

VIA: Hand Delivered

May 29, 2023

City of Ottawa
Committee of Adjustment
101 Centrepointhe Drive, 4th Floor
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le
2023-05-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

To whom it may concern:

**RE: Thompson severance of 77 and 79 Bellwood Avenue, Ottawa
Refiling Consent Applications
Previously granted Minor Variance of 77 Bellwood Avenue (and understanding that an Encroachment Agreement may be a condition of severance)**

We, Bridget Thompson and Regina (Gina) Thompson, the joint owners of 77-79 Bellwood Avenue, Ottawa, are refiling the Applications for Consent and Secondary Consent. We are refiling since we were not able to complete the fire separation condition, (of the previous granted file numbers D08-02-18/A-00306 & D08-01-18/B-00317) by the required date of September 28, 2019. Note: We have since completed the fire separation condition, and the work was inspected and approved by the City inspector.

In regards to the refiling, please find the following enclosed:

- A copy of this cover letter.
- Application for Consent - 77 Bellwood Avenue. A copy of this Application is provided. We the applicants are severing our property at 77 Bellwood Avenue from 79 Bellwood Avenue;
- Application for Consent - 79 Bellwood Avenue. A copy of this Application is provided. We the applicants are severing our property at 79 Bellwood Avenue from 77 Bellwood Avenue. See discussion below (found after the bullet points);
- Recap and understanding of the previously granted Minor Variance of 77 Bellwood Avenue;
- One full sized copy and one reduced sized copy of the draft reference plan/survey;
- A Parcel Abstracts Page (PIN)
- Payment to the City of Ottawa in the amount of \$4,738 (\$3,200 for the refiling of the consent and \$1,538 for refiling of the secondary consent).
- Copy of Locates of Service.

We (the property owners) are submitting an application for planning consent to sever 77 and 79 Bellwood Avenue. In relation to planning rationale, the following are some benefits of the Committee of Adjustment providing their consent:

1. The property, dating back to the 1930s, was originally built as a semi-detached dwelling unit. Consenting to the severance of the property will not change the use of the property, but merely allow the dwelling unit to have two separate titles.

2. The area in which the property is situated is zoned R3P (487) which allows for semi-detached residential units. The semi-detached dwelling units are in compliance with the existing zoning by-laws which therefore fulfill City planning and zoning intention, save and except for the minor requirements set out below.
3. The severance will allow the City to collect property taxes on two properties versus just one. The severance in turn creates more revenues for the City.
4. By allowing the severance, the City would be creating more opportunities for buyers to purchase property in Ottawa.
5. There is no requirement to change the façade of the building in order to affect the severance.
6. The severance is not being affected so as to develop the property/lands. The severance is merely to allow for the semi-detached units to be owned with separate titles.
7. As per the enclosed locate and draft reference plan, we (the property owners) have already serviced the property to ensure that both 77 Bellwood Avenue and 79 Bellwood Avenue have separate utilities.

A minor variance (file number D08-02-18/A-00306) for 77 Bellwood Avenue was previously granted (By-law 2008-250, Section 160, Table 160A, Subzone P). This was a request for a slight reduction of the minimum lot width and minimum lot area (5.6 to 5.27m, and 165 m² to 157.8m²) needed due to the original and existing footprint from the early 1930s of this semi-detached residence. We were informed by city staff that the minor variance for width and lot area that was granted is still valid and that we would not need to reapply for the minor variance again. However, communications with City Staff have indicated that an Encroachment Agreement may possibly be a condition of severance.

We trust that the application and enclosures are satisfactory. Should you require any further information please contact either of the undersigned.

Thank you,

Bridget Thompson
77 Bellwood Avenue, cell: 613-618-8859, bridgetottawa@gmail.com

Gina Thompson
79 Bellwood Avenue, cell: 613-862-1462, ginathompsonottawa@gmail.com

Encls.