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for Developers and Builders



Tuesday, April 02, 2024

Committee of Adjustment Office
City of Ottawa
101 CentrepoinTE Dr., 4th Floor K2G 5K7

Committee of Adjustment

Received | Reçu le

2024-04-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: 157-155 Geoffrey St. - Consent Application - Parts 1 to 2, Draft Plan 4R-

Dear Sir/Madam,

Find attached the Consent Application for 157-155 Geoffrey St. with the supporting documents.
The items included are:

1. Cheque in the amount of \$3639.00 which represents the consent application fee for a full municipal services property (1 copy)
2. A complete Consent Application form (1 copy)
3. This detailed cover letter (1 copy)
4. Draft reference plan (1 full size copy + 1 reduced 8.5"x11" copy)
5. Current survey (1 full size copy + 1 reduced 8.5"x11" copy)
6. Street Character Analysis (SCA) Confirmation (1 copy)
6. Construction drawings (1 full size copy)
5. Site Plan (1 full size copy + 1 reduced 8.5"x11" copy)
6. Site Service and Grading Plan (1 full size copy + 1 reduced 8.5"x11" copy)
7. A Tree Information Report prepared by Davey Resource Group (1 copy)
8. A Parcel Abstract Page confirming all the owners (1 copy)
9. An authorization letter by the owners for the agent to act on their behalf (1 copy)
10. Informed Neighbor's notification and support letter by owner

The purpose of this application is to request consent from the Committee of Adjustment enabling the future sale of 155 Geoffrey St. The proposed retained and severed lots are both fully zoning by-law compliant, properties. A single family home was previously demolished (w/ permit) and a building permit was issued in June 2023 for the construction of a new semi detached residential building. The construction of the approved semi detached building is currently underway and ready for drywall installation (Mar 2024).

The two proposed properties and semi detached house design meets all the lot dimensions and performance criteria set out in the zoning by-laws and NO variances were, are, or will be required.

The following information identifies the existing conditions of the property and surroundings as well as the preliminary proposed re-development.

