

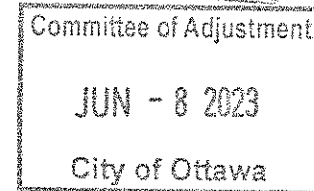
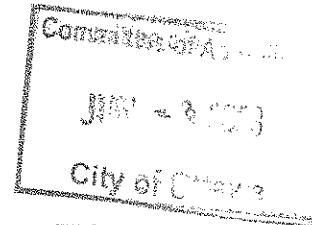
May 6, 2023

Committee of Adjustment  
4th Floor  
101 Centerpointe Drive  
Ottawa On K2G 5K7

Attention: Secretary Treasurer  
Michel Bellemare

Re: 379 Cooper St  
ZONED R5B [482] H(37)

Dear Sir



We would like to apply for a Minor Variance resulting from one Zoning requirement. The property in question is an existing three storey "low rise apartment" building. The building was a single family home that was converted to a rooming house in the sixties. When Mr Saad bought it in 2018 he added kitchenettes and individual washrooms to the rooms and by zoning definition the rooms became Dwelling units. These units are now being rented out providing affordable living in the downtown core. Due to the demand for affordable housing he is now proposing to provide three additional units in the basement. There is no exterior construction required for this proposal. The Minor Variance required is due to the Amenity requirements of the Zoning By-Law 2008-250 Section 137 (11).

The Amenity requirements of the Zoning By-Law 2008-250 Section 137 (11) as set out below :

Table 137- Amenity Area (By-law 2014-189) (OMB Order File #PL150797 issued July 25, 2016 – By-law 2015-228)

Apartment dwelling low-rise: Low-rise apartment dwelling in Area A as shown on S321 any residential zone other than the R4-UA, R4-UB, R4-UC and R4-UD zones. (Subject to By-law 2023-222) (By-law 2020-290) (By-law 2021-111) 15m<sup>2</sup> per dwelling unit up to eight units, plus 6m<sup>2</sup> per unit in excess of 8. 100% of the amenity area required for the first eight units. Communal amenity area required for the first eight units must: -be located at-grade and in the rear yard; -be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)

As no building addition is proposed and the development is existing we are deficient in the required amenity space. The required amenity area is (15m<sup>2</sup> x 8) + (6m<sup>2</sup> x 5) = 150 m<sup>2</sup>. 120m<sup>2</sup> is to be Communal and in the Rear yard. Plus 80% of the rear yard Amenity space is required to be "soft" landscaping. Section 137 (3) also states that Amenity Area provided outdoors must not be located in a required Front Yard. Balconies in the Front now no longer count as Amenity area so although existing and provided they do not count towards the required Amenity area.

We would respectfully ask for a Minor Variance to exempt us from the requirement of Section 137 Amenity requirements that would remove this location from Clause (11) which includes the requirement for II Total Amenity, III Communal Amenity Area and IV Layout of Communal Amenity Area.

We believe that our request meets the four tests that are required to achieve a Minor Variance :

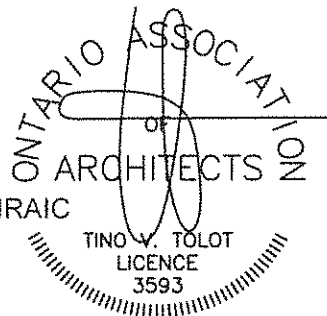
1 - The Variance is Minor as it does not impact our neighbours and there is amenity area associated with the units and in the surrounding neighbourhood.

2. The Variance is desirable for the use of the property. We are adding three affordable units in an area where there is high demand.
3. The General Intent and purpose of the Zoning By-Law is maintained as we are working with an existing situation.
4. The General Intent and purpose of the Official Plan is maintained as we are providing additional affordable housing.

