the land. We are not changing the land use from the intention of the R1 zone or Section 45 of the Planning Act.

- **Is the variance desirable for the development of the land?**

We have taken into consideration the design of the home to be built and strived to make it attractive and family oriented to suit this street and neighborhood. The variances requested will allow increased unit density without impacting the single-family neighborhood feel.

There are several new homes on the street and in this neighborhood where we can confidently assume that the same request for minor variance has been undertaken and granted in the recent past, with very successful outcomes.

- **Does the variance meet the general intent of the Official Plan?**
- **Does the variance meet the general intent of the Zoning By-law?**

We are proposing to build a two-storey single family dwelling with a basement accessory apartment, on each lot as per the attached plans. We feel the proposed redevelopment of this property maintains compatible qualities of the current streetscape and traditional feel of the neighborhood. We also feel the general policies of the provincial and local governments are also well represented with this proposed development.

#### **SECTION 51 (24) OF THE PLANNING ACT**

This development is in the public's interest; to provide more options for housing in an established neighborhood of low rise, traditional homes as opposed to multi-unit apartment style living.

This property is in an established neighbourhood and is bordered by low-density residential land. The property is located on St Claire Ave, a street within 3 and 4 blocks of Clyde Ave. and Baseline Road, respectively, both considered a Corridor – Mainstreet, giving the property consideration as walkable to various amenities, schools, and public transit stations.

In consideration of the existing subdivision layout, the severance will maintain traditional rectangular lots with common frontage and parking on a residential street. This development poses no restrictions on the land, buildings or surrounding properties. There are adequate water and sewer services for this development. We successfully designed the drainage and servicing of both proposed lots prior to this application. Please see the provided grading and servicing plan.

We feel the general intent of the zoning bylaw and Official Plan remains intact with this severance and minor variance request and the impact to the surrounding area is only positive.

The increase in units from 1 to 4 in total over the two lots lends itself to the goal of providing more available and affordable housing while increasing density on existing lands and services within the city.

We are happy to provide more information as necessary.

Regards,  
Charlene Zandbelt  
Tucker Design Company