



March 08, 2024

Committee of Adjustment
101 Centrepointe Drive
Nepean, ON, K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-03-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare:

RE: 8 McLeod Street & 112 Queen Elizabeth Driveway, Ottawa ON.

Please find the attached applications for Consent for an irregularly-shaped through-lot at 8 McLeod Street & 112 Queen Elizabeth Driveway (QED) in the Glebe neighbourhood. This property is located in the R4UC [478] subzone. Consent and Minor Variances were previously approved on July 12, 2021; however, the time period to fulfill conditions has lapsed, and so, we are re-applying for consent for both properties. The file number for these approvals can be found in the consent application form(s). All details of the proposed development are unchanged from the previously approved consent and variance applications.

The property's irregular shape is a result of a diagonal intersection between McLeod and QED. Due to its shape and depth, this property has the only undeveloped frontage on this block of the QED streetscape.

It is proposed to demolish the existing 2-storey detached dwelling, sever the subject property to create two lots (8 McLeod & 112 Queen Elizabeth), one facing each street frontage, and to construct a detached dwelling on each lot. There will be a shared laneway and internal car court (Parts 2, 3 & 4 on the Draft R plan) that will provide vehicle access from McLeod to parking at the rear of each unit. Part 2 will also include a service easement in favour of Parts 4 & 5.

Trusting the information provided sufficiently demonstrates the rationale for the proposed variance.

Sincerely,

A handwritten signature in blue ink, appearing to read "T Duckworth".

Todd Duckworth
Hobin Architecture Inc.

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