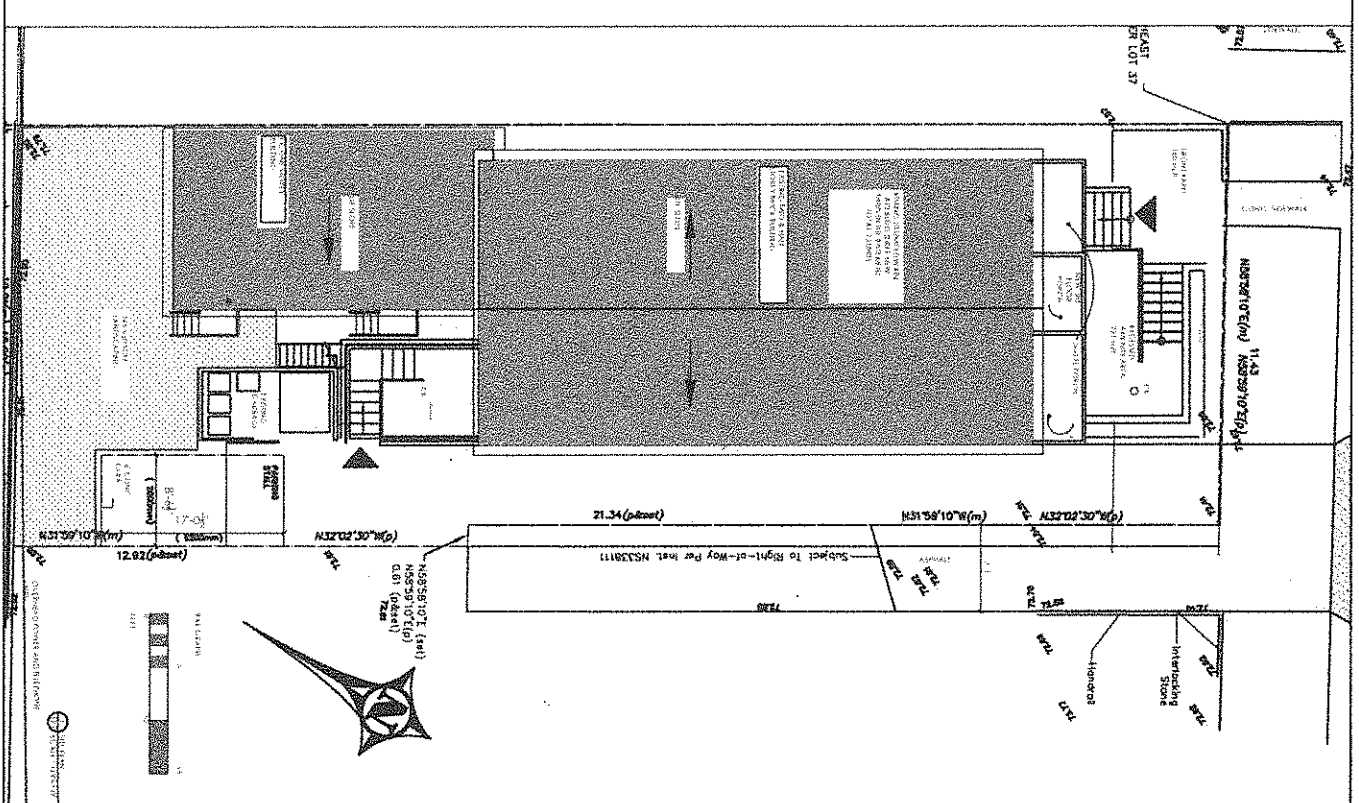
Trusting our request is not overreaching

Yours Truly,

Tino V. Tolot  
B.E.D.S. B.Arch. OAA. MRAIC



I Land Use	II Total Amenity Area	III Communal Amenity Area	IV Layout of Communal Amenity Area
(4) Apartment Building, mid-high rise	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(5) Mixed Use Building, with 9 or more dwelling units or rooming units	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(6) Stacked dwelling of 9 or more dwelling units	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(7) Retirement Home	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(8) Retirement Home, Converted	6m <sup>2</sup> per dwelling unit, and 10% of the gross floor area of each rooming unit	A minimum of 50% of the required total amenity area	Aggregated into areas up to 54 m <sup>2</sup> , and where more than one aggregated area is provided, at least one must be a minimum of 54 m <sup>2</sup>
(9) Residential care facility	10% of the gross floor area of each rooming unit	All of the total amenity area	
(10) Planned Unit Development	As per dwelling type	As per dwelling type	As per dwelling type
(11) Apartment dwelling low-rise:  Low-rise apartment dwelling in any residential zone other than the R4-UA, R4-UB, R4-UC and R4-UD zones. (By-law 2020-290) (By-law 2021-111)	15m <sup>2</sup> per dwelling unit up to eight units, plus 6m <sup>2</sup> per unit in excess of 8.	100% of the amenity area required for the first eight units.	Communal amenity area required for the first eight units must:  -be located at-grade and in the rear yard; -be landscaped; -consist of at least 80% soft landscaping; and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)
(12) Other uses	Not required		



**ZONING INFORMATION**

PROPERTY ADDRESS: 379 COOPER STREET, OAKLAND, CA 94612  
 ZONING: OAKLAND CITY CHARTER ACT 21C.0101  
 ZONING DISTRICT: OAKLAND CITY CHARTER ACT 21C.0101  
 ZONING DESCRIPTION: SINGLE-FAMILY RESIDENTIAL (SFR)

