

February 11, 2026

**Attention: Committee of Adjustment  
City of Ottawa**

Re: Minor Variance Application - *Zoning By-law 2008-250*  
Traditional Mainstreet Zone (TM)  
Project located at 374 McArthur Avenue, Ottawa

**Committee of Adjustment**  
Received | Reçu le

**2026-02-24**

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

Dear Madam, Dear Sir,

I am writing to support an application for a minor variance to the City of Ottawa *Zoning By-law 2008-250* for the project located at 374 McArthur Avenue and designated as TM – Traditional Mainstreet on the Official Plan.

The project involves the construction of a 64-unit residential building. The proposed parking facility is fully integrated within the building, on the ground floor. Although the number of parking spaces has been reduced from the original concept, the design approach remains unchanged and compatible with the existing built context.

It should also be noted that a previous minor variance (D08-02-21/A-00414) for a reduction in the number of parking spaces has already been approved for this project. The present request is in direct continuity with this decision and does not modify the development principles already deemed acceptable by the Committee.

### **Requested Variances**

#### **Article 100 – Number of parking spaces required**

Requirement: 26 spaces

(0 for the first 12 units and 0.5 for each additional unit)

Proposal: 16 spaces, all located inside the building

#### **Article 102 – Number of visitor parking spaces**

Requirement: 5 spaces

(0 for the first 12 dwellings and 0.1 per additional dwelling)

Proposal: 0 space

## Rationale

### 1. Desirability

The requested variances are desirable from the standpoint of land use planning and public interest. The project blends harmoniously into the area and remains compatible with neighbouring properties. The complete integration of the parking lot within the building limits visual impact, reduces the footprint devoted to cars and promotes a quality built interface along McArthur Avenue. This approach also preserves an active ground floor and a continuous urban façade, contributing positively to the traditional main street character sought in the area. We anticipate no unacceptable negative impacts on the neighbourhood or the public realm.

### 2. Official Plan Intent and Objective

Variances maintain the overall intent and objectives of the Official Plan. The TM – Traditional Mainstreet designation encourages compact, pedestrian-oriented development that supports sustainable mobility and reduced car dependency. Located on an arterial mainstreet well served by public transit and local services, the project is fully in line with these strategic orientations and promotes the use of alternative transportation modes.

### 3. Zoning By-law Intent and Objective

Despite the reduction in the number of parking spaces, the general intent and objective of the *Zoning By-law* are maintained. The functionality of the site remains adequate, the residential use is consistent with zone TM, and the proposed development ensures compatibility with surrounding uses. The reduction results mainly from technical adjustments to meet the regulatory requirements of the City, Hydro Ottawa and the building's mechanical systems, without compromising the quality or functionality of the project.

### 4. Minor Nature of Variances

The requested variances are minor when assessed in terms of their actual impacts. The primary consideration is not the numerical difference between the requirement and the proposal, but rather the absence of an unacceptable adverse impact. We anticipate the actual parking demand associated with the project to be compatible with the proposed supply, given the type of housing, site location and access to public transit, thus limiting any risk of spillover onto public parking. We anticipate no significant negative consequences for neighbouring properties or the public interest.

For the reasons set out above, it is respectfully submitted that the requested variances fully satisfy the four criteria applicable to minor variances. They are desirable, maintain the intent and objectives of the Official Plan and *Zoning By-law*, and are minor in terms of their actual impacts. They can therefore be authorized without adversely affecting the public interest.

We remain available to provide any additional information or documentation required as part of the analysis of this application.

Best regards,



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Pierre Leclerc, architect