

Committee of Adjustment

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2024-11-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation



To: Secretary Treasurer, Committee of Adjustment, City of Ottawa, 101 CentrepoinTE.

Date: October 7th, 2024

From: Brofort Developments Inc. 2161 Thurston Dr, Ottawa, ON. K1G 6C9.

RE: Application for consent/severance under section 51(24) of the planning act

The subject site is a wide and deep, interior lot located on the west side of Churchill Ave North in close proximity to Ravenhill Ave E and Kenwood Ave to the South. The subject site is located in the Westboro neighborhood in Ward 15 - Kitchissippi, in the City of Ottawa. This neighborhood is characterized by deep lots with varying frontages. The property is currently developed with a 2-storey single-detached dwelling. The context of Churchill Street is primarily 2 and 3 storeys, a mix of single-detached dwellings, townhomes, and low-rise apartment dwellings. Architectural style ranges from flat roofs to peaked roofs with a high proportion of red-brick materiality and mixed in with some more modern light stone treatments. The requested consent will permit a low-rise apartment dwelling of two 8 multi unit dwellings designed in a 3-storey structure with front-facing balconies and a main front entrance. The proposed dwelling will adhere to all zoning by-law provisions and setbacks as per zone R4-UD. The proposal supports the creation of new housing in accordance with the PPS and meets the Official Plan's intent to provide for housing choice and accommodate growth through intensification. The development will more efficiently use the existing lot while proposing a compliant built form on a lot that can accommodate multi-unit buildings.

Consent Requested: The request this application is the severance of the 19.99m lot into a 10.01m wide and 9.97m wide lots respectively. Both lots will be fronting onto Churchill Avenue North.

Documents Required and Submitted: The following lists all required and submitted documents in support of the identified Committee of Adjustment application.

Streetscape, Site Plan (Architectural), Land Survey, Tree Information Report, Planning Rationale (this document) Fee & Application Form.

We appreciate your attention to this matter,

Regards

A handwritten signature in blue ink that reads "PKlugman". The signature is written in a cursive style with a large initial "P" and "K".

Philip Klugman
VP Developments
Brofort Development Inc.
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