**17 LOCAL ORDINANCES**

ORDINANCE NO. 11411 (2011) - ZONING MAP AMENDMENT NO. 11411  
 ORDINANCE NO. 11412 (2011) - ZONING MAP AMENDMENT NO. 11412  
 ORDINANCE NO. 11413 (2011) - ZONING MAP AMENDMENT NO. 11413  
 ORDINANCE NO. 11414 (2011) - ZONING MAP AMENDMENT NO. 11414  
 ORDINANCE NO. 11415 (2011) - ZONING MAP AMENDMENT NO. 11415  
 ORDINANCE NO. 11416 (2011) - ZONING MAP AMENDMENT NO. 11416  
 ORDINANCE NO. 11417 (2011) - ZONING MAP AMENDMENT NO. 11417  
 ORDINANCE NO. 11418 (2011) - ZONING MAP AMENDMENT NO. 11418  
 ORDINANCE NO. 11419 (2011) - ZONING MAP AMENDMENT NO. 11419  
 ORDINANCE NO. 11420 (2011) - ZONING MAP AMENDMENT NO. 11420  
 ORDINANCE NO. 11421 (2011) - ZONING MAP AMENDMENT NO. 11421  
 ORDINANCE NO. 11422 (2011) - ZONING MAP AMENDMENT NO. 11422  
 ORDINANCE NO. 11423 (2011) - ZONING MAP AMENDMENT NO. 11423  
 ORDINANCE NO. 11424 (2011) - ZONING MAP AMENDMENT NO. 11424  
 ORDINANCE NO. 11425 (2011) - ZONING MAP AMENDMENT NO. 11425

**GENERAL NOTES**

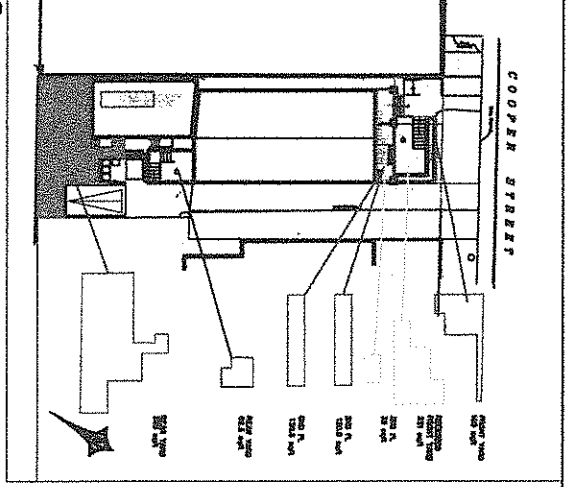
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE CITY OF OAKLAND.

2. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAKLAND.

3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAKLAND.

4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAKLAND.

5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAKLAND.



