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March 4, 2025

Committee of Adjustment  
City of Ottawa  
101 CentrepoinTE Drive

Re: Application for Minor Variances for 464 Clarence St.

Dear Committee Members,

**Committee of Adjustment**  
Received | Reçu le

**2025-03-12**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

We are applying for minor variances for a proposed new four-storey, 10-unit, low rise residential apartment building at the above address. The Variances are required to make the best use of this lot, make better use of the space and respond to Ontario's housing supply action plan known as Bill 23.



**A. Introduction**

The R4UD current zoning and N4B proposed draft zoning by-law support the proposed building. The property is in Lowertown East within the downtown core transect, in close proximity to numerous urban amenities.

The proposal is for ten dwelling units in a 4-storey building. A front staircase provides access to all units, with a welcoming front entrance door facing the street directly from the staircase (including a partially below-grade level). Front-facing balconies are provided for

units on 3 floors. A chair lift is proposed for the first-floor units, thereby supplying housing with improved accessibility.

Generous fenestration is provided on the primary façade, applied to the units facing the street and the staircase. The windows provide an opportunity for “eyes on the street” and offer passive illumination to the pedestrian level during dark hours. Smaller and sparser windows are proposed at the building sides to ensure privacy for both the on-site and nearby tenants.

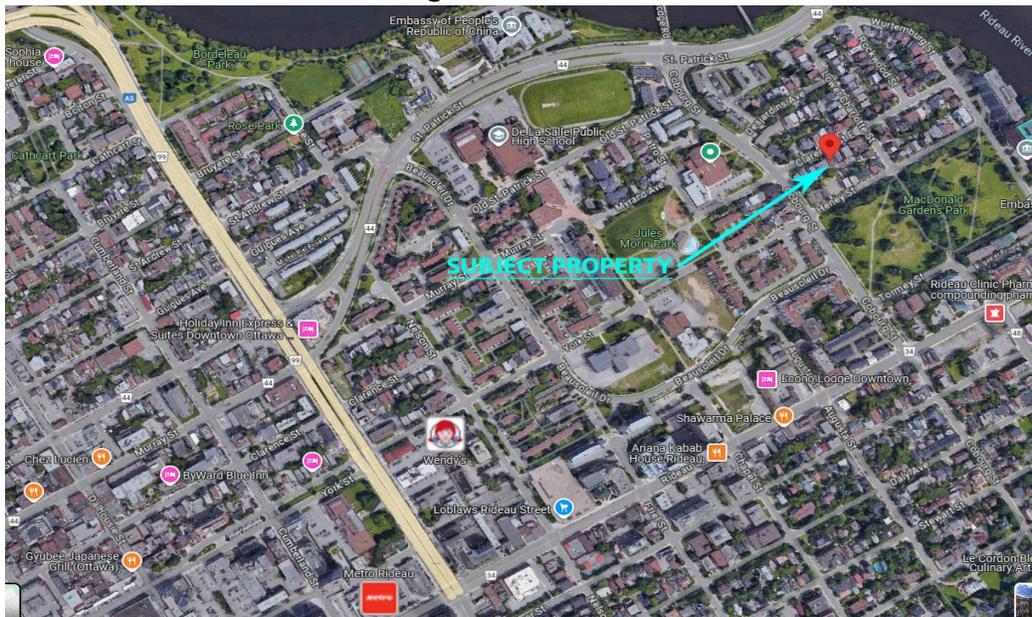
To the rear of the building, a secondary staircase is proposed which acts as an emergency exit and accesses the garbage room and bike racks.

The primary façade of the building is clad with brick masonry and siding which will contribute to the existing and developing streetscape along Clarence St..

The zoning requires a 35 sq.m of the soft landscape at the rear yard. The rear yard could be more than adequate to accommodate the minimum required soft landscape area in the proposed site plan; however, the existing pavement is part of the legal Right-of-Way for the use of the neighbouring property for access to their garage. This occupies more than 50% of the rear yard area. The existing building has a minimal soft landscaped area at the rear yard, the proposal will provide 27.7 sq.m. of soft landscaping in the rear yard. There will be more soft landscaping provided at the front of the building than was previously provided (from 2.3 sq.m. to 13.6 sq.m.). Any concerns regarding amenity space are addressed by the subject property’s proximity to a number of parks, including MacDonald Gardens Park, Jules Morin park and the shoreline along the Rideau River. This proposed variance is minor in nature.

