

# D E X T O R A . E D W A R D S

## A R C H I T E C T L T D .

460 Hunt Club Rd. West, Suite 203, Ottawa, Ontario K2E 0B8

October 29th, 2024

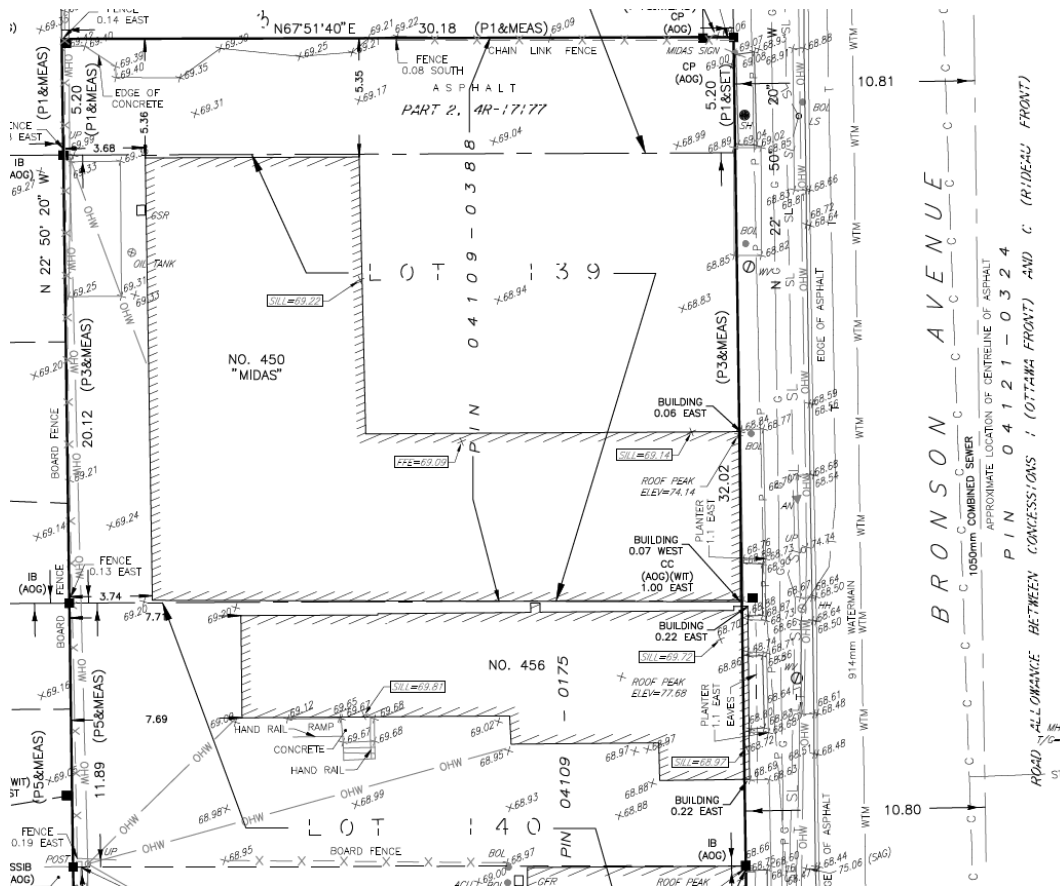
Dear Chairperson  
Committee of Adjustments  
101 Centrepointe Dr, Ottawa, ON  
K2G 5K7

Re: **448-450 Bronson Ave. – Permission.**  
A24-003536 – Permit application.

**Committee of Adjustment**  
Received | Reçu le  
**Revised | Modifié le : 2024-10-29**  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

We are formally filing for permission under Section 45 (2) of the Planning Act, R.S.O. 1990, c.P.13 at the subject property to do the following:

Requesting allowance to add an enclosed extension of 49.39m<sup>2</sup> for indoor storage to the north and 57.52m<sup>2</sup> of exterior storage to the west at an existing repair garage zoned as “Legal Non-conforming permitted in a Traditional Mainstreet zone”.



