



May 30th, 2024

City of Ottawa
Secretary Treasurer
Committee of Adjustment
101 Centrepointhe Drive,
Ottawa, Ontario, K2G 5K7

RE: Minor Variance Application for the Combined 304-308 Donald Street

Please find enclosed a Minor Variance Application for 304-308 Donald Street.

I am writing on behalf of my client, who owns the consolidated properties of 304-308 Donald Street in the Overbrook neighbourhood. My client wishes to demolish the existing single and 4-unit buildings, and construct one 3-storey low-rise apartment building of 31 units. In order to proceed with the proposed development, minor variances for lot area and parking are required.



3D Model – Proposal for 304-308 Donald Street

Maximum Lot Area

We are requesting an increase to the maximum permitted lot area to 1086m² whereas the by-law prohibits areas greater than 1070m². The consolidation of 304 and 308 Donald Street results in an area that is 16m² greater than the maximum permitted, amounting to a marginal increase of 1.5%. This increase will be imperceptible from the street, and does not result in a significantly larger building.

Minimum Parking Space Rates

The By-Law requires a minimum of 10 parking spaces for residents, and 2 parking spaces for visitors. We are requesting a reduction to the minimum required parking spaces for residents to 8 spaces, and will be providing the 2 required visitor parking spaces. This reduction in resident parking will allow us to design the façade along Edith Avenue with architectural articulation so that it fits in better with the surrounding neighbourhood. The Subject Site is within a few feet of OC Transpo Route 19, which takes people downtown as well as to other major transit stations. It should also be noted that 20-28 bicycle parking spaces will be provided on-site: 8 in the rear yard at grade and 12-20 in an indoor bike room (12 per City of Ottawa bike parking space sizes, 20 per CycleSafe's Quad High Density Bike Rack).

4 Tests: Is this application/proposal...

minor in nature?	Yes, the increase in lot area will be imperceptible and does not result in a significantly larger building. The requirement for 10 parking spaces for 31 units corresponds to 32% of units having a parking space, and we are requesting a reduction to 26% of units having a parking space (i.e. 8 spaces), resulting in an insignificant 6% decrease.
appropriate and desirable for this neighbourhood?	Yes, this development will add much-needed housing close to transit. The building is designed with active frontages and articulation fronting on both Donald and Edith.
in keeping with purpose and intent of zoning bylaw?	Yes, this development is in keeping with the intent of the Zoning By-Law to permit low-rise apartment buildings and to provide parking options for both residents and visitors, as well as bicycle parking options.
in keeping with purpose and intent of Official Plan?	This proposal achieves the intent of the Official Plan for areas in the Inner Urban Transect by encouraging intensification through the replacement of two aging buildings, promoting cycling over vehicular transport and reducing the number of private approaches.

Regards,



Rosaline Hill
 BES, BArch, RPP, OAA,
 MRAIC, OPPI, MCIP

