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January 20, 2026

COMMITTEE OF ADJUSTMENT

City of Ottawa
101 Centrepointe Drive,
Ottawa, Ontario K2G 5K7

Attention: **Mr. Michel Bellemare**
Secretary Treasurer
And Committee Members

Re: **APPLICATION FOR MINOR VARIANCES FOR LANDS AT 76 MARQUETTE AVENUE, OTTAWA, ON.**
Lot 112
Registered Plan 4M-27
City of Ottawa
Ward 12, Rideau-Vanier
Zoning R4UA, Zoning By-law 2008-250

Committee of Adjustment
Received | Reçu le

2026-01-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

Marquette Holdings Corp. have retained Miroca Design Consulting Services to act as agent on their behalf for the preparation and presentation of Minor Variances Application to the Committee of Adjustment for their lands known municipally as 76 Marquette Avenue, Ottawa, Ontario.

In addition to this cover letter, the following materials have been enclosed as part of this submission:

- Completed application form
- Parcel Abstract (Parcel Register)
- Topographic Survey Plan
- Proposed Site Plan and Architectural Elevations
- Tree Information Report and Planting Plan
- Cheque in the amount of \$3,754.00 made payable to the City of Ottawa.

PURPOSE OF THE APPLICATION

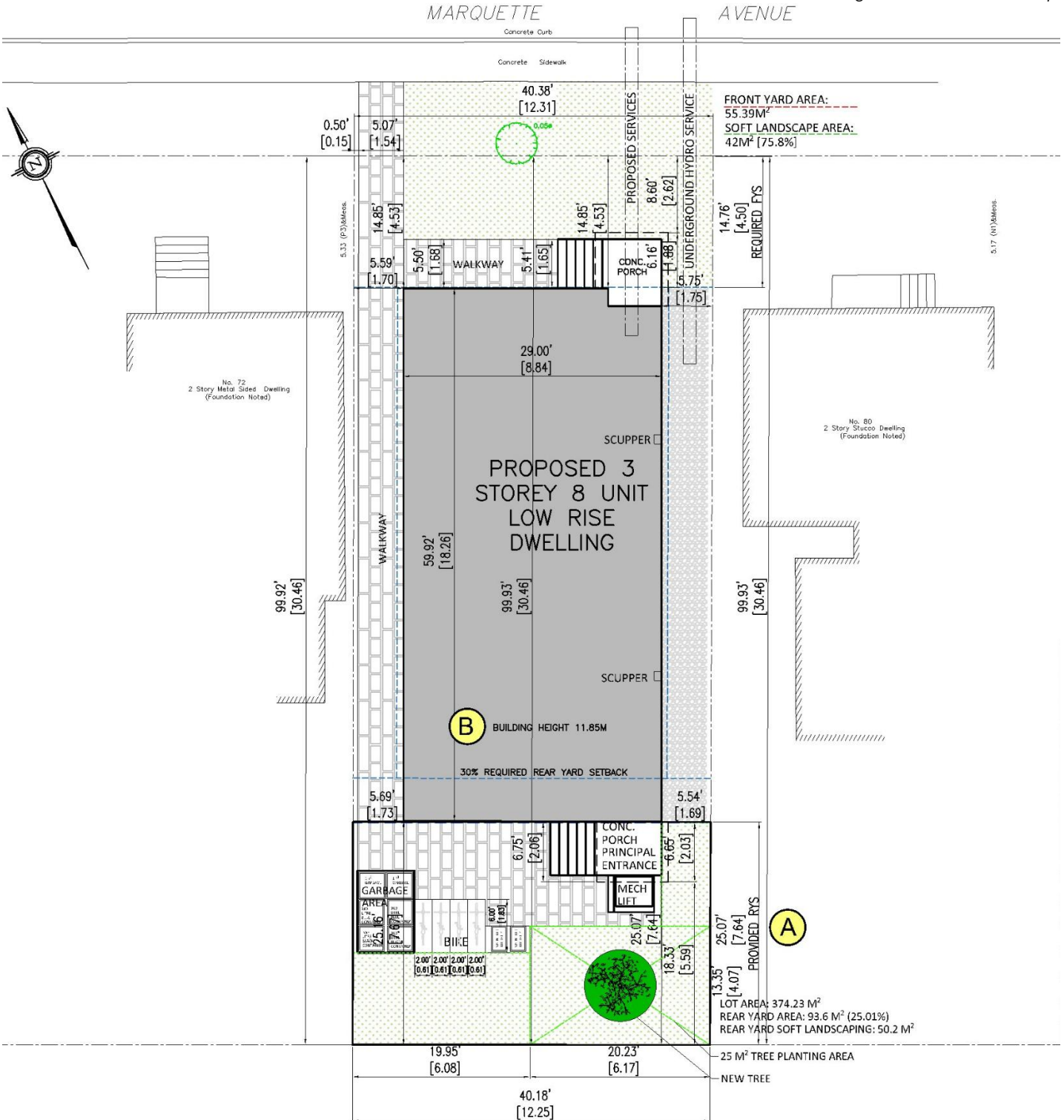
To permit a reduced rear yard setback and increased building height for the construction of a new 8-unit apartment building.