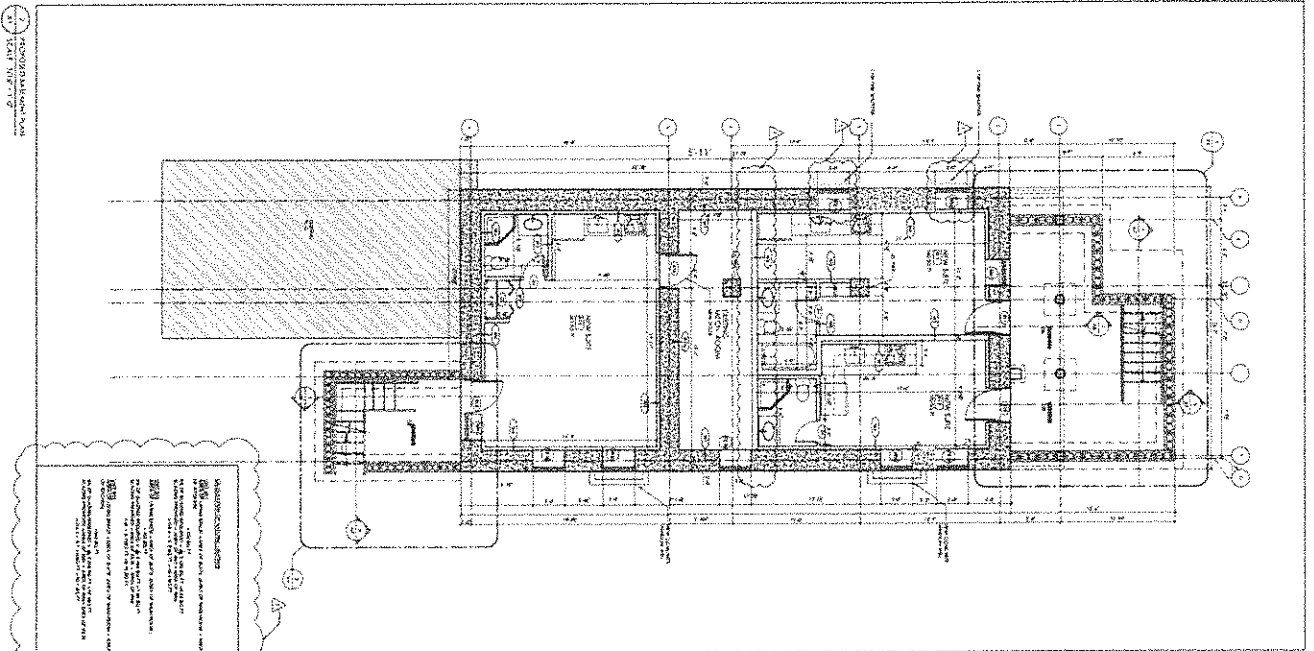
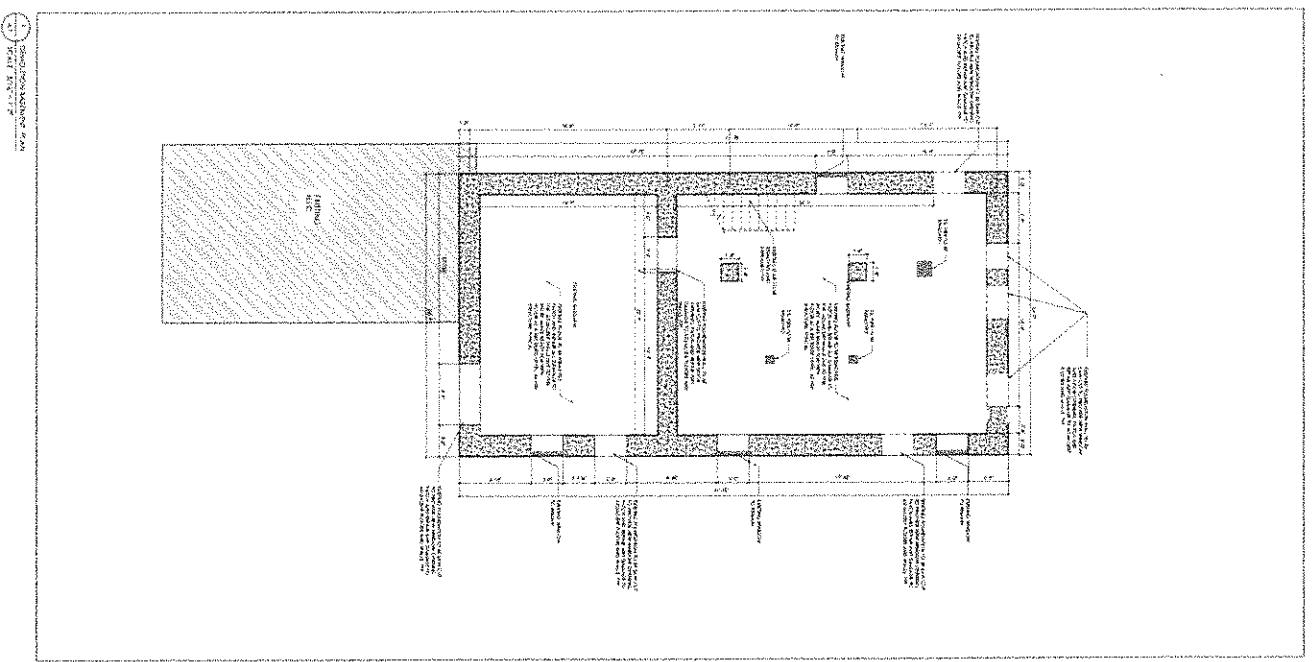
**WOODMAN ARCHITECT**

