

August 3, 2023

City of Ottawa
Committee of Adjustment
101 Centrepointe Drive, Nepean, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le
2023-08-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attn: Committee of Adjustment

RE: Consent Application - 372 & 374 Roosevelt Ave, Ottawa, Ontario K2A 1Z3

Purpose of the application

The owners would like to request the consent of the Committee to sever one existing single lot into two parcels (part 1 & part 2).

The existing single residential building has been demolished and a semi-detached residential building is currently under construction (Permit No. 2205247) to build a new semi-detached dwelling with one unit on each of the new developed parcels. Each semi will also include a secondary dwelling unit at the ground level.

The property is shown as Parts 1 & 2 on the draft 4R-Plan filed with the application and the separate parcels will be as follows:

Part No.	Municipal Address	Frontage	Depth	Area
Part 1	372 Roosevelt Ave. Semi-detached residential dwelling	7.64 m	29.72m	240.358 m2
Part 2	374 Roosevelt Ave. Semi-detached dwelling	7.64 m	29.72m	240.358 m2

Both Parcels will be with conformity with the requirements of the zoning by-law (R3S) and there are several nearby examples of existing severed lots with semi-detached dwellings. In support of the application, we have enclosed the following items:

1. Two (2) completed application forms – part 1 & part 2
2. A draft Reference plan Prepared by an Ontario Land Surveyor;
3. Tree Information Report
4. Affidavit Confirming name of all owners, signed by Lynn Le Mesurier Vice & Hunter LLP Barristers & Solicitors (the "Firm")
5. All plans and elevations of the units
6. Authorization Signed by all owners for representation by an Agent

We trust that our Application for lot severance is complete, and please do not hesitate to contact us if you have any questions.

Yours truly,

Golchehr Monjazebeh (Owner's agent)