

Committee of Adjustment
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Committee of Adjustment
Received | Reçu le
2023-05-26
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Application for Consent of 1377 St Jean Street and 1375 St Jean Street.

Dear Committee of Adjustment,

In March 2021, my brother Geoffrey and I bought a plot of land with an existing aging residential house at 1377 St Jean Street in Orleans under the newly incorporated 2817545 Ontario Ltd. Geoff and I are the sole shareholders and 50/50 owners of 2817545 Ontario Ltd, and the corporation is the registered owner of the property. The intent was to build a semi-detached residential dwelling on the property with two units upstairs and two SDU units in the basements. We obtained a demolition permit from the City of Ottawa on April 27, 2022 (2202636) and a building permit on May 10, 2022 (2203036). Construction began in May 2022 and was completed in December 2022. Final landscaping will be completed throughout 2023. We received occupancy permits on December 7, 2022 for all four units and the units are currently occupied by tenants. The City of Ottawa has provided an additional municipal address for the dwelling at 1375 St Jean Street (north side of the property). The south side of the property has retained the 1377 St Jean Street municipal address.

It is our intention to sever the property into two legal parcels, 1375 and 1377 St Jean Street, and for both properties to be owned by 2817545 Ontario Ltd. While our intention is to maintain ownership of the properties under 2817545 Ontario Ltd long term, we would like the ability to sell the plots separately, if required.

I have been previously in touch with the forester when I began this process last fall and it's my understanding a tree per property is typically required to be planted. While we would have preferred to plant the trees in the front of the property, this was an issue due to the proximity of the overhead wires (see attached picture and OHW labelled on land survey). We've chosen to plant a tree in each back yard instead and hope this will be sufficient for the committee.

I've included the following in this application (electronic versions available upon request):

- Ref A, Committee of Adjustment – Application for Consent
- Ref B, Registered transfer deed from the property sale
- Ref C, Two copies of the site plan from a registered land surveyor.
- Ref D, A site plan with the driveways, trees, existing PINS and the proposed severed land marked
- Ref E, Pictures of the property showing the proximity of the overhead wires and incline of the street. This is relevant for tree requirements and storm water drainage listed on page 9 of the application.
- Ref F, Correspondence with the city's Planning Forester (Hayley Murray)
- Ref G, Correspondence with the city's Planner (Cass Sclauzero)

The subject property contains two PINS, 04422 – 0053 and 04422 – 0166, as shown on the accompanying site plans.

The legal description of the subject parcel, as requested on page 6 of the application is as follows:

PIN 04422 – 0053 LT

PT LTS 3&4, PL 10, PART 3 and 6, 5R1394, S/S ST JOESEPH BLVD (FORMERLY OTTAWA ST); GLOUSESTER

PIN 04422 – 0166 LT

PART LOT 3 PLAN 10 S/S ST. JOESEPH BLVD (FORMERLY OTTAWA STREET) PART 2 ON PLAN 4R24648; CITY OF OTTAWA

If you have any questions or require additional clarification, please don't hesitate to reach out.

We thank you very much for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sara Ruggiero', with a long horizontal line extending to the right.

Sara Ruggiero
President, 2817545 Ontario Ltd.