

**150 Rochester St  
Ottawa ON  
K1R 7M4**

# **Cover Letter**

**City of Ottawa Minor Variance Application  
“Update existing duplex into a fourplex”**

**Contact Info:  
Calvin Cooper  
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info@cooperbuilds.ca**

Dear City of Ottawa Committee of Adjustment,

My name is Calvin Cooper and I recently purchased 150 Rochester Street. The house was previously neglected and in desperate need of updates (rotten and leaking roof, deteriorating brick work, interior water damage, knob and tube wiring, etc.). My intention is to renovate the **interior** and bring it from a duplex into fourplex. I will occupy one of the units upon completion and rent out the other 3. My goal is to make sure the building keeps its character and many of the interior details such as trim work and hardwood floors will be re-used or replaced too as close to original as possible. Even the front cornice detail which had rotten and was removed for safety I have kept so I can remake it exactly as it was.

1. This project is desirable as it increases housing supply. There are already numerous duplexes, triplexes, fourplexes and all the way up to 100+ unit buildings along Rochester. Given the existence of similar buildings of this type, I believe the proposed fourplex would fit well in the area.
2. The renovation is mainly interior and as I mentioned above, my intent is to keep the original charm/character of the house by replicating the trim profile and putting in hardwood floors. On the exterior I will rebuild the cornice detail exactly as it was and I am even considering things such as the color of mortar used for the brick repairs so that it matches.
3. I am keeping the original building footprint and existing soft landscaping area. The front and backyard gardens will be maintained and not changed. I am adding a side deck with stairs for fire escape. This, along with where the build is currently

situated on the lot does not conform with zoning requirements and hence my request for a minor variance. The building is remaining residential and I feel this is compatible with the surrounding areas.

4. I believe this request is minor and would not have adverse impacts on the neighborhood. The building structure is very large and this renovation is only a minor shift in interior layout.

I have already had the roof replaced and cleaned up the exterior as best I could before winter. In the spring I plan to have my mason back to resume exterior brick repairs. I have also done some work inside remediating the mold and water damaged areas however the real work will start once I have my building permit! I have also spent time meeting my neighbors and local business owners. I have attached a picture of the house as well as a letter of support from my neighbors. Thank you for your consideration

Best regards,

Calvin Cooper





Cooper Builds <info@cooperbuilds.ca>

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## letter

1 message

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**Marna Nightingale** <marna@marna.ca>  
To: "info@cooperbuilds.ca" <info@cooperbuilds.ca>

Mon, Dec 15, 2025 at 4:37 PM

150 Rochester Street

My family are the owners and occupiers of 152/154 Rochester Street, the nearest residential neighbour to 150 Rochester Street.

Calvin Cooper has bought and is currently renovating 150 Rochester Street, after a long period of neglect by the previous owner, who had been suffering poor health.

We've spoken several times since the work began and I have had a couple of quick tours of the interior as it progresses. I am really happy to see the house coming back to life with a well-done and sensitive restoration.

We're delighted that we're going to have him as a neighbour, too.

We're in full support of his plan to turn 150 Rochester into four units: these houses were originally built as rental duplexes with a lot of bedrooms in each half, so over the course of the building's life this doesn't represent a major change in use or in number of residents, only a minor shift in layout and household composition.

As a four-unit building with the original exterior largely preserved it will fit in extremely well with the rest of the block, which features duplexes, multiplexes, and some single-family homes, with the overall character of the neighbourhood, which has always been primarily rental, and with the city's plans for ongoing gentle densification in the core.

Marna Nightingale  
154 Rochester  
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Sent from [Proton Mail](#) for iOS

