

City of Ottawa

February 6, 2023

Committee of Adjustment

101 Centrepointhe Drive, 4<sup>th</sup> Floor

Ottawa, ON

K2G 5K7

Re: 1486 Baseline Rd Unit 1 & 2

To Whom it May Concern,

Please find attached our application for minor variances at Unit 1 and Unit 2 1486 Baseline Rd. The purpose of the application is to allow for a new semi-detached dwelling to be built as the per the draft plans provided. Our proposal also requires demolition of an existing 2-storey single family home and detached garage. We believe that our proposed development of the property fits in very well within the immediate and surrounding neighbourhood, as many other properties in the immediate neighborhood have already undergone similar redevelopment very recently.

We are asking for two minor variances with our proposal. We require a reduction of the lot frontage to 7.63m for unit 1 (9.0m required) and to eliminate the requirement for a driveway/parking space. With respect to the "four tests" taken into consideration, we feel that this request meets all four. The required lot frontage in the R2F zone for a semi-detached dwelling is 9m, our request is only 1.37m less while we maintain the required side, front and rear yard setbacks on both units. Public transportation is readily available right on Baseline Rd, and Clyde Avenue is just East of the property. Because Baseline is already a very busy one-way road, we believe a walk-up design will work well. Note that there is no application to sever at this time so this will remain a single lot. However, the owner would like to keep the opportunity open to sever the lot in the future. We believe Semi detached housing is very desirable and appropriate for this lot, as evidenced by the number of semi-detached units in the immediate neighbourhood.

Finally, the overall intent of the zoning by-law and Official Plan are both maintained in this case since semi-detached residential units are an allowable use under the current by-law in the R2F zone. Please don't hesitate to contact me if you have any further questions.

Thank you,

*Caitlin Kubiseski*

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**Committee of Adjustment**

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2023-03-01

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