

March 4, 2025

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Committee of Adjustment

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Committee of Adjustment

Received | Reçu le

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City of Ottawa | Ville d'Ottawa

Comité de dérogation

RE: Minor Variance Application – 200 Durocher Street

To the Members of the Committee,

Please find enclosed the following documents in support of a Minor Variance application for the property located at **200 Durocher Street**:

- Completed Minor Variance Application Form
- Legal Survey
- Proposed Site Plan and Landscaping Plan
- Draft Elevations
- Draft Reference Plan
- Hydro Ottawa Approval Letter
- Response from the Transportation Impact Review (TIR)

Purpose of the Application

This application seeks approval for several minor variances to allow the conversion of an existing non-compliant low-rise building into a fully compliant **eight-unit, three-storey low-rise apartment building**.

The existing structure includes a ground-floor commercial unit and four one-bedroom residential units on the second floor. The proposal involves an internal reconfiguration and

the addition of a partial third storey (within the height limit permitted under R4-UD zoning) to accommodate eight residential units in total. No expansion to the existing building footprint is proposed.

In conjunction with the architectural improvements, a landscaping plan introducing **72.24 square metres of soft landscaping** has been included to enhance the property's visual appeal and environmental quality.

Requested Minor Variances

Zoning Provision (R4-UD)	Required	Existing/Proposed
Corner Yard Setback	4.5 metres	0.34 metres
Right Side Setback	1.5 metres	0.34 metres
Front Yard Setback	4.5 metres	1.27 metres
Rear Yard Setback	7.5 metres	4.3 metres
Front Façade Window Coverage	25%	12.18%
Corner Yard window coverage	15%	3.81%
Front Building Recession	0.6 metres	0 metres
Permanent fixtures to prevent parking	Solid fixtures	No Solid Fixtures
No Motor Vehicle Parking	Zero	One Parking Spot

Planning Act – Four Tests for a Minor Variance

Under Section 45(1) of the *Planning Act*, a variance must meet all four statutory tests. This proposal satisfies each as follows:

1. Is the variance minor?

Yes. All requested variances are technical in nature and relate to pre-existing conditions. No changes are proposed to the building's footprint, and the third storey addition remains within the permitted height limit.

2. Is the variance desirable for the appropriate development of the land?

Yes. The proposal brings a long-standing, non-conforming building into functional

compliance and supports compatible intensification in a built-up residential neighbourhood.

3. Does the variance maintain the general intent of the Zoning By-law?

Yes. The project aligns with the R4-UD zone's intent to accommodate multi-unit low-rise residential dwellings while promoting walkability, affordability, and appropriate density.

4. Does the variance maintain the general intent of the Official Plan?

Yes. The application supports the Official Plan's objectives for infill development and increasing access to affordable housing in urban areas with proximity to transit, services, and employment.

Soft Landscaping and Site Design Considerations

In accordance with **By-law 161-16(a)**, motor vehicle parking is not permitted on lots under 450 m² in the R4-UD zone. This application supports that regulation by eliminating any tenant vehicle parking while preserving a functional and efficient site layout. The proposal includes a request for one parking spot to be used for delivery and tradespeople.

The proposal includes:

- **74 m² of soft landscaping** along Deschamps Avenue to improve site aesthetics and contribute to environmental performance
- **Designated bicycle parking** to encourage active transportation
- **Storage space for snow removal and maintenance equipment**
- **Preservation of the existing asphalt driveway**, which will be used for:
 - **Waste and recycling collection access**
 - **A designated service/delivery space** to support occasional access by tradespeople, delivery drivers, and maintenance contractors

Conclusion

This application proposes a thoughtful and strategic upgrade to an aging, non-conforming structure by introducing new housing supply, improving landscaping, and eliminating general-purpose vehicle parking—all while preserving essential service access. The project

is aligned with the **City's Official Plan**, complies with the **intent of the Zoning By-law**, and satisfies the four tests set out under the *Planning Act*.

Should the Committee require any further information or clarification, I would be pleased to provide additional details.

Sincerely,

Grayson Andrew Russell

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