

**DECISION**  
**CERTIFICATE OF CANCELLATION**

**Date of Decision:** October 25, 2024  
**File No.:** D08-01-24/B-00177  
**Application:** Certificate of Cancellation under section 53(45) of the *Planning Act*  
**Owner/Applicant:** Eddy Malouf  
**Property Address:** 451 Roosevelt Avenue (396 Ravenhill Avenue)  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part of Lot 10 (East Side Roosevelt Avenue)  
Registered Plan 235  
**Zoning:** R4UA [2686] H(8.5)  
**Zoning By-law:** 2008-250  
**Heard:** October 16, 2024, in person and by videoconference

**APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION**

- [1] The Applicant seeks a Certificate of Cancellation.
- [2] The Committee of Adjustment granted provisional consent for a conveyance at 451 Roosevelt Avenue on August 25, 2023. A Certificate of Official finalizing the consent decision was issued on February 6, 2024.
- [3] The Applicant requests that the Committee issue a Certificate of Cancellation. The Certificate of Cancellation relates to the property described as Part of Lot 10 (East Side Roosevelt Avenue) Registered Plan 235.

**PUBLIC HEARING**

**Oral Submissions Summary**

- [4] Thomas Freeman, Agent for the Applicant, provided an overview of the application.
- [5] City Planner Elizabeth King confirmed that she had no concerns with the application.

**DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED**

- [6] Under subsection 53(45) of the *Planning Act*, an owner of land that was previously conveyed with a consent may apply to the Committee of Adjustment for the issuance of a certificate of cancellation of such consent.

**Evidence**

- [7] Evidence considered by the Committee included the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:
- Letter of application and supporting documents, including cover letter, Certificate of Official, transfer, and a copy of the previous Committee of Adjustment decision.
  - City Planning Report received October 9, 2024, with no concerns.
  - Rideau Valley Conservation Authority email received October 9, 2024, with no objections.
  - Hydro Ottawa email received October 11, 2024, with no comments.
  - Ontario Ministry of Transportation email received October 1, 2024, with no comments.
- [8] The Committee notes that the City’s Planning Report raises “no concerns” regarding the application.
- [9] Based on the evidence, the Committee is satisfied that it is appropriate to issue a certificate of cancellation.
- [10] THE COMMITTEE OF ADJUSTMENT therefore issues a certificate of cancellation.

*“Simon Coakeley”*  
SIMON COAKELEY  
ACTING PANEL CHAIR

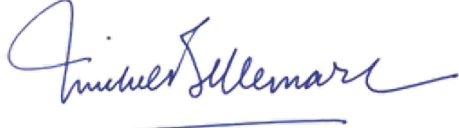
*“John Blatherwick”*  
JOHN BLATHERWICK  
MEMBER

*“Ann M. Tremblay”*  
ANN M. TREMBLAY  
CHAIR

*“Arto Keklikian”*  
ARTO KEKLIKIAN  
MEMBER

*“Sharon Lécuyer”*  
SHARON LÉCUYER  
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **October 25, 2024**.



Michel Bellemare  
Secretary-Treasurer

*Ce document est également offert en français.*

**Committee of Adjustment**  
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