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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 Cancelation D08-01-23/B-00177

Dear Mr. Bellemare,

Fotenn has been retained by Eddy Malouf, the owner of 451 Roosevelt Avenue (the subject property) to submit a Cancelation 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 sperate 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



Committee of Adjustment Received | Recu le

2024-09-25

City of Ottawa | Ville d'Ottawa

Comité de dérogation

## Ottawa

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

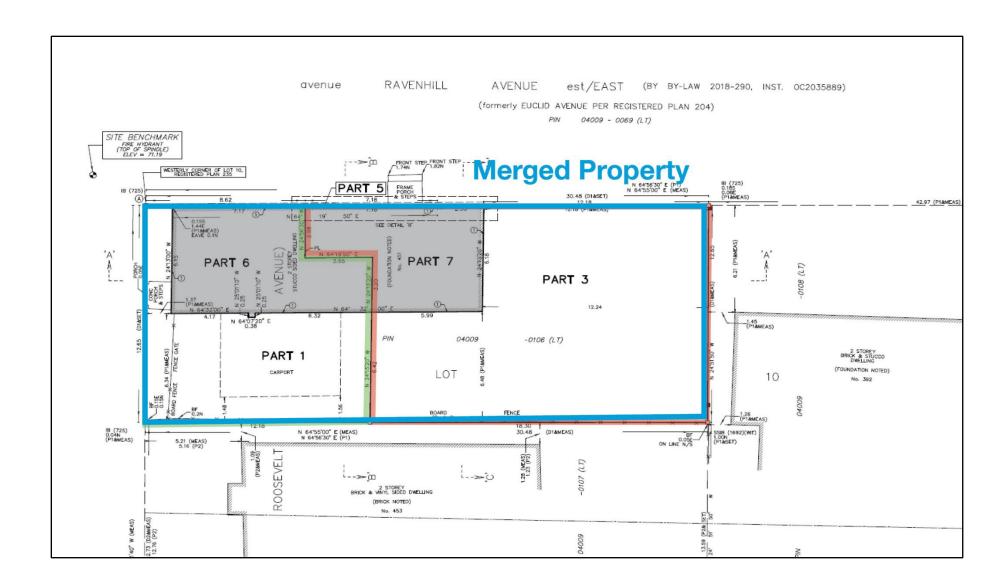
## Kingston

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