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September 24, 2024

**Mr. Michel Bellemare**  
Secretary-Treasurer  
Committee of Adjustment  
101 Centrepointe Drive, Fourth Floor  
Ottawa, ON K2G 5K7

**RE: 451 Roosevelt Avenue  
Request for Cancellation  
D08-01-23/B-00177**

**Committee of Adjustment**  
Received | Reçu le

**2024-09-25**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Dear Mr. Bellemare,

Fotenn has been retained by Eddy Malouf, the owner of 451 Roosevelt Avenue (the subject property) to submit a Cancellation Request for the previous Consent application granted by the Committee of Adjustment on August 25, 2023, for the subject property.

A strata Consent application was submitted for the subject property, legally described as Part of Lot 10 (East Side Roosevelt Avenue) Parts 1-9, 4R35804, in July 2023 to subdivide the property into two separate parcels of land to create separate ownership for each half of the existing semi-detached dwelling. The severance line followed the demising wall of the existing semi-detached dwelling. A public hearing was held on August 16, 2023, and the application was subsequently approved by the Committee of Adjustment on August 25, 2023.

Upon further investigation into the existing building, it was determined that the foundation was not structurally sound, and that additional work would be required to repair the existing semi-detached dwelling. Given the feasibility of this work, the owner has elected to abandon the previous Consent approved by the Committee and pursue a new building configuration. The owner is seeking to consolidate the lot to facilitate a new Consent application to establish two equally sized lots to accommodate an addition to the existing semi-detached dwelling. A new consent application has been submitted to facilitate the proposed development. It was determined through discussions with the owner's lawyer and surveyor that this is the best approach to achieve the desired development outcome.

The merged parcel is outlined below in the attached sketch.  
Sincerely,



Thomas Freeman, B.URPL  
Planner

**Ottawa**  
396 Cooper Street, Suite 300  
Ottawa, ON K2P 2H7  
613.730.5709

**Kingston**  
The Woolen Mill  
4 Cataragui Street, Suite 315  
Kingston, ON K7K 1Z7  
613.542.5454

**Toronto**  
174 Spadina Avenue, Suite 304  
Toronto, ON M5T 2C2  
416.789.4530

[fotenn.com](http://fotenn.com)

**FOTENN**

avenue RAVENHILL AVENUE est/EAST (BY BY-LAW 2018-290, INST. OC2035889)

(formerly EUCLID AVENUE PER REGISTERED PLAN 204)

PIN 04009 - 0069 (LT)

Merged Property

SITE BENCHMARK  
FIRE HYDRANT  
(TOP OF SPINDLE)  
ELEV = 71.19

WESTERLY CORNER OF LOT 10,  
REGISTERED PLAN 235

PART 5