ATTENTION TO:  
 379 COOPER STREET  
 OAKLAND, CALIFORNIA

**SP1 (2)**

**SITE PLAN**

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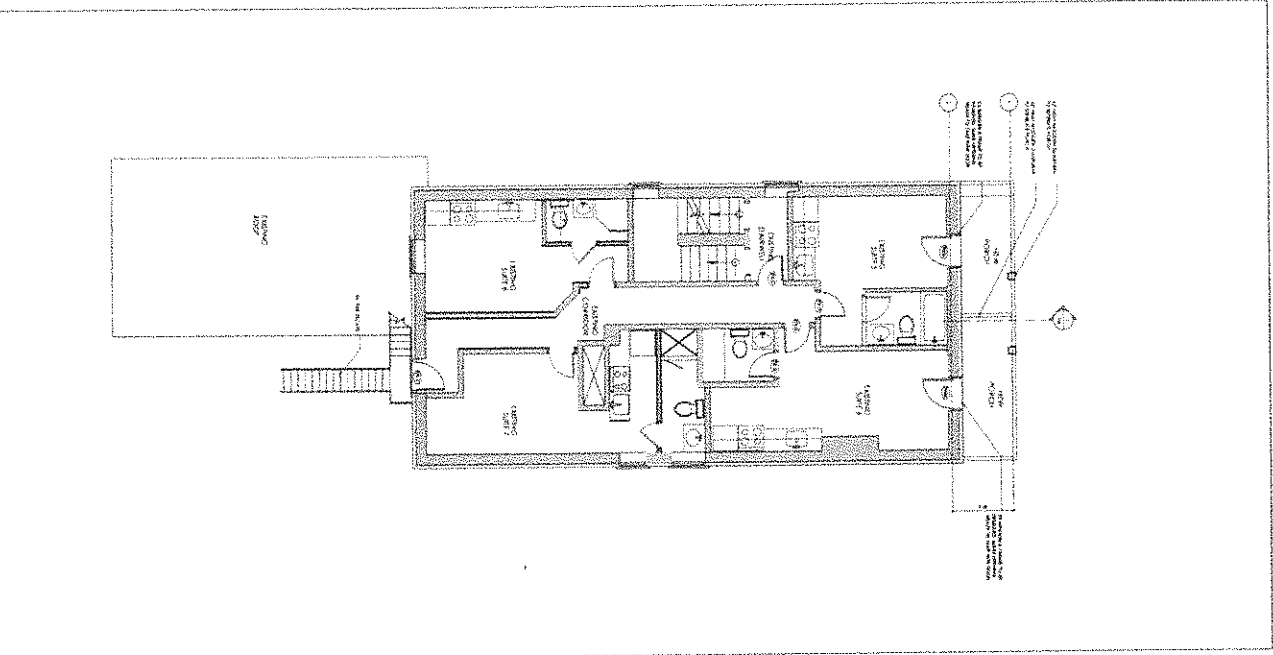
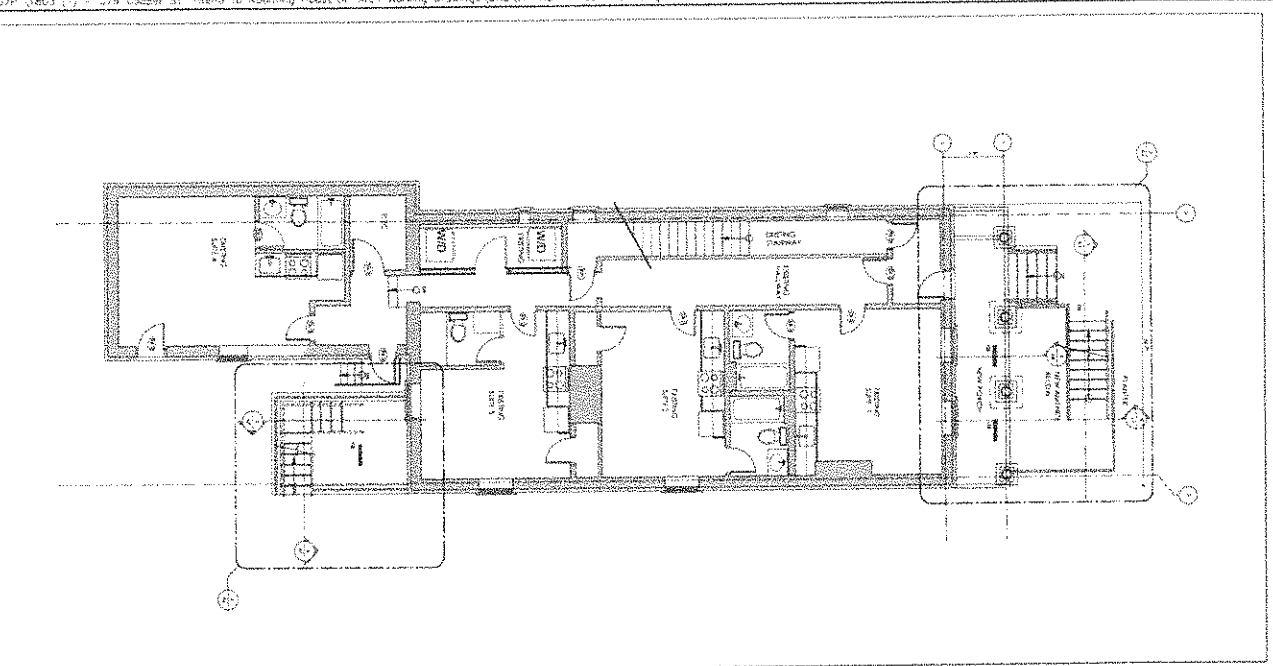
**WOODMAN ARCHITECT**  
ARCHITECTS

1000 BROADVIEW AVENUE, SUITE 100  
OTTAWA, ONTARIO K1K 1R7  
TEL: 613-735-1111 FAX: 613-735-1112  
WWW.WOODMANARCHITECTS.COM

**ALTERATIONS TO  
379 COOPER STREET,  
OTTAWA, ONTARIO**

**DEMOLITION AND PROPOSED  
BASEMENT PLAN**

DATE: 2023-06-07  
DRAWN BY: [Name]  
CHECKED BY: [Name]  
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**WOODMAN ARCHITECT**  
ARCHITECTS

4180 CLOVERLEAF AVENUE, SUITE 100  
OTTAWA, ONTARIO K1H 8L9  
TEL: 613-735-1111 FAX: 613-735-1112  
WWW.WOODMANARCHITECTS.COM

