

Committee of Adjustment

Minor Variance Application for 82 Norman Street/117 Pamilla Street

Ottawa, Ontario

Overview/Cover Letter

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June 21, 2024

Dear Members of the Committee,

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-06-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Introduction

The Owner of the property at 82 Norman Street and 117 Pamilla Street, Joe Cotroneo, wishes to construct a new home with large studio space to house his rare Italian motorcycle and car art collection. The private collection is unique in North America and focuses primarily on pieces from the 1930's through the 1970's. All the pieces are decommissioned, except for 3 or 4 small vehicles that are brought out once a year for a parade as part of Ottawa's long running Italian week Festival. Mr. Cortroneo's collection has been part of the community of Little Italy for many years, housed in rented spaces and garages throughout the neighborhood. He would like to construct the proposed 2-storey dwelling to permanently house his collection.

The property is a consolidation of three lots including 82 and 84 Norman Street and 117 Pamilla Street.

There is a single family home on each of these three lots which will be demolished as part of the site development for our proposed project.

Detailed description of request for Minor Variance:

The following describes our minor variance request as set out in the municipal By-Law:

"The Owner/Applicant requires the Committee's authorization for a minor variance from the Zoning By-law to permit Section 144(8) to not apply, whereas By-law section 144(8) requires that, on a through lot with a depth of 60 metres or greater, the minimum rear yard area of XX metres and minimum rear yard setback of 9.15 metres apply to a hypothetical lot line bisecting the lot at 50% of the lot depth."

Site Context and Conditions

The site context for our proposed building includes a mixture of single-family homes, multi-storey residential units and a diverse mixture of commercial buildings housing offices, restaurants, pubs, clothing stores, food stores, banks, and more. The property lots vary in size throughout the community given the mixture of residential and commercial zoning. A similar through-lot condition to what we are seeking exists at 54 Pamilla Street, one block to the East of our site, with an overall site length of over 65 meters.

The site conditions for our project are unique as the proposed building will be located between residential homes to the west and face the back of commercial businesses to the east. These businesses front onto Preston Street. Further, our proposed building will face a newly constructed multi-residential low/high rise apartment to the North on Norman Street and residential and commercial shops at the corner of Pamilla Street to the south. We feel that this very diverse community of buildings and building types will suitably frame our proposed 2-storey dwelling.

Required zoning conditions/Setbacks

The minimum side yard setbacks for a building on a through-lot in this area are 0.6m and 1.2m. Our proposed building will be set back a minimum of 2.0m on the east (greater for half the lot) and 2.0m on the west side to provide additional space around the building and distance from the abutting properties. The building will be a modest two stories in height with red brick facades facing Norman and Pamilla Streets, offering a familiar scale and feel to some older industrial style buildings found scattered throughout the Preston Street community.

A tree report is included with this application. It should be noted that there is only one tree to be retained, though in poor condition, which is unlikely to be impacted by the construction of our proposed building.

Summary of the 4-tests

We feel that these site conditions and proposed design elements make our application minor in nature and desirable as an improvement to the neighborhood and the Preston Street community at large. Further, we feel our project is in keeping with the general intent of the By-Law and that our request for an additional 1.03m in length is minor in nature. We also feel that our proposed project is in keeping with the Official Plan and the Planning Act encouraging greater density and diversity of building types in the downtown core, particularly in areas close to walking and cycling paths and key transit routes, as is the case with our property.

We have reached out to the Planning and Building Code review departments, both of whom are in general support of our proposed project. We have also received general support from the immediate neighbors as well as the BIA, and local Councillor's office.

Thank you for your review and attention to our request and application.

Yours truly,

Jason Grant

Agent for the Registered Owner

82 Norman Street/117 Pamilla Street

