

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

Cover Letter

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

**Contact Info:
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Introduction:

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. 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. This proposal also aligns with the city's goal of densification.
3. I am keeping the original building footprint and existing soft landscaping area. The front and backyard softscape 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 high density residential area.

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.

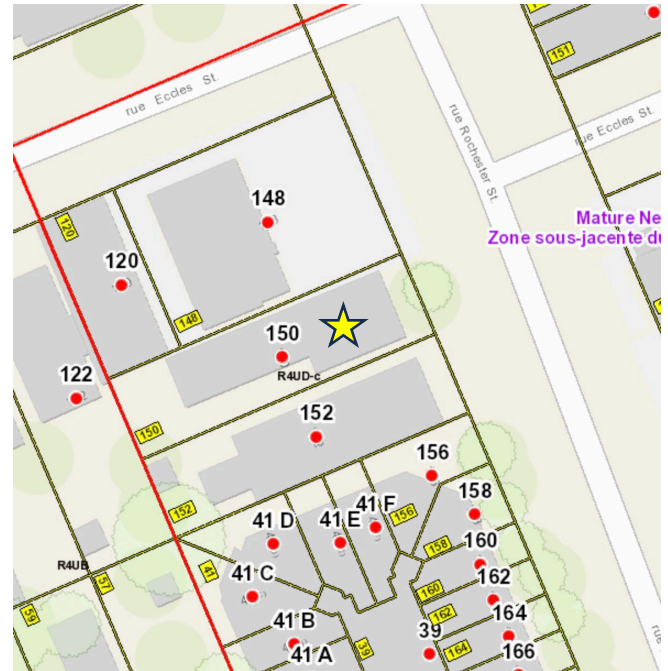
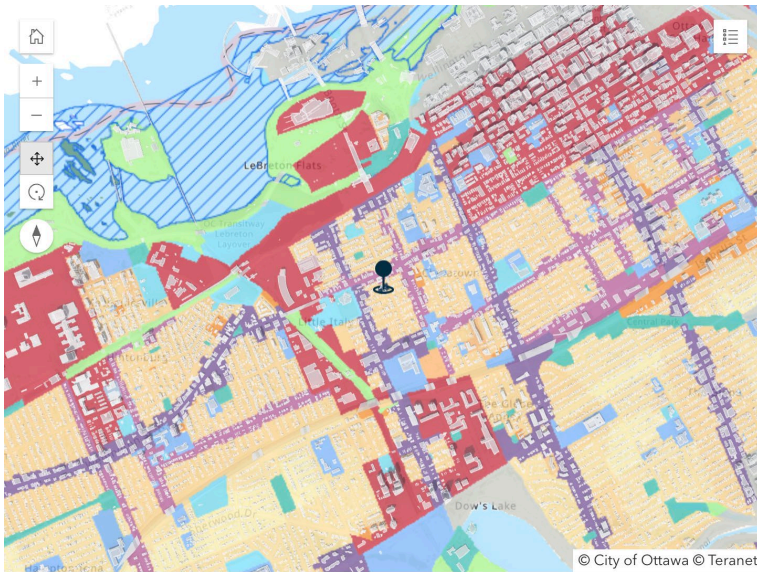
I have already had the roof replaced and cleaned up the exterior as best I could before winter. In the spring I plan to have my mason back to resume exterior brick repairs. I have also done some work inside remediating the mold and water damaged areas however the real work will start once I have my building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

Best regards,

Calvin Cooper

Site location:

- Located in Little Italy
- Zoned R4UD-c.
- Ward 14



Existing & Proposed Building:

150 Rochester is currently a legal duplex featuring 7 bedrooms. The previous owner suffered from poor health and this resulted in the severe deterioration of the building over the last 10 years. On the exterior the building had a rotten roof with multiple leaks, deteriorating brick work, broken windows and a rotten cornice detail (pictures on next page).

My intention is to keep largely the same interior layout but add an additional two units (split the upstairs and downstairs units into 2). This will result in four units – 2x one-bed-one-bath and 2x two-bed-one-bath. The interior renovation will involve full continuous

sound and fire separation between units, new electrical, insulation, smart vapor retarder and of course as much of the original trim and hardwood as possible. Working with my interior designer, the goal is to create a functional space which still captures the character of a century old home. Personally, I love the character and style of old buildings (specifically the ornate features like cornice or trim profile) and I want to recapture and preserve as much of that as possible. The building footprint will remain the same; the only modification will be a side deck with stairs to satisfy the fire escape requirements of the building code.