RELIEF REQUESTED

In order to proceed, the owners require the Authority of the Committee for Minor Variances as follows:

- a) To permit a reduced rear yard setback of **25% of the lot depth** (7.62 metres) whereas the By-law requires a minimum rear yard setback of **30% of lot depth** (9.14 metres). [Table 144A]
- b) To permit an increased building height of **11.85 metres**, whereas the By-law requires a maximum building height of **11 metres**. [Table 162A]

Figure 1: Site Plan Excerpt



ZONING

Zoning Bylaw 2008-250 | R4UA | Section 161 & Table 162

Section 139 – Low-Rise Residential in All Neighbourhoods Within the Greenbelt

Section 144 – Alternative Yard Setbacks Affecting Low-Rise Residential in the R1 to R4 Zones Within the Greenbelt

Table 1: Zoning Provisions

Zoning Provisions	Required	Proposed
Min. Lot Width	12m	12.31m
Min. Lot Area	360m ²	374.23m ²
Max. Building Height	11m	11.85m
Min. Front Yard Setback	4.5m	4.53m
Min. Corner Yard Setback	4.5m	N/A
Min. Rear Yard Setback	30% of lot depth (9.14m)	25.01% (7.64m)
Min. Rear Yard Area	25% of lot area (93.55m ²)	25.01% (93.64m ²)
Min. Interior Side Yard Setback	1.5m	1.69m
Front Yard Soft Landscaping	40%	75.8%
Rear Yard Soft Landscaping	50m ²	50.2m ²

EXISTING CONDITIONS AND AREA OVERVIEW

There is a 1.5-storey dwelling on the property, which is proposed to be demolished. The property is accessed from Marquette Avenue which is a Local Road. Transit service is provided along Marier Avenue to the south, Peres-Blancs Ave. to the east, and Beechwood Avenue to the west. The area is well served by a range of commercial and community amenities principally along Montreal Road and Vanier Parkway to the south. Optimiste Park is close by to the west, Richelieu-Vainier Community Centre and the Ottawa Public Library – Vanier are nearby to the east. Other notable features in the area include Rideau Hall to the West, and Beechwood Cemetery to the north.