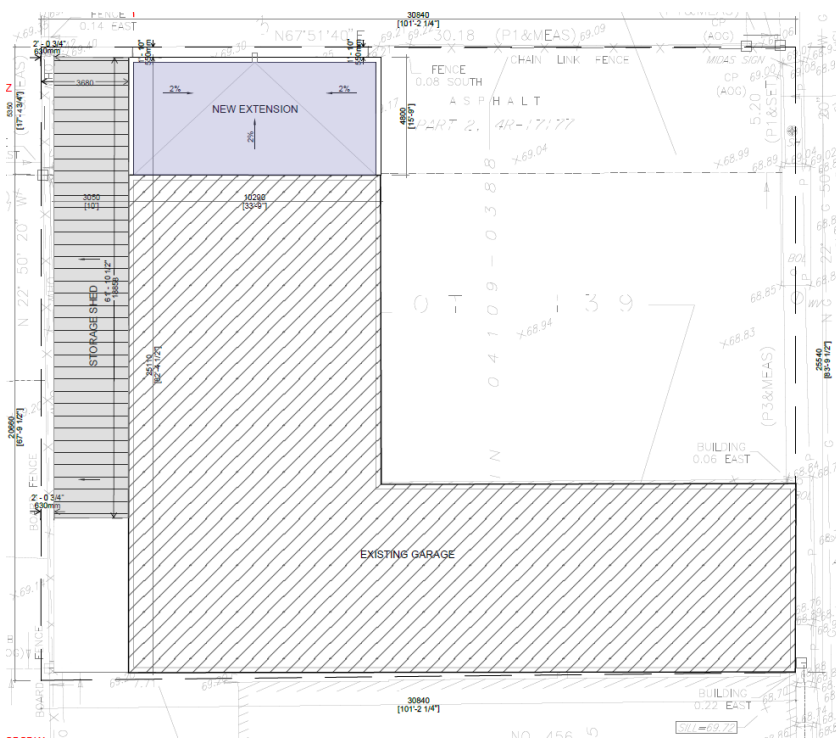
The property is located directly accessible from Bronson Ave. See photographic material below for context at the site.

We are making this submission with the understanding that the Committee via a hearing can grant Permission under Section 45 (2) of the Planning Act.

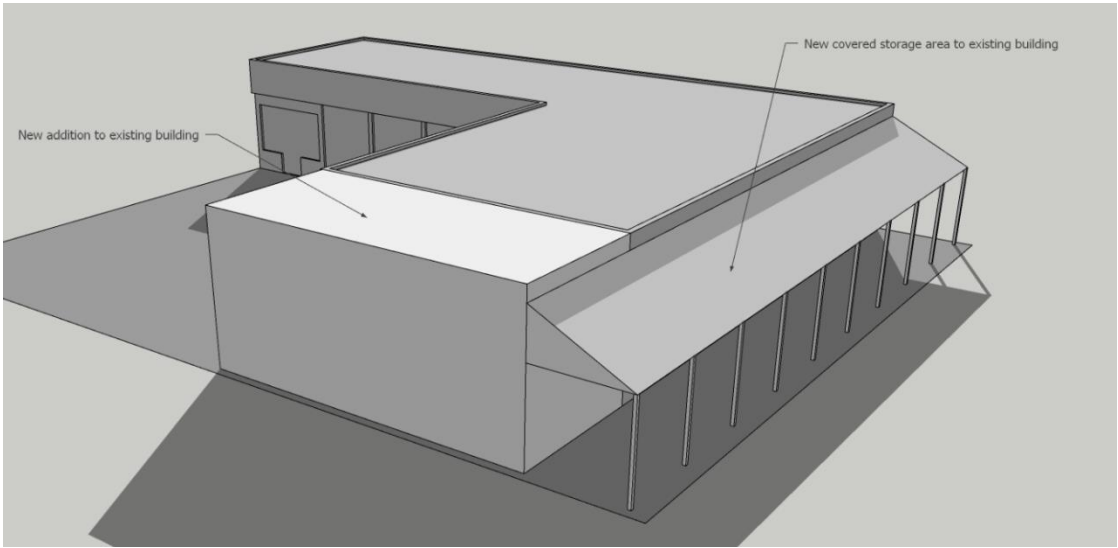
We feel that we have met the criteria of the following four tests:

1. Is the Use Continuous? **Yes it is because there will be no change to the current Legal non-conforming status. The Legal non-conforming rights are attached to the property so technically should be permitted to continue.**
2. Is the Use Desirable? **The permission is desirable because the proposed extension is consistent with current use and allows for an improvement of the current storage conditions for equipment and tires at the sideyard of the site from being external and visible to being enclosed and non-visible.**
3. Are there Undue adverse impacts? **There are no undue or adverse impacts except for the placement of the extension being over a CRZ (critical root zone) of a tree at h rear fenceline. This impact is less than 30% and well within the tolerance of the tree as established and mitigated by the Arborist that has written the TIR on file. (See document provided).**
4. Is the new use similar with the existing uses or more compatible with the uses in the Zoning By-law? **The use is similar and compatible with other uses along Bronson Ave defined under the zoning by-law so the general intent and purpose of the Official Plan is maintained.**

