

Committee of Adjustment
Received | Reçu le

2024-09-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation



ROCKVILLE ENG INC

CONSULTING ENGINEERS

323 Coventry Road, unit 7

Ottawa, ON K1K 3X6

613 710 7727

Email : info@rockvilleenginc.com

www.rockvilleenginc.com

Engineering + Architecture + Innovation

INNOVATIVE ENGINEERING DESIGN & CONSTRUCTION FOR VALUE ENGINEERED PROJECT DELIVERY
AUGUST 26, 2024

RE: 2430 DON REID DRIVE, OTTAWA – APPLICATION FOR CONSENT/SEVERANCE COVER LETTER

This application for the consent to sever part of the referenced lot is to enable the construction of a highrise residential building. Prior to the filing of this application, a Pre-Consultation phase-1 meeting was conducted April 16, 2024 with the City of Ottawa Planning dept. In attendance was the City's planning staff, engineer, zoning staff, building code services and other staffs. This proposed consent to sever application was discussed along with the need for a zoning amendment application.

The section of the lot proposed for severance is undeveloped and cleared of all trees and has a direct entrance access to Don Reid drive. The property is not a subdivision.

With respect to section 51(24) of the planning act, the design approach of the proposed building is in accordance with CMHC guidelines for energy efficiency, sustainability, handicap accessibility, health and safety of occupants. The concept is line with the governments' objective for 15-minute cities and it is surrounded by work places, businesses and a new multi-residential development. The approximate dimensions of the proposed severance lot is 76mx109m, there are no known restrictions on the property.

The proposed building is to be serviced by municipal sewers and watermain, the adequacy of the services shall be determined by the mandatory Site Plan Control application process.

All documents required for the submission of this application are provided with the application form. A conceptual site plan is also attached.

The property owner does not wish to seek a Certificate of Retained Land.

Justin C. Enendu, P.Eng

