

Rortar Land Development Consultants

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March 5, 2023

Secretary Treasurer,
Committee of Adjustment
City of Ottawa
101 Centreponte Dr.
Ottawa, Ontario
K2G 5K7

Re: Application for Consent – 62 Columbus Ave. and 12 Sylvester St.

Rortar Land Development Consultants have been retained by the owner of the lands at 62 Columbus Avenue and 12 Sylvester Street to sever an existing Semi-Detached unit into separate parcels for the purposes of future conveyance to new purchasers.

The subject lands are located on the south side of Columbus Avenue just west of the Vanier Parkway. A newly constructed semi-detached dwelling exists on the property and the Owners wish to create individual units for the purpose of future conveyance to new purchasers.

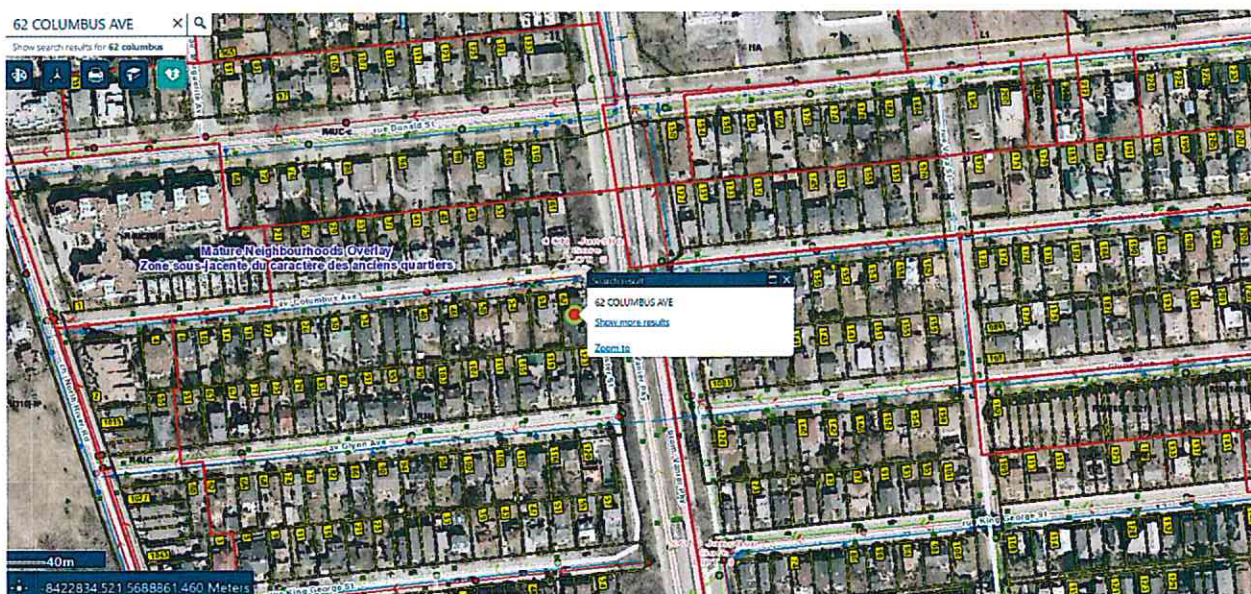


Fig. 1 – Location Plan

Committee of Adjustment
MAR 08 2023
City of Ottawa

R3 zone regulates development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighborhood is maintained.

The existing semi-detached units at 62 Columbus Ave. and 12 Sylvester St. conform to all R3M zoning performance standards including setbacks, lot area and coverage.

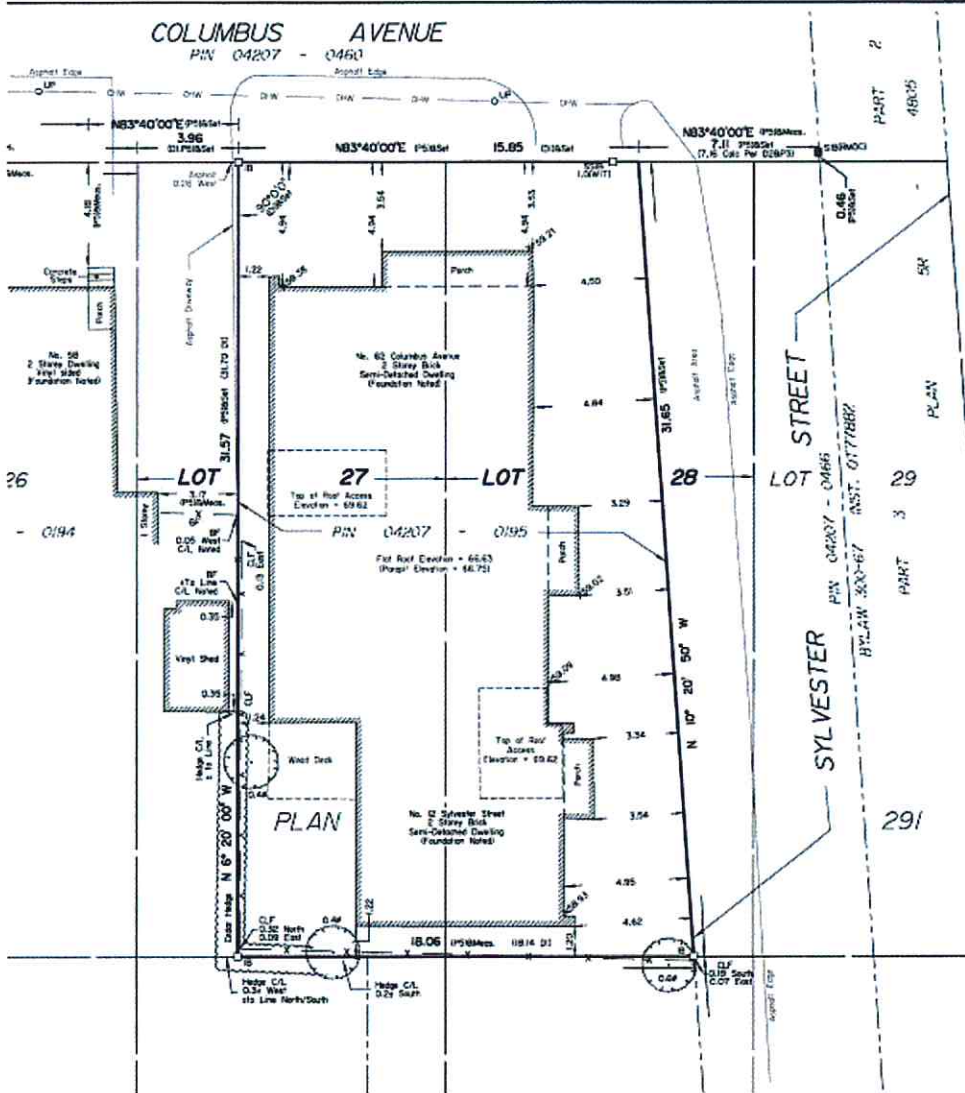


Fig. 3 - Site Plan

If you have any questions or comments regarding this submission please feel free to contact me directly at (613) 323-2146 or by email rortar9@gmail.com. We thank you for your consideration.

Sincerely,

Rod Price,
Rortar Land Development Consultants.