

PLACE DORÉE
GESTION IMMOBILIÈRE

161 Laurier Ave. West, Suite 200
Ottawa, ON K1P 5J2

March 25th, 2024

City of Ottawa
Attention:
Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7

Ref: 75 Slater St.
File: D07-12-19-0061
Permit # 2209334

Dear Officer/Committee,

We are seeking a minor variance to alter the minimum parking stall length for two visitor parking spaces. The proposed variance would be to By-Law 2021-218 Section 106 - Parking Space Dimensions (1) (c) *at least 5.2 meters long*.

We are requesting the committee grant a variance that would permit two parking spaces to be 4.8 meters long instead of 5.2 meters noted in the bylaw and above. The two spaces (13, and 17) are shown in the attached Proposed Plan # 1/2 and 2/2, The Old Plan is also provided.

We believe the committee should grant the variance because it meets the test of minor variance as follows.

1. The variance is minor, because there is no change in total number of parking space required, the two parking space lengths are reduced by only 7%.
2. The variance is desirable for the appropriate development or use of the property, because the property is in an urban setting, is less than 25 meters from public transportation, and the two stalls will be reserved for smaller cars which are common in an urban setting.
3. The general intent and purpose of the Zoning By-Law is maintained, because the minimum number of parking spaces are maintained.
4. The general intent and purpose of the Official Plan is maintained. Because our variance has no negative impact to the goals of the official plan.

We trust this letter and the attached plans provide the committee the required information to grant this variance.

Should there be further question please do not hesitate to contact us.

Regards,

A handwritten signature in black ink, appearing to read "Kieran Waugh".

Kieran Waugh
Gestion Immobilière Place Dorée
161 Laurier Ave W. Suite 200
Ottawa, Ontario K1P 5J2
M: [\(416\) 903.1377](tel:4169031377)

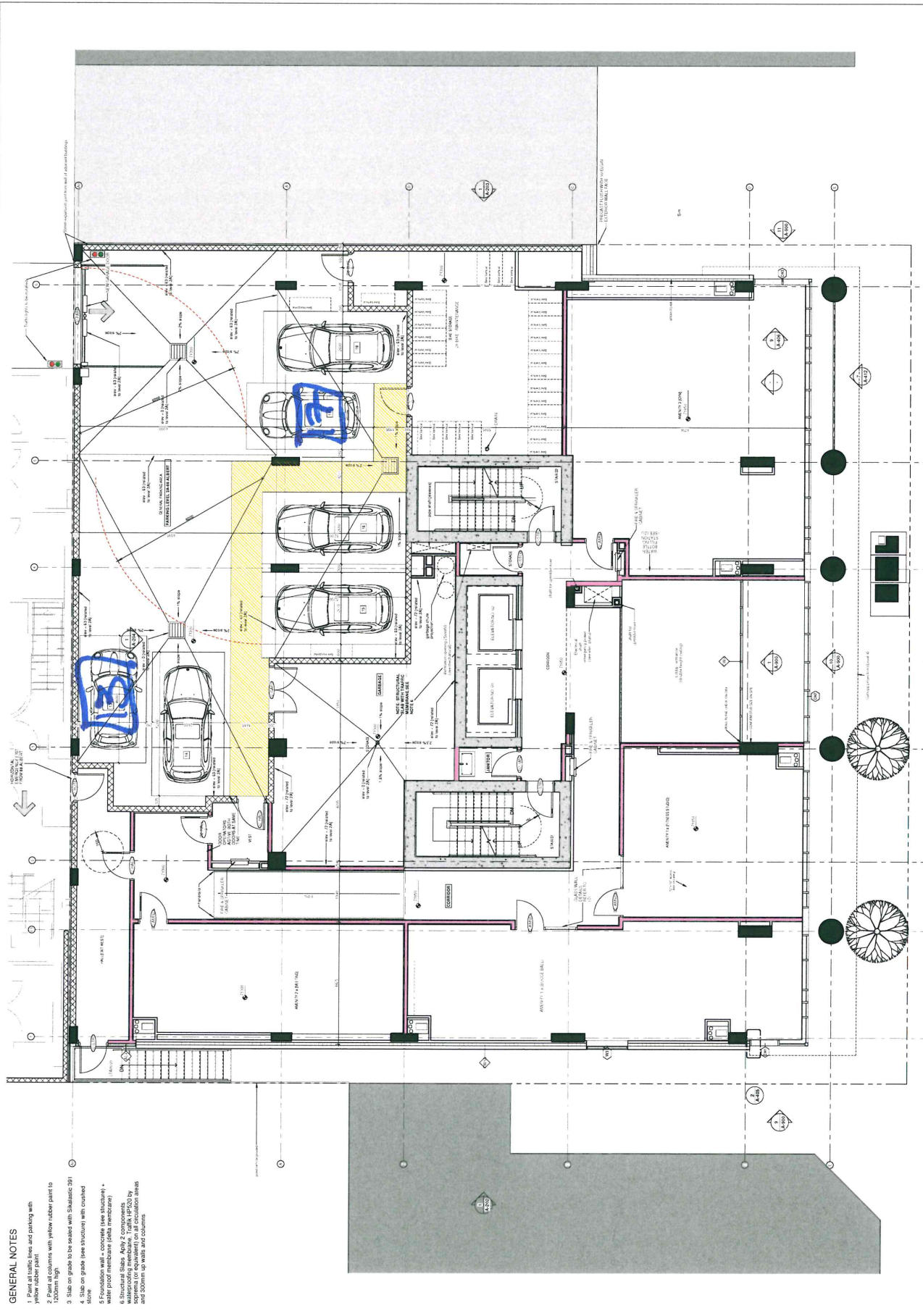
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PROPOSED

