

City of Ottawa

April 25, 2023

Committee of Adjustment

101 Centrepointhe Drive, 4th Floor

Ottawa, ON

K2G 5K7

Re: 1486 Baseline Rd Unit 1 & 2

To Whom it May Concern,

Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2023-04-26

City of Ottawa | Ville d'Ottawa

Comité de dérogation

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 per the draft plans provided. Each unit will consist of a main unit which includes living, dining, kitchen, four bedrooms and three full bathrooms and a secondary unit which will include living, dining, kitchen, four bedrooms and three full bathrooms. The semi-detached dwelling is placed on the site as shown on site plan provided to allow homeowner to construct a second semi-detached dwelling at a later date, when finances permit development of a second lot. Our proposal also requires demolition of an existing 2-storey single family home and detached garages. 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 require a reduction of the lot frontage to 7.63m for unit 1. 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 yard and rear yard setbacks on both units. Note that there is no application to sever at this time so this will remain a single lot. Semi detached housing is also very desirable and appropriate for this neighbourhood, 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

Projex Design Build