**ALBERIONS CO.**  
379 COOPER STREET  
OTTAWA, ONTARIO  
K1H 8L9

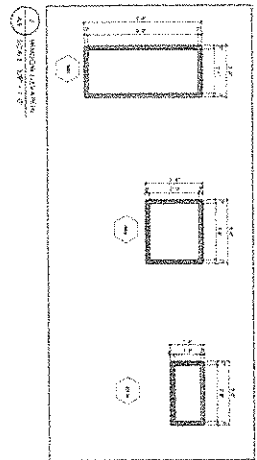
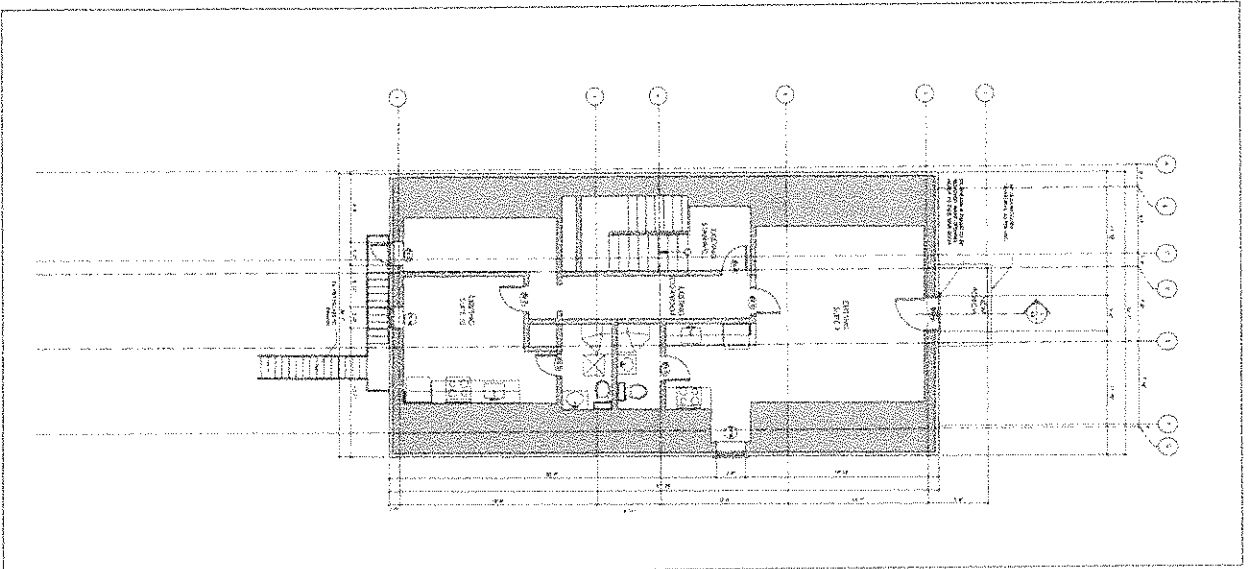
**GROUND FLOOR AND SECOND FLOOR PLAN**

NO. 1000

DATE: 2023-06-02

SCALE: 1/8" = 1'-0"