75 Slater St. - Ottawa
 NEW CONSTRUCTION
 75 Slater St. - Ottawa, Ontario
 1:50

CLELAND JARDINE
 ARCHITECTS

Smith + Andersen
 ENGINEERS



- GENERAL NOTES**
1. Paint all traffic lines and parking with yellow rubber paint.
 2. Paint all columns with yellow rubber paint to yellow rubber paint.
 3. Slab on grade (see structure) with crushed stone.
 4. Foundation wall - concrete (see structure) + water proof membrane (della membrane).
 5. Structural Slabs Apply 2 components epoxy resin on all concrete slabs and columns up walls and columns.

1 LEVEL 2A-ALBERT ACCESS -
 1:50

SLATER STREET
PROPOSED PLAN #1/2

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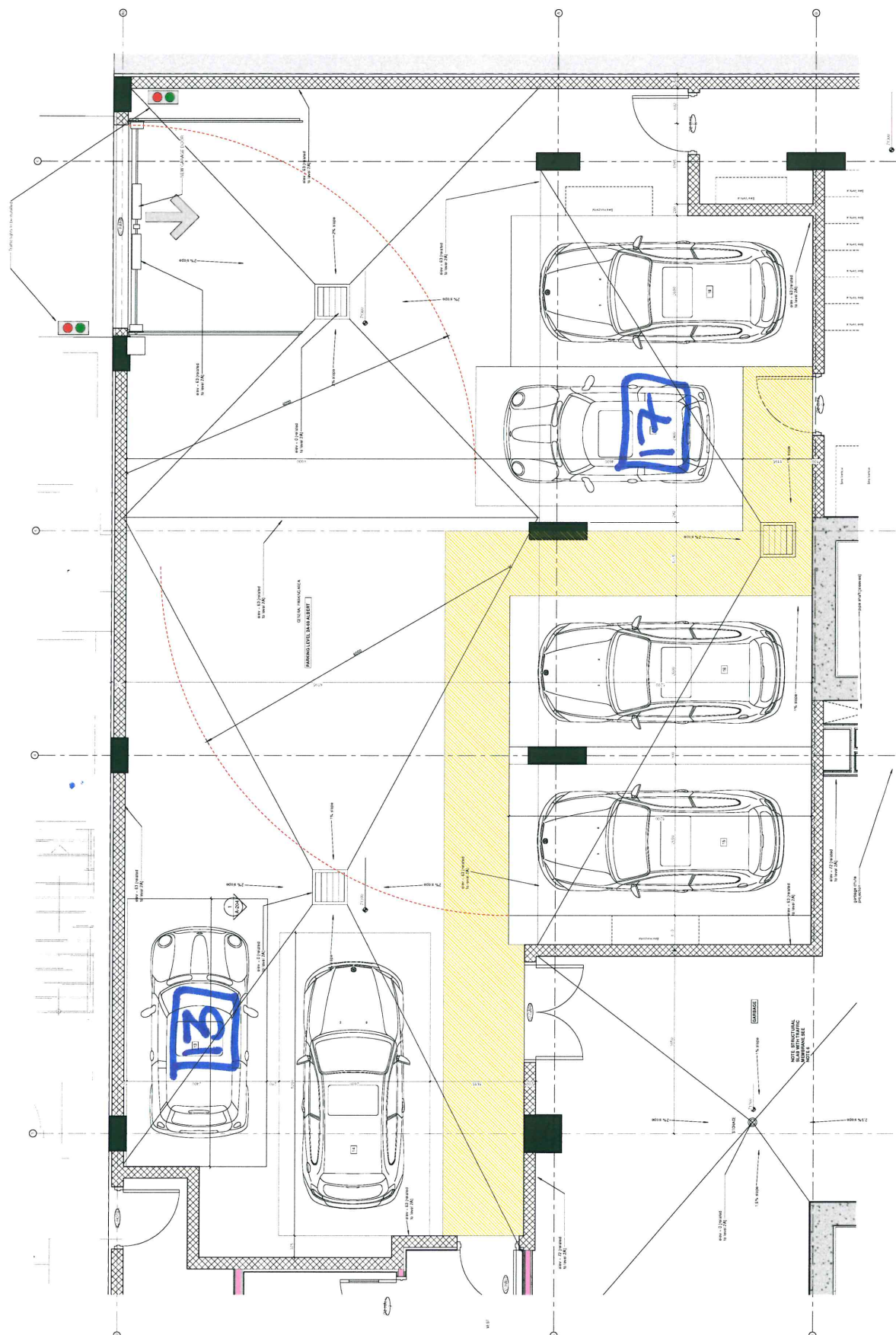
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75, Slater St., Ottawa
 NEW CONSTRUCTION
 75, Slater St., Ottawa, Ontario
 PROJECT NO. A-105.B
 SHEET NO. 1-25