Figure 2: Existing home on Subject Property

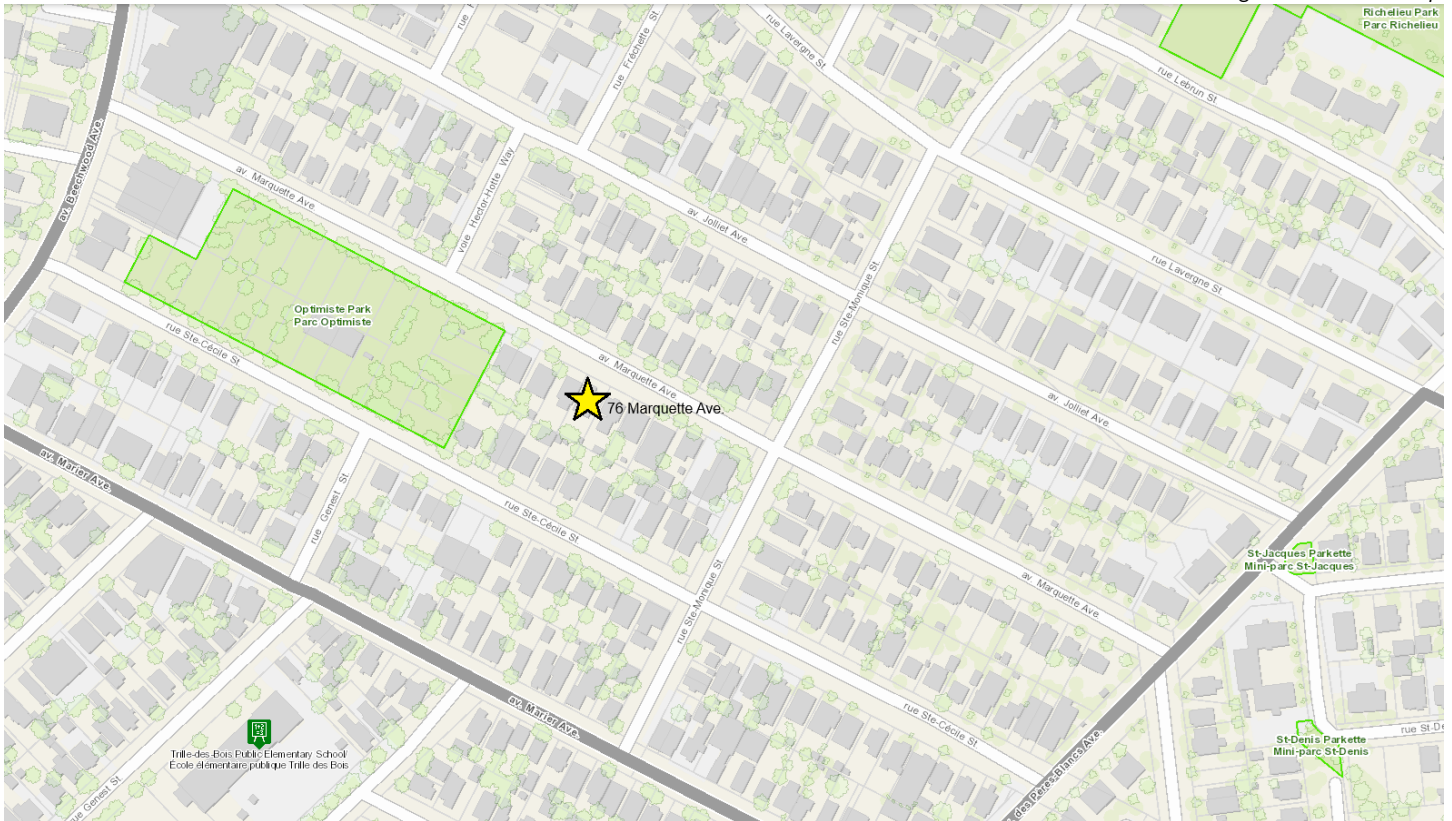


76 Marquette Avenue - Application for Minor Variances

NEIGHBOURHOOD CHARACTER

Vanier North is a community in a state of urban renewal, known for its close proximity to downtown, and two prestigious cemeteries. The dwellings in Vanier North are mixed, with a variety of single dwellings and small multi-unit buildings originally built between the early 1900's and the 1960's. The neighbourhood has been experiencing infill over the last decade, replacing the exiting homes with larger detached, semi-detached, and multi-unit dwellings, maximising residential development in the area. Housing along Marquette Avenue is decidedly mixed, with a variety of detached homes spanning several eras, and both older and new multi-unit low rise buildings.

