

Forum

Forum House at Brookfield Place
East Podium, 2nd Floor
181 Bay Street
Toronto, ON M5J 2T3

June 24, 2024

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

Committee of Adjustment
Received | Reçu le

2024-06-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

**Re: Minor Variance Application Cover Letter
87 Mann Avenue, Ottawa, ON**

REII 87 Mann GP Inc. ("Forum") is the owner of 87 Mann Avenue ("Subject Lands" or "Site"). We are pleased to formally submit a Minor Variance application for consideration on the July 17th, 2024, Committee of Adjustment hearing date.

In support of the application, the following items are enclosed and attached for your review. The enclosed package will be supplemented with a digital copy sent via email to cofa@ottawa.ca:

- One (1) copy of a completed Application Form;
- One (1) copy of a written confirmation from the City's Infill Forester that a TIR is not necessary (refer to Appendix A);
- One (1) copy of a Survey Plan;
- One (1) copy of a Site Plan with floorplans outlining the proposed changes;
- One (1) cheque, in the amount of three thousand, one hundred and ninety-six dollars (\$3,196) payable to the City of Ottawa dated June 25, 2024 (refer to Appendix B for a scanned copy of the cheque).

Forum is proposing the conversion of the existing underutilized leasing room on the ground floor (level 1) and leasing office on the fourth floor (level 4) of an existing 58 unit residential rental building, to accommodate an additional 4 residential dwelling units and increased amenity space of 27m².

The requested variance seeks relief from site specific Zoning By-law 2014-253 (Exception 2146) to increase the maximum unit count as follows:

1. Increase the maximum number of units from 58 to 62.

The Subject Lands is designated as Neighbourhood in the Downtown Core Transect Policy Area per City of Ottawa Official Plan, 2022, and is zoned Residential Fourth Density, Exception 2146 (site specific by-law 2014-253) as per City of Ottawa Zoning By-law 2008-250.

The Subject Lands originally comprised of a 4-storey church which was constructed in 1955. Through the previous owner, the Site was subject to a Zoning By-law amendment (by-law 2014-253, exception 2146) and Site Plan Approval to permit the conversion of the existing church to residential use along

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with the construction of an addition, to permit 58 residential units. Zoning and Site Plan was approved in 2014 with renovations and construction completed in 2016.

Forum is an alternative asset manager, investor, and developer operating across North America for over 28 years who obtained ownership of the Site in 2021. Forum intends to improve the existing underutilized spaces within the existing building to create 4 new fully furnished units and contribute 27m² towards the existing amenity space already provided within the building.

In our opinion, the requested variance addresses the four tests under Section 45(1) of the *Planning Act* as per the rationale below:

1. Is the variance minor in nature?

Yes, the proposed variance is minor in nature.

The proposed variance includes a modest increase of 4 units to the existing 58 units, representing a 6% increase in the total unit count. This small change slightly adjusts the overall density while preserving the development's character. Importantly, the additional units do not cause any negative land use impacts on neighboring properties and do not involve any alterations to the building's exterior or its current footprint.

2. Is it desirable for the appropriate development or use of the land, building, or structure?

Yes, the proposed variance is desirable for the appropriate development, use of the land and building in question.

The proposed variance is desirable and appropriate for the Subject Lands, as it enables the construction of essential purpose-built rental housing by repurposing underutilized space within the building. This supports Ottawa's pressing need for more housing supply. Moreover, the variance demonstrates a judicious use of urban land, in accordance with the City's principles of smart growth. The additional units will contribute to the local economy by bringing more residents who will support nearby businesses and services, thus enhancing community vibrancy. The proposed changes are strictly internal to the building, with no impact to the surrounding land uses.

3. Does it maintain the general intent of and purpose of the Zoning By-law?

Yes, the proposed variance maintains the general intent and purpose of the Zoning By-law.

The Site is regulated by City of Ottawa Zoning By-law 2008-250, as amended by By-law 2014-253 (Residential Fourth Density Zone with exception 2146), which outlines specific zoning requirements for the Site. The overarching goal of the R4 – Residential Fourth Density Zone is to accommodate a diverse range of residential building types while expanding housing options. The proposed variance

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remains aligned with this objective. The modest increase of 4 units within the existing 58-unit residential building stays true to the intended residential function and even enhances it by offering additional housing opportunities, all while preserving the core intent and purpose of the Zoning By-law. Importantly, this application does not seek any other zoning amendments for the Subject Lands.

4. Does it maintain the general intent and purpose of the Official Plan?

Yes, the proposed variance maintains the general intent and purpose of the Official Plan.

The Site is designated as Neighbourhood in the Downtown Core Transect Policy Area per the City of Ottawa Official Plan, 2022. This area is to be planned for ongoing gradual, integrated, sustainable, and context-sensitive development (Policy 6.3) while ensuring that they form the cornerstone of liveability in Ottawa (Policy 6.3.3). The proposed variance aligns seamlessly with the intent and purpose of the Neighbourhood designation by facilitating gradual growth in an area well-connected by transit, situated less than 1 kilometer from both Lees and uOttawa West O-Train stations.

In summary, it is our opinion that the requested minor variance meets all four tests under Section 45(1) of the *Planning Act*. The variance is minor in nature, desirable for the efficient use of the building, maintains the general intent of both the Zoning By-law and the Official Plan, and supports broader planning objectives for residential growth and transit-oriented development.

We trust the enclosed letter and supporting documents supports your review of the minor variance application. Should you have any questions, please do not hesitate to contact Sydney Zhang at (437) 220-5242 or sydneyz@forumam.com.

Yours truly,

Dayna Gilbert
Managing Director, Real Estate Development

Forum Asset Management

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daynag@forumam.com

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APPENDIX A

From: [Committee of Adjustment Trees/Comité de Dérogation Arbres](#)
To: [Sydney Zhang](#)
Cc: [Linker, Margot](#)
Subject: RE: Minor Variance - TIR Confirmation
Date: Wednesday, June 5, 2024 11:33:05 AM
Attachments: [image001.png](#)
[image003.png](#)

Hello Sydney,

Thanks for your emails.

Confirmed that a TIR is not required with your minor variance application. Please share this email with your COA coordinator as confirmation.

Kind regards,

Julian Alvarez-Barkham (he/him/il)
Planning Forester (T) | Forestier – Plannification (T)
Strategic Initiatives Department | Direction générale des initiatives stratégiques
City of Ottawa | Ville d'Ottawa

From: Sydney Zhang <sydneyz@forumam.com>
Sent: Wednesday, June 5, 2024 7:23 AM
To: Committee of Adjustment Trees/Comité de Dérogation Arbres <cofa_trees@ottawa.ca>
Cc: Linker, Margot <margot.linker@ottawa.ca>
Subject: RE: Minor Variance - TIR Confirmation

CAUTION: This email originated from an External Sender. Please do not click links or open attachments unless you recognize the source.

ATTENTION : Ce courriel provient d'un expéditeur externe. Ne cliquez sur aucun lien et n'ouvrez pas de pièce jointe, excepté si vous connaissez l'expéditeur.

Good morning!

I am following up on this again. Could you please advise at your earliest convenience?

Thank you,
Sydney

Sydney Zhang
Associate, Real Estate Development

Forum Asset Management
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sydneyz@forumam.com
[LinkedIn](#) | [Website](#)

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