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613-863-7369

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55 GORDON ST, OTTAWA, ON K1S 4C7 :
PROJECT INFORMATION RE: MINOR VARIANCE

EXISTING BUILDING / PROPERTY:

Description: 3-storey detached residential building

Zoning: R3-P [1475]

Existing Building Area: 104.2 sq.m. (1120.16 sq.ft.)

Building Height: 3-storey plus basement (approx. 10.0m (32'-9.5"))

Existing Gross Floor Area (above grade): 282.0 sq.m. (3032.5 sq.ft.) on 3 floors.

Parking: Existing parking is at the rear of the property, as shown on site plan.

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-08-22

City of Ottawa | Ville d'Ottawa
Comité de dérogation

PROPOSED DEVELOPMENT:

CONVERSION: The current building is a duplex with one unit comprising the lower basement level and the main ground floor level. The 2nd unit comprises the 2nd floor and 3rd Floor. The proposal is to add a kitchen to the basement level and revise the interior staircase to segregate the basement level as complete unit and convert the building to a triplex as a result.

APPLICATION FOR MINOR VARIANCE: Reference to Residential Zones - Section 161; 162

The zoning regulations do not allow 3-units as this property does not achieve the minimum lot width and area. The building is also closer to the interior side property line than regulation.

As a result, this application seeks relief from :

- Lot width (regulation = 12.0m; existing width = 9.24m)
- Lot Area (regulation = 360m²; existing area = 297m²)
- Interior Side lot setback (regulation for 3-unit building = 1.2m ; existing setback = 0.41m)

MINOR VARIANCE CONSIDERATIONS:

The building has existed in its current form since 2016. Its scale fits into the neighbourhood and no change to its size or outward appearance is proposed. The owner and agent therefore note that in our opinion, this proposal meets the following four test conditions.

1. The variances are minor in nature.
2. The variances are desirable for the appropriate development / use of the property.
3. The general intent and purpose of the Zoning By-law is maintained.
4. The general intent and purpose of the Official Plan is maintained.

IMPACT: Despite the intended proposal being non-conforming, it proposes structures and features that are consistent with other properties and in compliance with the general neighbourhood and pose little to no negative impact. We respectfully request the members of the Committee of Adjustments to reach the same conclusion.

Renzo Cecchetto, BCIN #377251