Figure 3: Area Map



URBAN DESIGN GUIDELINES FOR LOW-RISE INFILL HOUSING

The proposed multi-unit building at 76 Marquette Avenue has been designed in accordance with the Urban Design Guidelines for Low-rise Infill Housing. The design incorporates setbacks that are consistent with the mixed character of the neighborhood, while embracing a more urban built form. It balances increased lot coverage with adequate greenery and rear yard amenity space that harmonizes with the surrounding homes. The design features a clear primary entrance from the street, and a clean articulated front façade.

FOUR TESTS

In support of the proposed application, the four tests for minor variances as provided for in Section 45(1) of the Planning Act, have been reviewed as follows:

1. GENERAL INTENT AND PURPOSE OF THE OFFICIAL PLAN IS MAINTAINED

This property falls within the Inner Urban Transect under Neighbourhood designation on Schedule B2 of the City of Ottawa's Official Plan. The corresponding direction for evolving neighbourhoods aims to accommodate residential growth with development standards that transition away from a suburban model and move towards more urban built forms. The proposed low-rise apartment dwellings align with the characteristics of urban built form identified on Table 6 of the Official Plan, including: shallow front yard setbacks with an emphasis on built-form relationship with the public realm, principal entrances at grade with direct relationship to public realm, smaller lots with higher lot coverage and floor area ratios, a minimum of two functional storeys, minimal functional side yard setbacks, small areas of formal landscape with space for soft landscape, trees and hard surfacing, and no automobile parking.

This proposal increases the housing stock, by replacing a detached dwelling with an 8-unit low rise apartment dwelling, for a net increase of 7 units. This development represents gentle intensification within the mixed low-rise character of the neighbourhood, aligning with the Growth Management Framework in Section 3 of the Official Plan. It effectively supports residential growth while maintaining a compatible built form and site design. By gently increasing density, the development supports the concept of 15-minute neighbourhoods, providing access to public transit, amenities, schools, and parks within walking distance.

The proposed minor variance for reduced rear yard setback (25% of lot depth) helps to facilitate the construction of more 2-bedroom units within the proposed building (a total of 6-2BR and 2-1BR units). Whereas if the building's rear yard setback is limited to 30% of the lot depth, then only 1BR units are possible. Offering more 2BR units is in keeping with the Official Plan's direction to provide diverse housing options including various unit sizes, densities, and tenure types.

This development adheres to the Official Plan's objectives by utilizing existing transit service, water and sewer infrastructure, as well as the network of roads, pathways, and designated cycling routes. It supports redevelopment within the Inner Urban area rather than expansion into peripheral lands. By situating residential use in close proximity to the rapid transit system and various community amenities, including employment and retail facilities, this proposal aims to minimize travel distances and enhance accessibility, thereby contributing to a sustainable community.

Given these considerations, we are confident that the proposed minor variances align with the intent and purpose of the Official Plan.

2. GENERAL INTENT AND PURPOSE OF THE ZONING BY-LAW IS MAINTAINED

The property is zoned R4UA, a Residential Fourth Density subzone that permits a wide range of low-rise residential forms, from detached dwellings to low-rise apartments. The zone intends to support housing diversity while ensuring compatibility with existing land use patterns.

The proposed low-rise apartment building aligns with this intent. It is compatible with the surrounding built form and supports a mixed, residential character.

The intent of the minimum rear yard setback is to ensure that developments provide adequate space for private amenity area, bike parking, waste storage, soft landscaping and tree planting. It is also to ensure that the rear yard area encompasses at least 25% of the lot area, which this proposal does.

As all of these features have been included within the reduced rear yard setback, we feel that the intentions of this provision have been met.