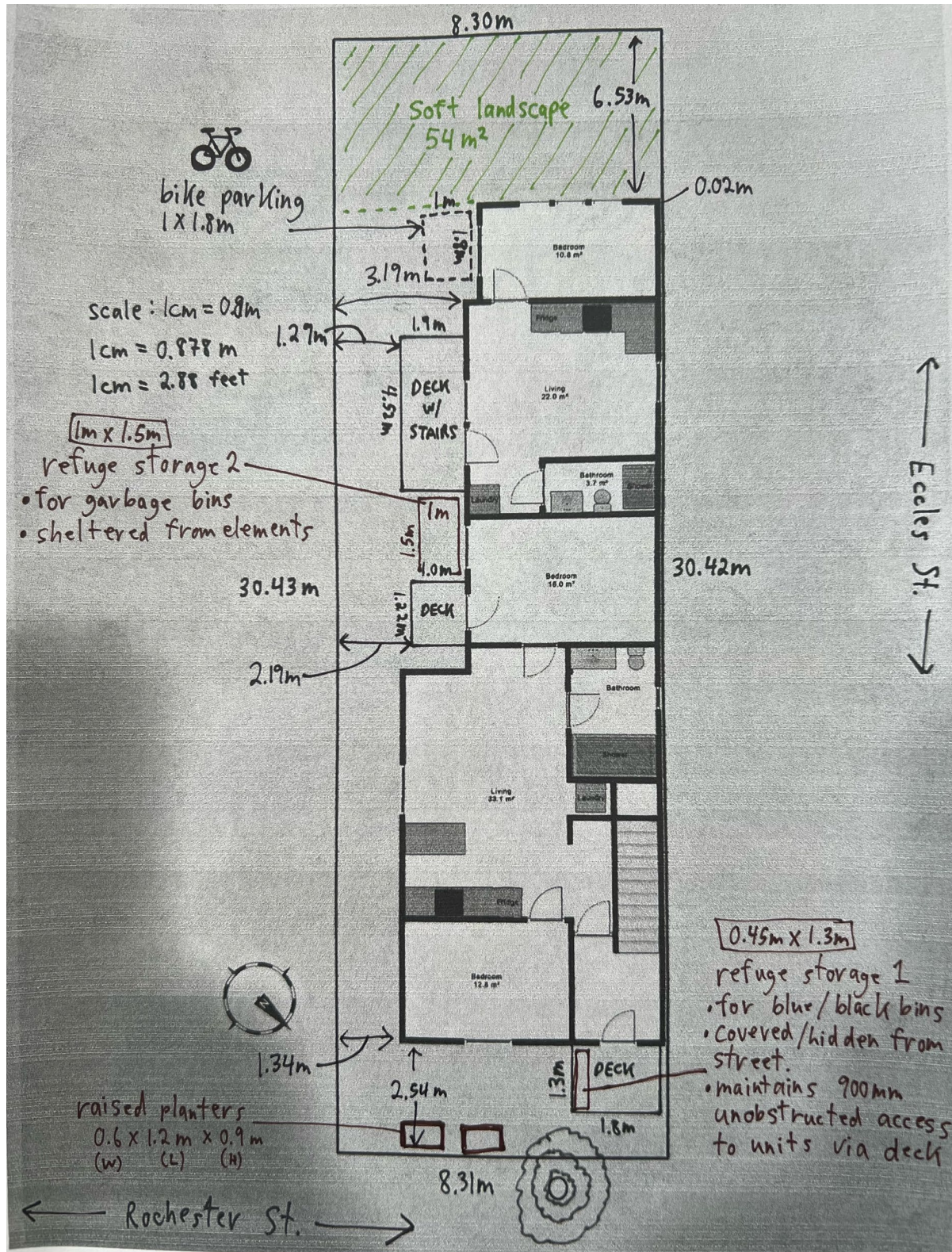


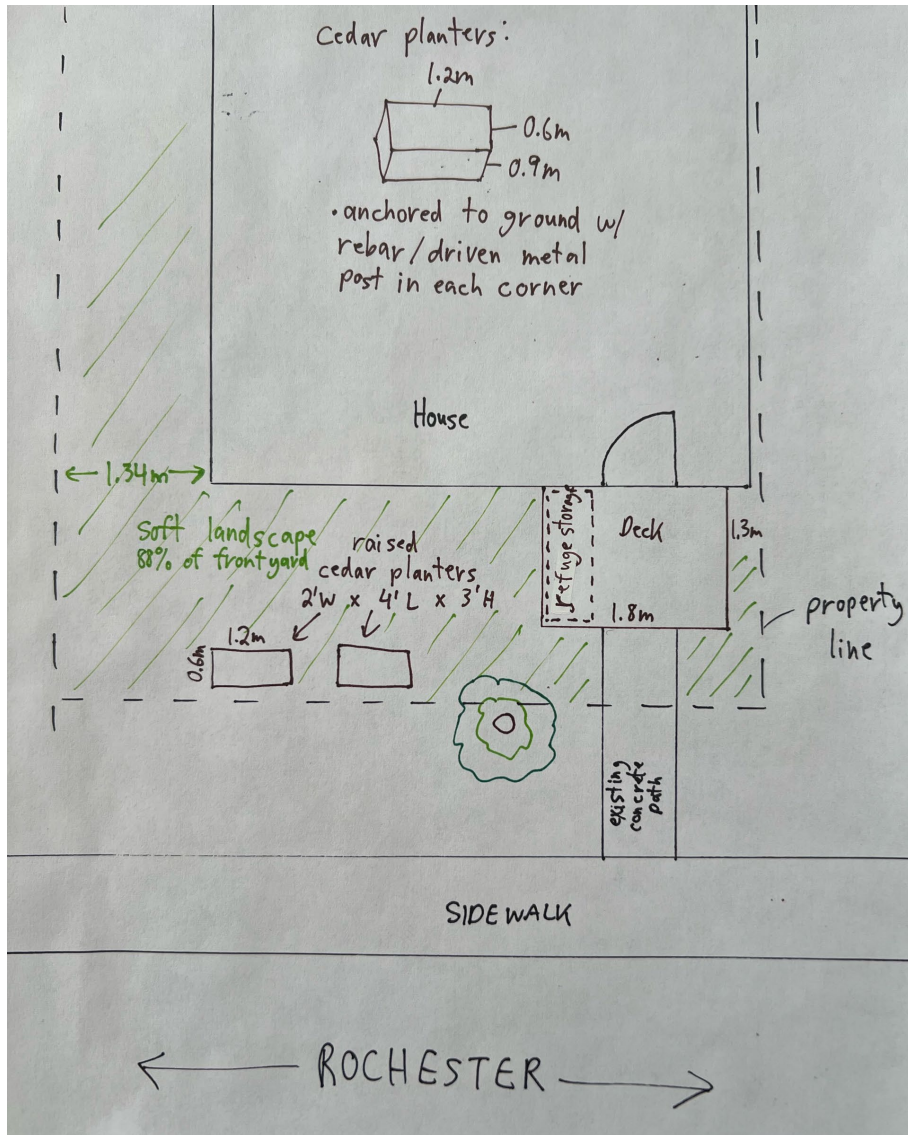
As mentioned, the building’s footprint is unchanged (building survey shown on next page). The need for a minor variance was triggered because the building type would switch from “detached dwelling” to “apartment dwelling”. The table below summarizes the “apartment dwelling” lot requirements and proposed variances to keep the existing building location and street appearance.

	R4UD subzone provision for apartment dwelling	Proposed variance
Lot width	10.0 m	8.22 m
Lot area	300 m ²	253 m ²
Side yard setbacks	1.5 m	0.02 m and 1.34 m
Front façade window %	25%	12.26%

Site layout:

This shows the softscape percentages, location of front planter boxes, bike parking area, refuge storage area for garbage management and deck locations.





Tree Information Report:

The city building permit department requested a 1" water supply line. This means digging up the front yard in close proximity to the city owned tree. After speaking with an arborist, it was identified the tree had white rot and was dying (he could pick out the inside like Styrofoam). Further the arborist said the type of tree was not suitable as it was too large for the space and every year hydro Ottawa comes and cuts off the top of the tree.

Because of the trees poor health, it was marked for removal. On Feb 1st the city came and removed the tree. My plan is to complete the underground work in the spring before a new tree is planted. 88% of the front yard is softscape and I have requested a replacement tree (or more if the city will allow!).

Community:

I have been able to speak with most of my surrounding neighbors and explained what I plan to do. I have attached one of the letters of support from my closest neighbors:

Conclusion:

I plan to convert 150 Rochester from a duplex to fourplex. This reno is mainly interior and the building footprint will remain unchanged. By adding two units, it changes the building from a detached dwelling to an apartment dwelling. This has resulted in my request for a minor variance on the lot area, lot frontage, side setbacks and front façade window percentage. My goal is to keep the original charm and character of the building. Some of the ways I will accomplish this is by: rebuilding the cornice detail exactly as it was, using color-matched mortar for the brick repairs and matching the trim profile to the original. Overall, I believe this proposal is desirable, minor in nature, aligns with the City's plans for densification and is compatible with the surrounding area.

Thank you for your consideration,

Best regards,

Calvin Cooper

A handwritten signature in black ink, appearing to read 'Calvin Cooper', with a long, sweeping horizontal flourish extending to the right.