Under Section 45(2) of the Planning Act, we are asking the Committee to permit an enlargement/extension to this existing legal nonconforming building and also permitting a use that is the same as the purpose of the existing building



**GENERAL OVERVIEW INTENT AT 448 BRONSON AVE.**

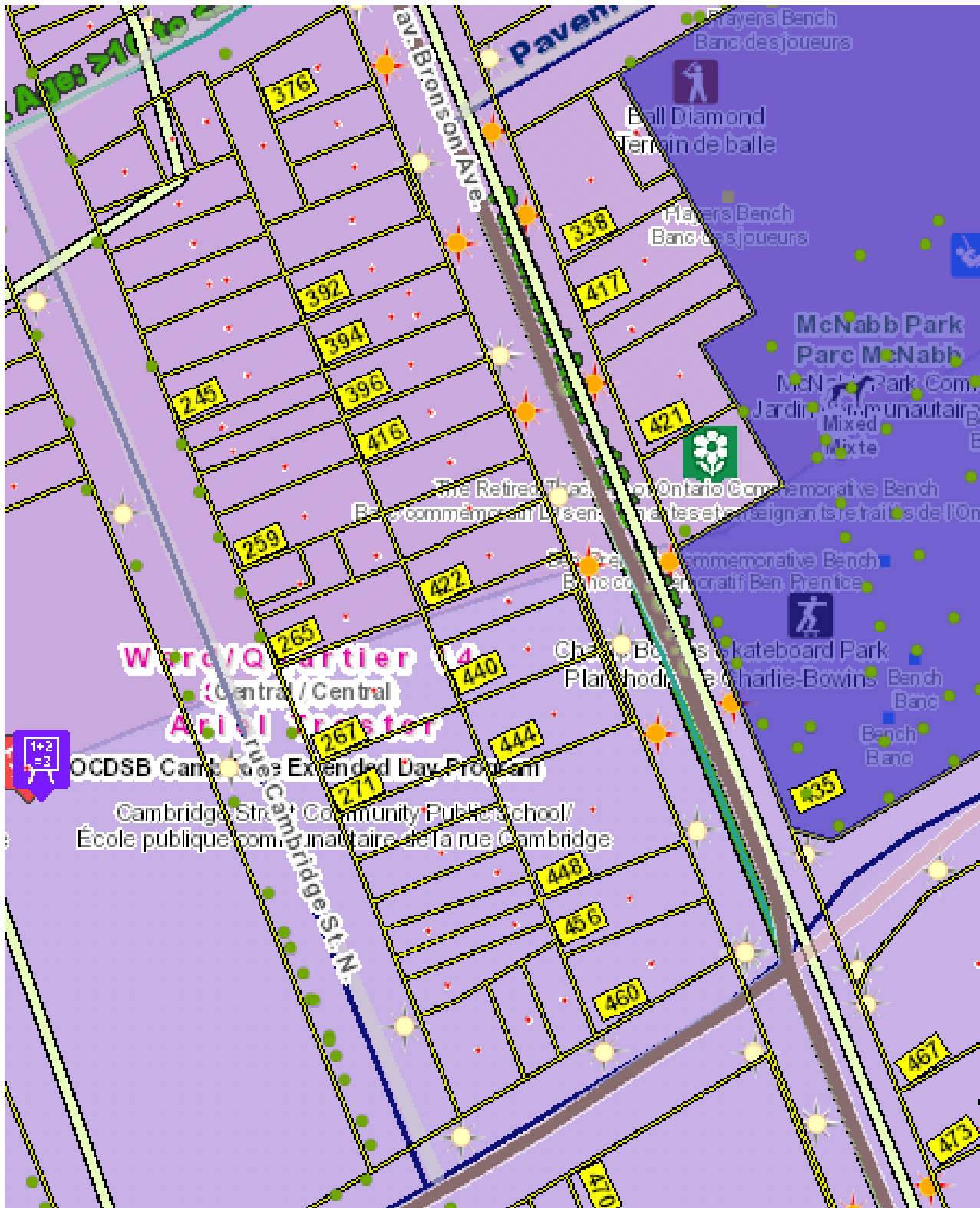


**3-D AERIAL VIEW OF THE PROPOSED ADDITIONS – NORTH & WEST FACES.  
(Only the north extension visible from the streetscape).**