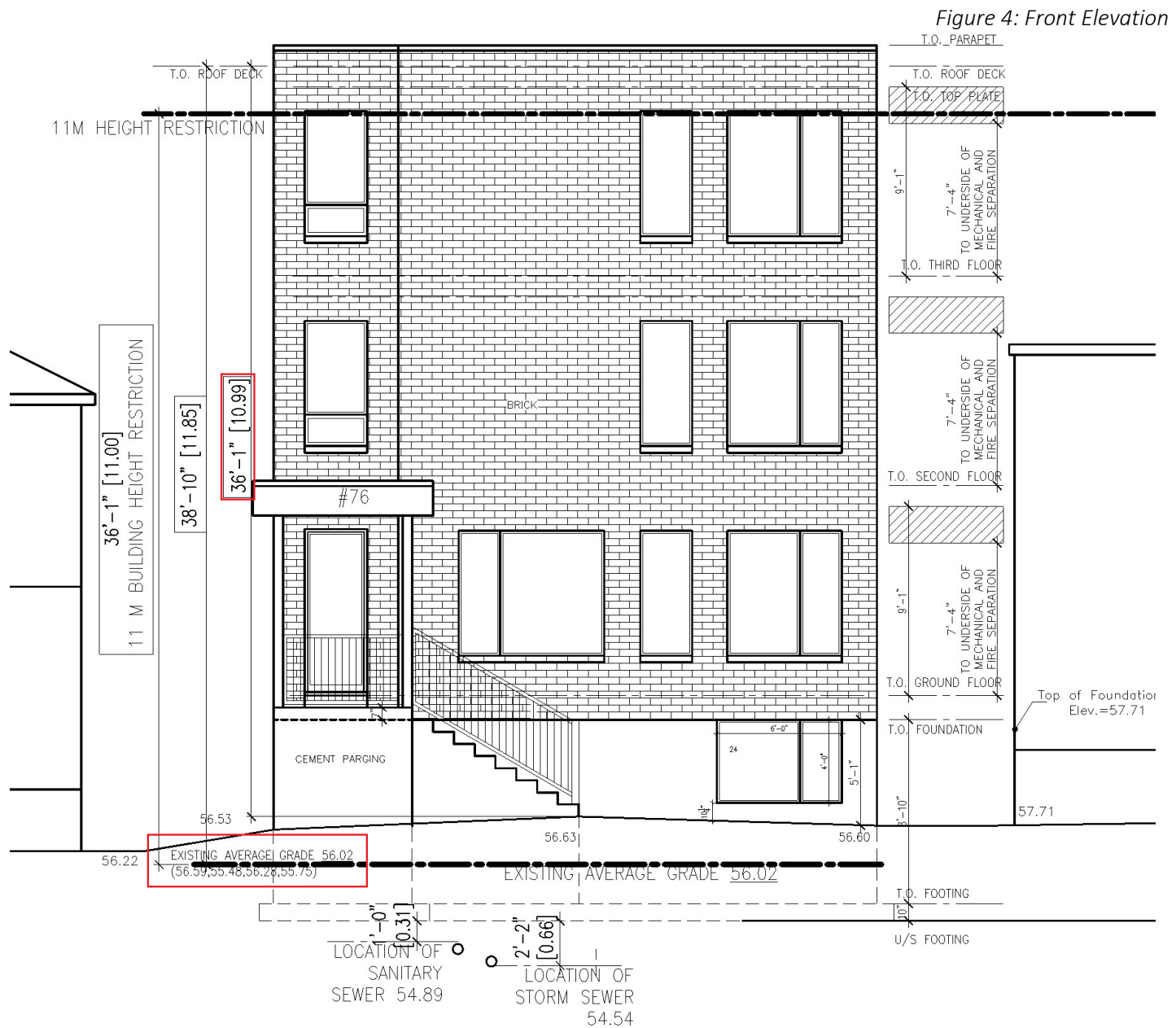
The intent of the maximum building height restriction is to ensure that the proposal maintains the low-rise streetscape and does not adversely impact adjacent properties. The minor variance requested to increase the building height is technical in nature, as the current By-law provisions for calculation of existing average grade for building height do not contemplate scenarios where the land is significantly sloped.