A Tree Preservation Plan prepared by Integrated Forestree Services INC notes that the existing Crab Apple tree will be preserved and protected.

## B. Site context and surrounding area.



The subject property, 464 Clarence St, is located in Ward 12- Rideau -Vanier- city of Ottawa. The survey description shows it as “Part 1 - Plan of Part of lot 9 South Clarence St. Registered Plan 43586”. Lot area is 304.3 m2, the width of the frontage facing Clarence

street is 10.28m and the depth of the property is 29.55m. The existing building is a 2 storey duplex.

The property is located in the Lowertown East neighbourhood, within the downtown core transect, with access to Rideau St. within 6 min. and 20 a minute walk to Rideau St. LRT. It is well placed to benefit from at least 7 bus routes on Rideau. The existing building is a 2 storey duplex, which will be removed. The existing garage at the back will also be demolished.

An apartment dwelling, low rise, is a permitted use. The zoning and the lot fabric allows for a wide mix of residential building forms ranging from detached to low rise apartment dwellings, no more than four storeys. The property is within the Mature Neighbourhoods Overlay.



Street view: Looking toward East- 464 Clarence St. property is on the right.



Street view: Looking toward West- 464 Clarence St. property is on the left.



Existing apartment building at 500 Clarence Street with similar type of residential.



Existing apartment buildings at 468 & 466 Clarence Street with similar lot fabric.

We believe this application should be approved as it fulfills the goal of the City to add urban densification while addressing the scale of neighbouring buildings.