**VIEW OF NORTH FACE OF SUBJECT BUILDING & SOUTH FACE OF ADJACENT BUILDING.**

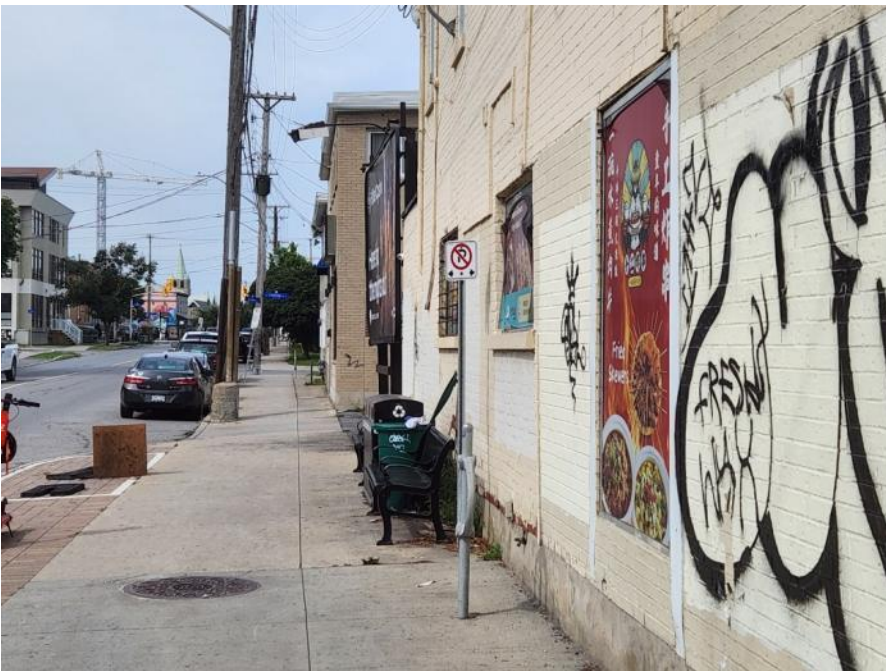




MAPPING OF THE PROPERTY ADDRESSES IN PROXIMITY TO THE SUBJECT SITE (448-450 BRONSON).



**START OF THE BLOCK – INTERSECTION TO THE SOUTH AT GLADSTONE**



**LOOKING WEST ALONG GLADSTONE ADJACENT TO THE INTERSECTION AT BRONSON**



460 BRONSON AVE. – EAST FACING STREETScape



456 BRONSON AVE. – EAST FACING STREETScape



**448-450 BRONSON AVE. – EAST FACING STREETScape**



**448-450 BRONSON AVE. – EAST FACING STREETScape**



**444 BRONSON AVE. – EAST FACING STREETScape**



**444 BRONSON AVE. – EAST FACING STREETScape**





**422 BRONSON AVE. – EAST FACING STREETSCAPE**



**420 BRONSON AVE. – EAST FACING STREETSCAPE**



**418 BRONSON AVE. – EAST FACING STREETScape**



**419 BRONSON AVE. – WEST FACING STREETScape**



**421 BRONSON AVE. – WEST FACING STREETScape**



**423 BRONSON AVE. – WEST FACING STREETScape**



**McNABB PARK - BRONSON AVE. – WEST FACING STREETScape**



**McNABB PARK - BRONSON AVE. – WEST FACING STREETScape**



**McNABB PARK - BRONSON AVE. – WEST FACING STREETScape**

As stated in the application and the objectives of this letter, the client is requesting allowance to add an enclosed extension of 49.39m<sup>2</sup> for indoor storage and 57.52m<sup>2</sup> of exterior storage at an existing repair garage (448-450 Bronson Ave). The exterior storage is completely in the rear-yard so no impact is to be observed from the streetscape along Bronson Ave. However, the only view to the rear-yard from the adjacent property/parking lot at 456 Bronson shows the rearyard fenced in and not visible from the street at Gladstone Ave.



If there are any questions, please feel free to contact me on behalf of the client/owner of the property at the office 613-728-4159 or cell 819-665-0052.

Thank you,

Dexter A. Edwards Architect - Principal  
Dipl. Arch. Tech. B. Arch. A.A.T.O. O.A.A. R.A.I.C. A.I.A.