The present Zoning By-law requires the existing average grade to be calculated based on the average of grade elevations at the intersection of interior side lot lines with the minimum required front yard and rear yard setbacks of the zone in which the lot is located. On sloping lots, such as the subject property, this dramatically skews the calculation relative to the actual visible grade of the property as viewed from the street.

As shown on the enclosed Street Profile Drawing (excerpt below), the existing average grade is 0.85m below ground relative to the front grade of the building; this result necessitates the minor variance.

When viewed from the actual street grade, the building will be approx. 11m in height, visually in compliance with the height restriction. See Figure 4.

The proposed apartment building is 3-stories in height, which is in keeping with the intentions of an 11m height restriction. Since this variance is required due to skewed calculations, and the proposed building is 3-stories, we feel that the intentions of the provision have been met.



3. DESIRABLE FOR THE APPROPRIATE DEVELOPMENT OF USE OF THE PROPERTY

The proposed development represents an appropriate and desirable use of the property. It supports long-term residential needs by offering diverse housing types in a location well-served by existing infrastructure and community amenities. The requested variance enables an efficient and functional site design while maintaining compatibility with the surrounding built form. The proposal represents a modest reinvestment in the property and supports gentle intensification in line with Official Plan policy.

Replacing a detached dwelling with an 8-unit building adds much-needed housing in a manner that is sensitive to neighbourhood scale and character. The site design balances built-form and open space, enhancing both the public realm and private rear yard conditions.

Environmental considerations are addressed through the preservation of mature trees where possible and site design to improve drainage, grading, and stormwater management. The building is also designed to minimize overlook and privacy impacts on neighbouring properties.

4. THE VARIANCE IS MINOR

Relief is requested to permit a reduced rear yard setback. The intent of the minimum rear yard setback is to ensure adequate space for private amenity areas, bike parking, waste storage, soft landscaping, and tree planting. Additionally, it aims to ensure that the rear yard constitutes at least 25% of the lot area and maintains privacy for adjacent neighbors. Despite the reduced setback, all these elements have been incorporated into the design.

The determination of whether a variance is minor depends on whether it results in a minor change or causes undue or adverse effects. In this case, the requested variance for the reduced rear yard setback does not negatively impact the development or the surrounding area.

Relief is requested to allow an increased building height. The intent of the maximum building height restriction is to maintain the low-rise character of the streetscape and prevent adverse impacts on adjacent properties. However, on sloping lots, the existing average grade calculation is significantly skewed in relation to the visible grade of the property from the street.

As indicated on the elevations, the existing average grade calculation places the building's average grade 1.39m below the actual front grade. From the street view, the building will be approximately 10.46m-10.72m in height, which would comply with the zoning.

This situation is further compounded by notably high underground services (sanitary and storm sewers) in the street. The foundation elevation is constrained by these services in order to avoid a sump pit and sanitary pump in the basement, which could cause future maintenance problems and are undesirable for basement apartments.

The proposed (9'-1") ceiling heights for each floor cannot be reduced as they are necessary to maintain minimum code-compliant ceiling heights below the mechanical equipment and fire rated ceiling assembly. (Demonstrated in Figure 4.)

Given that the requested height variance is due to the site's unique conditions, and that the building remains within the height restriction when viewed from the street grade, we believe this variance is minor and does not negatively affect the streetscape or neighboring properties.

Considering the above, we are confident that the lot can suitably accommodate the proposed building. The impacts of the reduced rear yard setback and increased building height are minimal, and the variances requested will not adversely affect the development or its surroundings.