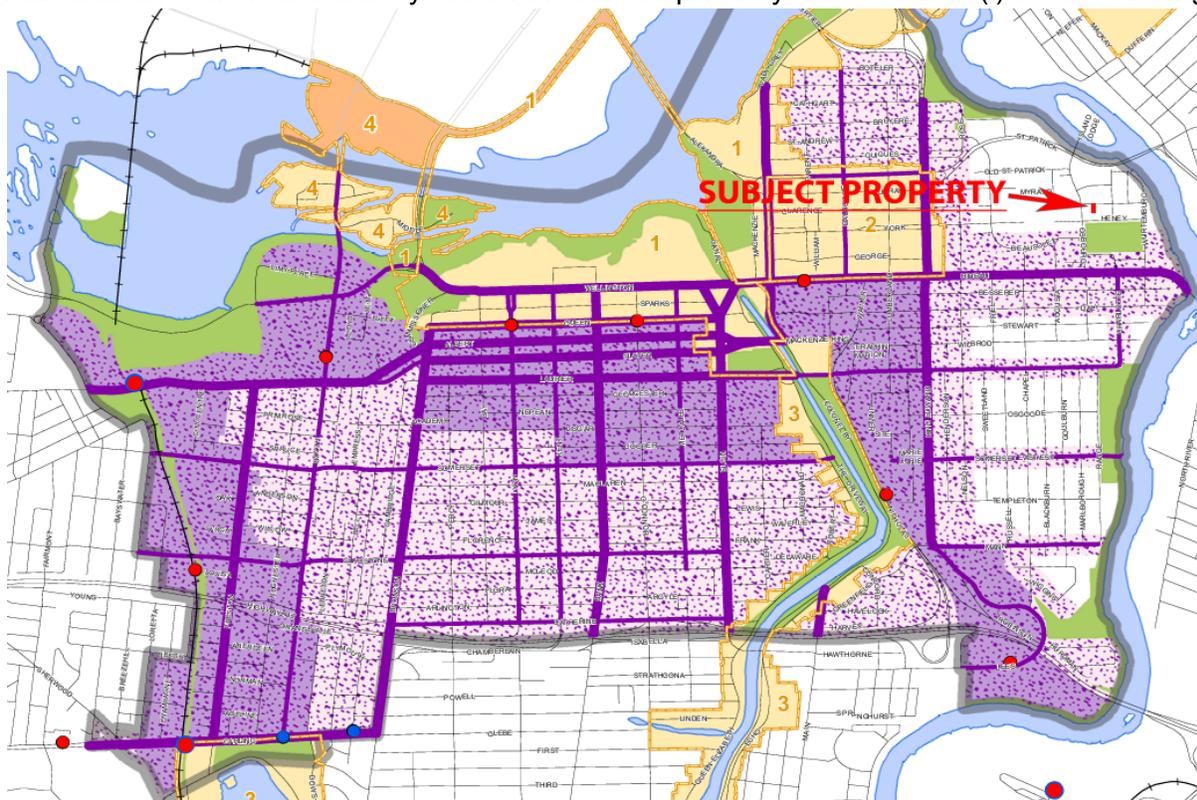
### C. Minor Variance list

This application for Minor Variances is being made after the discussion with the city planner. During the pre-application meeting, the planner reviewed the requested Variances and did not have any issue with them.

The following describes the requested variances:

- a) To permit a reduced lot width at 10.28 m.  
Zoning By-law 2008-250 requires a lot width of 15 m,
- b) To permit a reduced lot area at 304.3 sq.m.,  
Zoning By-law 2008-250 requires a lot area of 450 sq.m,
- c) Permit a reduced rear yard setback at 28% of lot depth or 8.29m.  
Zoning By-law 2008-250 requires a rear yard setback of 30% of lot depth,
- d) Permit a reduced West side yard setback at 1.0 m.  
Zoning By-law 2008-250 requires a interior side yard setback of 1.5 m,
- e) Permit an increased exterior stair projection into rear yard setback to 2.33m  
Zoning By-law 2008-250 requires a maximum exterior stair setback at the rear yard of 2.2m.
- f) Permit a reduced rear yard soft landscape area of 27.7 sq.m. The Bylaw requires a rear yard soft landscape area of 35 sq.m
- g) Permit an aggregated rectangular area of 22 square metres, Zoning By-law 2008-250 requires one aggregated rectangular area of at least 25 square metre,

We feel that the requested variances maintain the general intent and purpose of the Official Plan and meet the four Statutory Tests which are required by Subsection 45(l) of the Planning Act:



Schedule B1- Downtown Core Transect -City of Ottawa Official Plan

1. The variances are minor:

a) To permit a reduced lot width: The proposed new building envelope is designed with the lot fabric, similar both in scale and housing typology to the surrounding area. The width of the new building is smaller than the existing building facade.

b) To permit a reduced lot area: With the provided lot area, we can build an 8 unit apartment by the zoning By-law. By increasing another 2 bachelor units, we provide more variable unit types and help to release the high rent demand in the downtown core area.

c) Permit a reduced rear yard setback: The variance is asking for a 0.57m (7% of the entire required rear yard setback).

d) Permit a reduced West side yard setback, to make the best use of the interior of the building. With the same building envelope, the two unit apartment requires a 0.6m side yard setback but we provide 1m for the side yard setback. Therefore, the variance is minor.

e) Permit an increased exterior stair projection into the rear yard setback. The existing Right-of-Way is taking most of the rear yard area, in order to make the stair functioning, the stairs have to be pushed more into the rear yards. The exterior stairs are opening on 3 sides. The encroachment of a 0.14m into the rear yard is minor.

f) Permit a reduced rear yard soft landscape: With respect to the existing Right-Of-Way, the rear yards in both properties at #466 & #464 are occupied for shared driveway and garages. The proposed site plan shows the improvements of the rear yard soft landscape comparing the existing building condition.

g) Permit a reduced aggregated rectangular soft landscape area from 25 sq.m to 22 sq.m is minor. The property is nearby MacDonald Gardens Park

2. The proposed development is desirable for this property. We believe that this project will fulfill the potential of this location, enhance the neighbour and help to maintain a positive community. The building's massing is designed according to the context of the surrounding neighborhood.

3. The proposed variances maintain the general intent and purpose of the zoning by-law: to provide a wide mix of residential forms up to four storeys. It is compatible with the existing land use pattern so that the residential character of the neighbourhood is enhanced; and promotes efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term.

4. The variance requested maintains the general intent and purpose of the Official Plan. The building is designed to present options for residents by fulfilling the demand for more projects that meet the definition of "missing middle" in Section 13 of the OP.

We look forward to meeting with the Committee, if you wish additional information, please do not hesitate to contact us.

Yours truly,

Susan Smith, BArch, OAA

cc Mohsen Ebrahimipour, mohsen@taventi.com