**A2**



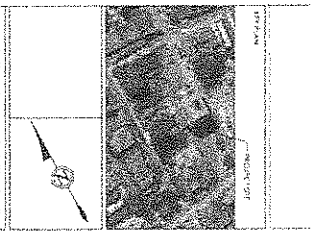
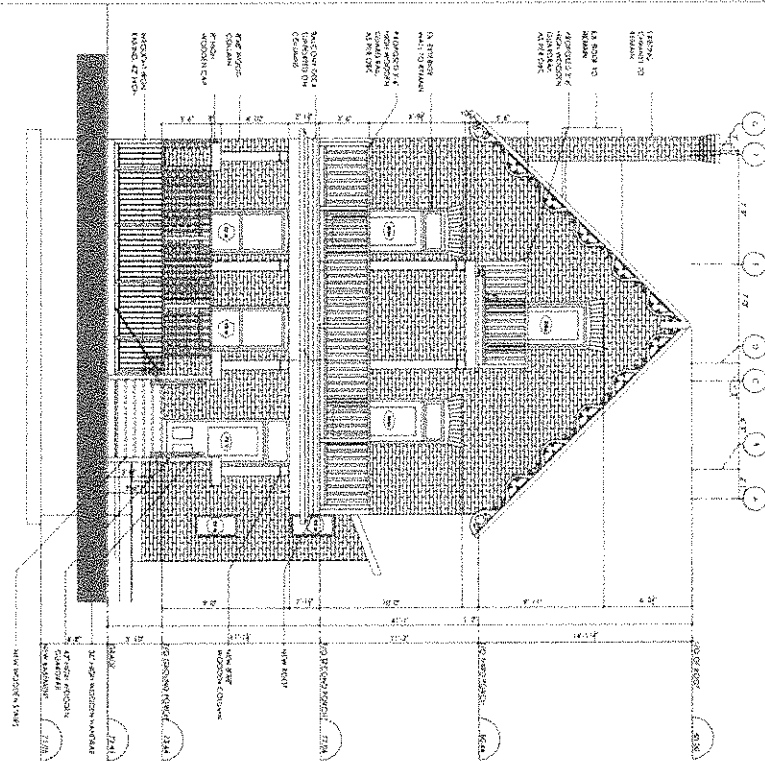
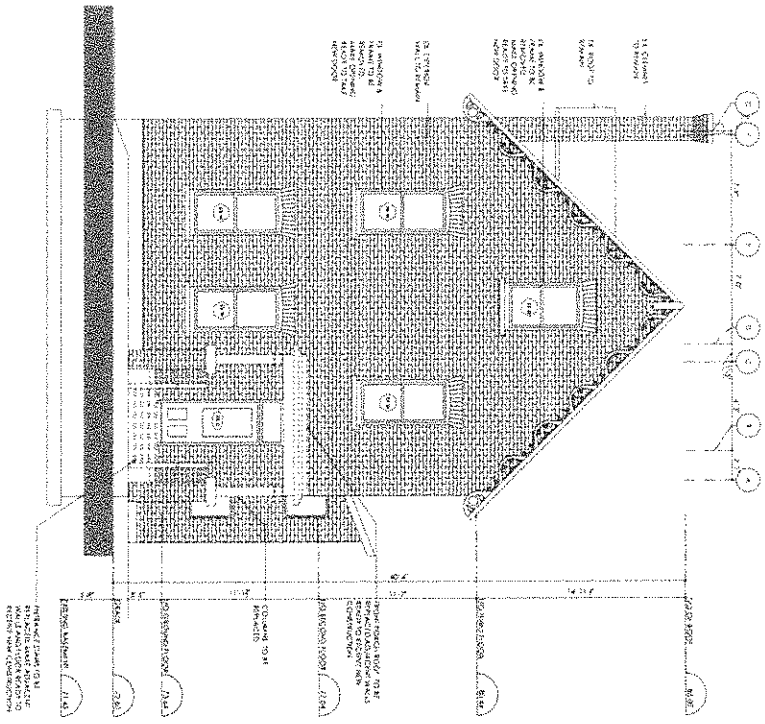
NO.	DESCRIPTION	REMARKS
1	WALL FINISHES	
10	W/1 - LIVING ROOM WINDOW	W/1 - LIVING ROOM WINDOW
11	W/2 - KITCHEN WINDOW	W/2 - KITCHEN WINDOW
12	W/3 - BEDROOM WINDOW	W/3 - BEDROOM WINDOW
13	W/4 - BATHROOM WINDOW	W/4 - BATHROOM WINDOW
14	W/5 - HALLWAY WINDOW	W/5 - HALLWAY WINDOW
15	W/6 - FRONT PORCH WINDOW	W/6 - FRONT PORCH WINDOW
16	W/7 - REAR PORCH WINDOW	W/7 - REAR PORCH WINDOW
17	W/8 - FRONT PORCH WINDOW	W/8 - FRONT PORCH WINDOW
18	W/9 - REAR PORCH WINDOW	W/9 - REAR PORCH WINDOW
19	W/10 - FRONT PORCH WINDOW	W/10 - FRONT PORCH WINDOW
20	W/11 - REAR PORCH WINDOW	W/11 - REAR PORCH WINDOW
21	W/12 - FRONT PORCH WINDOW	W/12 - FRONT PORCH WINDOW
22	W/13 - REAR PORCH WINDOW	W/13 - REAR PORCH WINDOW
23	W/14 - FRONT PORCH WINDOW	W/14 - FRONT PORCH WINDOW
24	W/15 - REAR PORCH WINDOW	W/15 - REAR PORCH WINDOW
25	W/16 - FRONT PORCH WINDOW	W/16 - FRONT PORCH WINDOW
26	W/17 - REAR PORCH WINDOW	W/17 - REAR PORCH WINDOW
27	W/18 - FRONT PORCH WINDOW	W/18 - FRONT PORCH WINDOW
28	W/19 - REAR PORCH WINDOW	W/19 - REAR PORCH WINDOW
29	W/20 - FRONT PORCH WINDOW	W/20 - FRONT PORCH WINDOW
30	W/21 - REAR PORCH WINDOW	W/21 - REAR PORCH WINDOW
31	W/22 - FRONT PORCH WINDOW	W/22 - FRONT PORCH WINDOW
32	W/23 - REAR PORCH WINDOW	W/23 - REAR PORCH WINDOW
33	W/24 - FRONT PORCH WINDOW	W/24 - FRONT PORCH WINDOW
34	W/25 - REAR PORCH WINDOW	W/25 - REAR PORCH WINDOW
35	W/26 - FRONT PORCH WINDOW	W/26 - FRONT PORCH WINDOW
36	W/27 - REAR PORCH WINDOW	W/27 - REAR PORCH WINDOW
37	W/28 - FRONT PORCH WINDOW	W/28 - FRONT PORCH WINDOW
38	W/29 - REAR PORCH WINDOW	W/29 - REAR PORCH WINDOW
39	W/30 - FRONT PORCH WINDOW	W/30 - FRONT PORCH WINDOW
40	W/31 - REAR PORCH WINDOW	W/31 - REAR PORCH WINDOW
41	W/32 - FRONT PORCH WINDOW	W/32 - FRONT PORCH WINDOW
42	W/33 - REAR PORCH WINDOW	W/33 - REAR PORCH WINDOW
43	W/34 - FRONT PORCH WINDOW	W/34 - FRONT PORCH WINDOW
44	W/35 - REAR PORCH WINDOW	W/35 - REAR PORCH WINDOW
45	W/36 - FRONT PORCH WINDOW	W/36 - FRONT PORCH WINDOW
46	W/37 - REAR PORCH WINDOW	W/37 - REAR PORCH WINDOW
47	W/38 - FRONT PORCH WINDOW	W/38 - FRONT PORCH WINDOW
48	W/39 - REAR PORCH WINDOW	W/39 - REAR PORCH WINDOW