PROVINCIAL PLANNING STATEMENT

The Provincial Planning Statement was issued under Section 3 of the Planning Act and came into effect October 20, 2024. It replaces the Provincial Policy Statement that came into effect on May 1, 2020.

As per Section 3(5) of the Planning Act, a decision by the Committee of Adjustment with respect to a planning matter must be consistent with the Provincial Planning Statement (PPS). The Provincial Planning Statement provides policy direction on matters of provincial interest that are related to land use planning and development.

The proposed development at 76 Marquette Avenue aligns with the policies and direction of the PPS. The low-rise building is an example of efficient land use within the settlement area, supporting sustainable growth by concentrating development where existing infrastructure and services are already in place. By avoiding urban sprawl, this project reduces environmental and financial costs and advances key provincial goals such as housing diversity, affordability, and environmental sustainability. The proposed low-rise building contributes to creating complete, connected communities that balance present needs of residents while accommodating future growth.

Section 2.1: Planning for People and Homes

Policy 2.1.6 encourages planning authorities to support the achievement of complete communities through a balanced mix of land uses, housing options, transportation, and public facilities. The proposed low-rise building aligns with this policy by concentrating growth in a well-served residential area, promoting a range of housing options close to community amenities like schools, shopping centers, and recreational spaces.

Section 2.2: Housing

Policy 2.2.1 emphasizes the need for diverse housing options to meet the needs of current and future residents, with a focus on affordability and residential intensification. The proposed development directly supports these objectives by introducing efficient low-rise apartments to diversify the housing mix in the region. By utilizing underdeveloped land within the inner urban area, the development adds new housing options that meet demographic needs. The future homes' proximity to greenspace, parks, and active living options aligns with the PPS goal of improving residents' health and well-being.

Section 2.3.1: Settlement Areas

According to Policy 2.3.1, settlement areas should be the focus of growth and development. The proposed development is located within the City of Ottawa's established settlement area, inner urban transect, which is in keeping with the PPS's emphasis on directing growth to areas with existing infrastructure and public services. By developing within a settlement area, the proposed low-rise building ensures efficient land use and minimizes the need for costly infrastructure expansion. The site's integration into the city's transit network enhances accessibility and supports sustainable urban growth, consistent with the PPS goals of reducing sprawl and promoting livable, connected communities.

Section 2.4.1: Strategic Growth Areas

Policy 2.4.1 encourages development in strategic growth areas, such as major transit station areas, existing and emerging downtowns, grayfield and brownfield sites, lands along major roads, arterials, or other areas with existing or planned transit service. The proposed development is situated within the inner urban area with convenient access to public transit, aligning with this policy's goal of focusing growth where it can be supported by existing services and infrastructure.

In our opinion, the proposed development at 76 Marquette Avenue aligns with the Provincial Planning Statement by promoting efficient land use, optimizing urban infrastructure, enhancing housing diversity, and supporting the development of complete communities. This constitutes sound and sustainable land use planning.

TREES

Existing trees on site were assessed by Trillium Tree Experts during the preliminary design stage for this file. There is a small City-owned Ivory silk lilac tree in the front yard, which will be retained and protected. It is proposed to plant 1 new native red maple tree in the rear yard at completion of construction. Please refer to the enclosed Tree Information Report for details.

PRE-CONSULTATIONS

Pre-consultations were held with Dylan Geldart in the Development Review Department, and Julian Alvarez-Barkham, Infill Forester. Both expressed no concerns with the proposal.

CONCLUSION

It is our opinion that the proposed development constitutes good planning and meets the Four Tests outlined in Section 45(1) of the Planning Act. The variance is desirable for the appropriate development or use of the land, the general intent and purpose of the Official Plan and Zoning By-law are maintained, and the variance sought is minor.

We trust this is satisfactory. Please do not hesitate to contact us if you require further information.

Regards,

Mary Beth DiSabato
Senior Project Designer

Sarah Segreto
Business Manager

Michael Segreto
President