PARKING LEVEL 2A-ALBERT ACCESS
 A-105.B 1-25

PROPOSED PLAN # 2/2

5/5 # WAIT 83209 0289

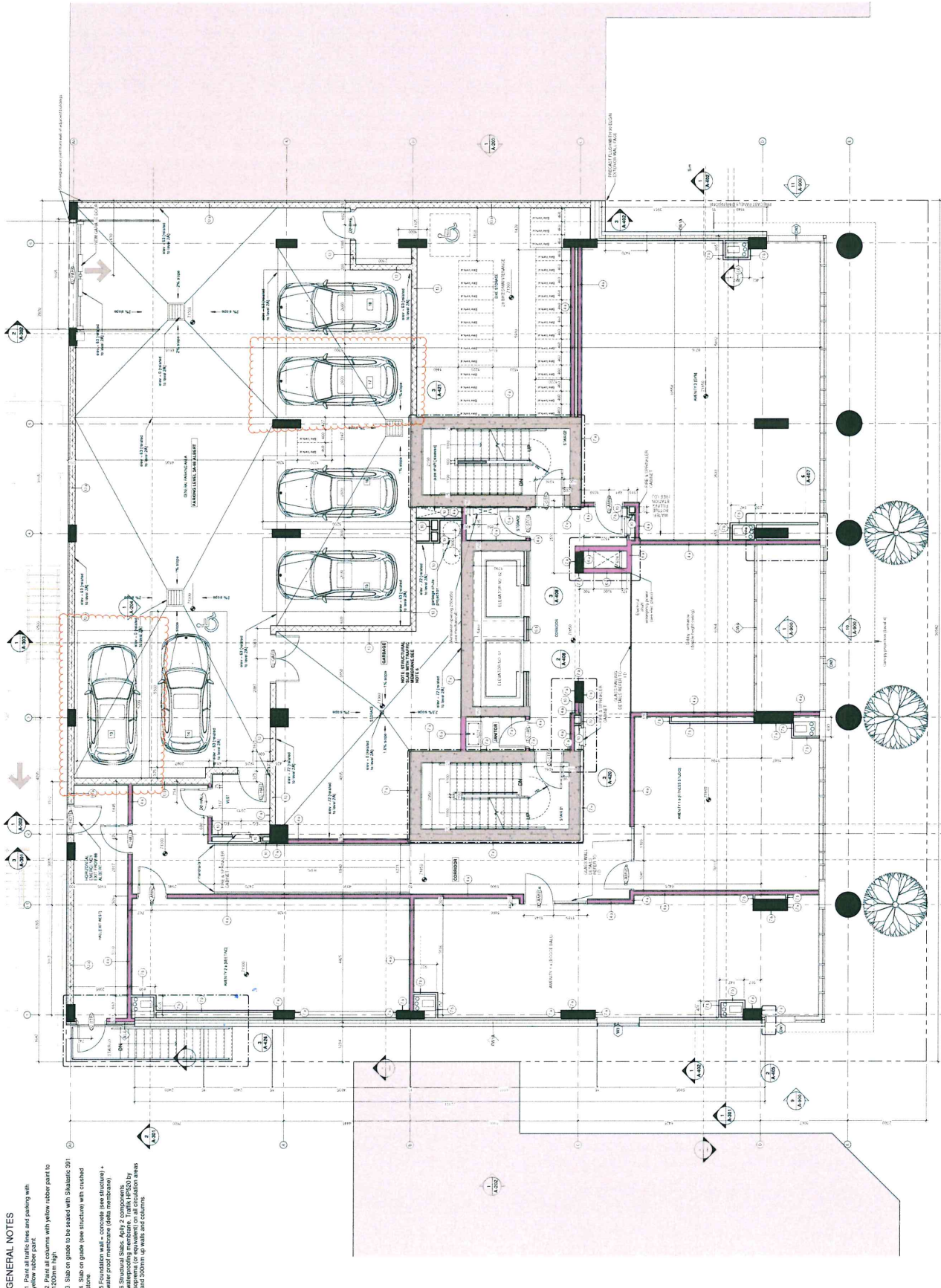
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- GENERAL NOTES**
1. Paint all traffic lines and parking with yellow rubber paint.
 2. Paint all columns with yellow rubber paint to 1200mm high.
 3. Sides on grade to be sealed with Shealastic S91.
 4. Sides on grade (see structure) with crushed stone aggregate wall - concrete base (paving) - water proof membrane (gale membrane) - Structural Slabs. Apply 2 components waterproof membrane. Traffic (IP500) by 500mm up walls and columns.

SLATER STREET

LEVEL 2A-ALBERT ACCESS
 1/8" = 1'-0"

OLD PLAN

WASSF 850