49	W/40 - FRONT PORCH WINDOW	W/40 - FRONT PORCH WINDOW
50	W/41 - REAR PORCH WINDOW	W/41 - REAR PORCH WINDOW
51	W/42 - FRONT PORCH WINDOW	W/42 - FRONT PORCH WINDOW
52	W/43 - REAR PORCH WINDOW	W/43 - REAR PORCH WINDOW
53	W/44 - FRONT PORCH WINDOW	W/44 - FRONT PORCH WINDOW
54	W/45 - REAR PORCH WINDOW	W/45 - REAR PORCH WINDOW
55	W/46 - FRONT PORCH WINDOW	W/46 - FRONT PORCH WINDOW
56	W/47 - REAR PORCH WINDOW	W/47 - REAR PORCH WINDOW
57	W/48 - FRONT PORCH WINDOW	W/48 - FRONT PORCH WINDOW
58	W/49 - REAR PORCH WINDOW	W/49 - REAR PORCH WINDOW
59	W/50 - FRONT PORCH WINDOW	W/50 - FRONT PORCH WINDOW
60	W/51 - REAR PORCH WINDOW	W/51 - REAR PORCH WINDOW
61	W/52 - FRONT PORCH WINDOW	W/52 - FRONT PORCH WINDOW
62	W/53 - REAR PORCH WINDOW	W/53 - REAR PORCH WINDOW
63	W/54 - FRONT PORCH WINDOW	W/54 - FRONT PORCH WINDOW
64	W/55 - REAR PORCH WINDOW	W/55 - REAR PORCH WINDOW
65	W/56 - FRONT PORCH WINDOW	W/56 - FRONT PORCH WINDOW
66	W/57 - REAR PORCH WINDOW	W/57 - REAR PORCH WINDOW
67	W/58 - FRONT PORCH WINDOW	W/58 - FRONT PORCH WINDOW
68	W/59 - REAR PORCH WINDOW	W/59 - REAR PORCH WINDOW
69	W/60 - FRONT PORCH WINDOW	W/60 - FRONT PORCH WINDOW
70	W/61 - REAR PORCH WINDOW	W/61 - REAR PORCH WINDOW
71	W/62 - FRONT PORCH WINDOW	W/62 - FRONT PORCH WINDOW
72	W/63 - REAR PORCH WINDOW	W/63 - REAR PORCH WINDOW
73	W/64 - FRONT PORCH WINDOW	W/64 - FRONT PORCH WINDOW
74	W/65 - REAR PORCH WINDOW	W/65 - REAR PORCH WINDOW
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81	W/72 - FRONT PORCH WINDOW	W/72 - FRONT PORCH WINDOW
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98	W/89 - REAR PORCH WINDOW	W/89 - REAR PORCH WINDOW
99	W/90 - FRONT PORCH WINDOW	W/90 - FRONT PORCH WINDOW
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**WOODMAN ARCHITECT**  
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**ALBERION TO 37/ COOPER STREET, OTTAWA, ONTARIO**

**THIRD FLOOR PLAN AND WINDOW ELEVATIONS**

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**WOODMAN ARCHITECT**  
 5 1 3 7 2 6 7 1  
 375 COOPER STREET  
 DILLAWA, ONTARIO

PROJECT:  
 ALTERATION TO  
 375 COOPER STREET  
 DILLAWA, ONTARIO  
 SOUTH ELEVATION

DATE:  
 2023-06-07  
 DRAWN BY:  
 J. BROWN  
 CHECKED BY:  
 M. BROWN  
 SCALE:  
 1/8" = 1'-0"

A5