Fig.1 – Site Location

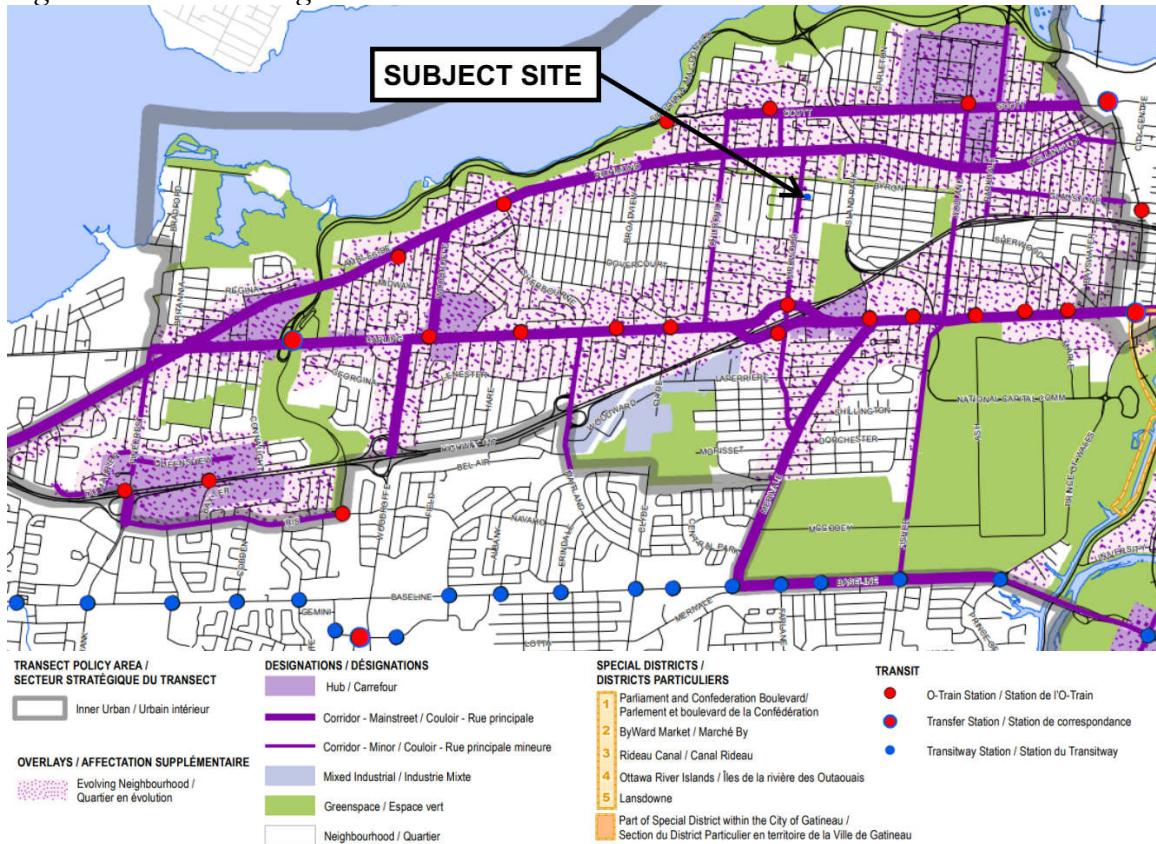


SITE CONTEXT

The subject site is located in ward 15 (Kichissippi) of the City of Ottawa. The property is on the north side of Geoffrey St., east of Kirkwood Ave. and west of Hilson Ave..(Fig.1).

The Subject Site is rectangular in shape and is 636.8m² (6854.5ft²), 0.06 Ha, (0.16Acre) in area. The property is zoned R3H which allows for semi-detached dwellings. Currently, a 2 storey semi-detached residence, each with an attached garage, is being constructed on the property. NO variances were, are, or will be required.

Fig.3 – Land Use Designation



CITY OF OTTAWA – OFFICIAL PLAN

The Subject Site is in the Inner Urban Transect Policy Area and Designated as Neighbourhood in the City of Ottawa Official Plan (OP) (see Fig. 3).

A building permit issued in June 2023 validates that the two storey, semi-detached residential building currently under construction conforms to the policies of 6.3 of the official plan.

The attached Draft Plan identifies the parcels proposed for retention (part1) and severance (part2). Both properties meet all the criteria set out in the zoning by-laws including the min. lot width and area requirements.

The attached current survey shows the recently built foundation and illustrates the dimensions to the property lines conforming to the requirements of the Zoning By-laws.

The attached Street Character Analysis (SCA) confirmation identifies the dominant Character groups and the attached construction drawings illustrate the currently under construction semi detached building conforms to those dominant characters.

The attached site plan was used to apply for the current building permit and received approval from the Zoning department allowing the building permit to be issued. All concerns from the zoning department have been satisfied.

The attached site service and grading plan was used to apply for the current building permit and received approval from the infrastructures department. All concerns from the Infrastructures department have been satisfied.

The attached TIR was used to apply for the current building permit and received approval from the forestry department. All concerns from the forestry department have been satisfied.

A synopsis of how the owner has kept his neighbors and their support for the severance is also included for reference and demonstrates that the severance would not be a concern to those in the vicinity.

I trust the accompanying application and supporting documents identifies the current property and displays how the permission to consent will result in two properties still compatible with properties within the community. The proposal for the creation of two separate semi-detached dwellings has no bearing on the existing built form or the properties intended use. The consent will only aid in the sale of the existing house under construction. It is a desirable use of the property and conforms to the intent and purpose of the Zoning By-law and Official Plan.

Thank you,

A handwritten signature in black ink, appearing to be 'D. Bekkers', written in a cursive style.

David J. Bekkers, M.A.A.T.O., BCIN 22980