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January 27, 2025

Ms. Krista Libman

Secretary-Treasurer  
Committee of Adjustment  
City of Ottawa  
101 Centrepointe Drive  
Ottawa, ON, K2G 5K7

Committee of Adjustment  
Received | Reçu le

2025-01-28

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Dear Ms. Libman,

Reference: Application Minor Variance for **249-251 Shakespeare Street**

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**Open Concept Home Design** has been retained to file application for a minor variance on behalf of **Thusanth Thuraisingam** the property owner, to facilitate the construction of a new 3-storey, 8 unit low-rise residential building. The subject property is legally described as Lot 336, Registered Plan 246 of the City of Ottawa. The property is located on the corner of Shakespeare Street and Tabor Street within Rideau-Vanier Ward 12.

The subject property has a lot area of 419.47 m<sup>2</sup>, a depth of 28.55 m, and a frontage of 14.10 m along Shakespeare Street. The property is designated as General Urban Area on Schedule B of the City of Ottawa Official Plan, and is zoned **R4UA** in the City of Ottawa Comprehensive Zoning **By-law 2009-164, area A on schedule 342**. The immediate surrounding neighbourhood consists of low to mid density development in the form of varying residential buildings.

*Please note:*

*This building proposal was approved by the Committee of Adjustment - decision date September 27, 2024 however, it has since been discovered that while the request for a reduced rear yard was approved, there should have also been a request for a reduced corner side yard.*

*This application is to address the required corner side yard setback (Tabor Avenue).*

## **Project Description**

The proposed building is a 3-storey, 8 unit low-rise residential building. The 8 units will be above grade varying from bachelor, 1 bedroom, 2 bedroom and 3 bedroom apartments. The building will be of standard wood framed construction with full brick veneer exterior finishes.

## **Minor Variance Application**

The purpose of this application is to seek relief from provisions of Zoning By-law 2020-290, as they relate to the proposed 3 storey residential building to include the following variance:

### Minor Variance

**By-law 2009-164 Area A schedule 342**, to permit a reduced corner side yard setback of **1.5m**, whereas the By-law requires a minimum rear yard of **4.5m**.

The proposed Low-Rise residential building will replace the existing 3 unit residential building which was recently purchased in a partially demolished condition. The existing building appears to have been poorly designed and built. The request for relief of the existing rear yard setback will allow for a design that includes 8 units within 3 storeys.

### **Minor Variance 4 Point Test:**

#### **1. Are the variances minor?**

We believe that the above minor variance request is minor as it is a request for a single variance of reduced rear yard setback. The additional 2.8 meters of building length will allow for a total of 8 dwelling units within the proposed 3 storey building.

#### **2. Are the variances desirable for the appropriate development or use of the property?**

The proposed building is desirable for the appropriate development or use of the property in the R4 zone as it will increase the existing greenspace of the property while providing living accommodations of 8 new dwelling units.

The existing detached garage at the rear of the property will be removed allowing for a greater area of soft landscaping.

The proposed residential building will be a vast improvement over the existing multi unit building. The proposal has a smart design incorporating form and space with an abundance of natural light. Applied current building code standards make the proposed building both structurally and architecturally sound.

The installation of high level insulation and vapour barrier, a quality window and door package and high efficient appliances will ensure a high grade energy efficiency for the proposed building.

**3. Is the general intent and purpose of the Zoning By-law maintained?**

The proposal does meet the intent of the Zoning By-law as the design is being applied to the existing property. The proposed is a low rise apartment dwellings of only 3 storeys which shows an efficient land use and is compatible with similar developing land use patterns in the neighbourhood.

The property is in an area of the Rideau-Vanier ward which is a developing community in design and construction of quality residential buildings.

**4. Is the general intent and purpose of the Official Plan maintained?**

Section 3.6.1 – General Urban Areas of the Official Master Plan speak to the versatility and malleability of housing typologies, dependant on occupant’s evolving needs and lifestyles.

This proposal meets the intent of infill II as the proposed residential low-rise building is considerate of the surrounding environment, both natural and manmade as the architectural design is not imposing to the property. This will be achieved while at the same time meeting the cities needs of increasing intensification of the property.

While most of the proposed dwelling layouts are below 1000 sq.ft. (92.9 m2) in size, the compact designs are efficient with an open concept design in mind.

As well, sufficient soft landscaping with the absence of vehicle parking blends with official plan objectives.

Thank you for your consideration of this application. Please do not hesitate to contact me if you require any additional information.

Yours truly,



Niels Luetge

Open Concept Home Design  
BCIN 36502