



September 4, 2021

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

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-09-05

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Michel Bellemore:

RE: 484 Roosevelt Avenue, Ottawa ON.

Please find the attached Consent application for 484 Roosevelt Avenue in the Westboro Neighbourhood. The property is located in the R3R[2687]H(8.5) zone and is directly adjacent to the Highland Park church, which is zoned I1A.

It is proposed to sever the property into two lots, (Parts 1 & 2 on the attached draft R-plan) and to establish a shared driveway across the severance line (Parts 3 & 4) and construct two new long semi-detached dwellings. The proposed severed lots and new dwellings will be zone-compliant and therefore require no minor variances.

The proposed development meets the criteria in section 51 (24) of the Planning Act:

- Subject property is a regular-shaped residential lot in the R3R residential zone. It measures 20m wide and 35.83m deep.
- The site survey demonstrates that there are no existing easements or restrictions on the lands, and availability of municipal services to both proposed properties.
- As the property is located within a well-established Ottawa neighborhood, there are several nearby schools, including Nepean High School, Broadview Public School, Hilson Avenue Public School, Churchill Alternative School & Westboro Montessori School.
- The proposed severance will add a new residential lot within an urban residential neighborhood, which meets the provincial priority to build more houses and to densify urban areas.
- The proposed severance conforms with the growth and densification objectives of the official plan and would comply with all applicable zoning bylaws.
- The subject property is within the Westboro Development Overlay (Bylaw 2008-250, section 146), which was enacted to streamline gentle densification within the neighborhood. As many of the original lots in Westboro have a width of 20m, this bylaw overlay

Partners

Barry J. Hobin
OAA, FRAIC, Hon. Fellow AIA

William A. Davis
OAA, MRAIC, Associate AIA

Gordon Lorimer
OAA, FRAIC, Associate AIA

Wendy Brawley
OAA, MRAIC, Associate AIA

Douglas Brooks
Senior Arch. Tech.

Associates

Bryan Bonell
OAA, MRAIC, Associate AIA

Marc Thivierge
OAA, MRAIC

William Ritcey
MRAIC

Reinhard Vogel
Senior Arch. Tech.

Hobin Architecture Incorporated

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

t 613-238-7200

f 613-235-2005

hobinarc.com

reduces the minimum lot width to 10m (from 12m in the underlying bylaw), to facilitate severances such as the one proposed.



Consent applications were previously approved on August 13, 2021; however, the consent has lapsed the one-year period from the decision date, therefore, requiring a new consent application for each part.

Trusting the information provided is sufficient.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Adams".

Jennifer Adams
Hobin Architecture Inc.