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Revised | Modifié le : 2024-12-20

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

City of Ottawa  
Committee of Adjustments  
Severance and minor variance application  
51 and 53 Gordon street , Ottawa

This application refers to two existing residential properties having municipal addresses of 51 and 53 Gordon street.

51 Gordon street is a residential duplex that was built (circa 1900) Part 1 & 2 draft reference plan.

53 Gordon street is a residential triplex that was built (circa 1950) Part 3 & 4 draft reference plan.

These two abutting properties were purchased by the previous owner and by planning act rules were automatically merged when registered under the same name. We have owned the subject properties for over thirty years.

The properties have not had any changes to the footprint and have individual services: water, sewer, hydro, tax bills and legal addresses.

They also once had a registered right of way for shared laneway access.

The purpose of this request is to return the individual lots to their original legal description and size similar to the other housing on Gordon street.

No development is being proposed or considered at this time.

My goal is a reciprocal severance, meaning to allow the sale of either property and to register a right of way for laneway access.

#### **(Consent)**

The request is in keeping with planning act subsection 51(24)

The request has no adverse impact on the neighbourhood.

This is not new construction

This request conforms with the planning act.

This request is to return the subject properties to their original configuration and will have no impact to the neighbourhood or change the character or the use of the subject properties.

The dimensions and shape of lots are consistent with the neighbourhood.

Utilities and services are already in place and provided.

No changes that would affect conservation or flood control.

#### **(Proposed easement)**

A right of way is being requested between the two properties to once again re-establish access to the rear yard for parking access and pedestrian traffic.

This easement was originally registered in the 1950's but lost when properties were merged.

I have included pictures of the laneway in my submission for clarity. There are two rear doors that open onto the laneway, these have been in use since construction with no issues and are original in design.

This easement has no effect on trees or green spaces.

It is proposed to establish easements over Part 2 in favour of parts 3&4 for rear yard access and parking, and over Part 3 in favour of Parts 1&2 for rear yard access and parking.

There are (2) existing parking spots at 51 Gordon and (3) existing parking spots at 53 Gordon street. No changes are proposed to the existing parking. I have included a parking diagram in my cover letter. The parking spaces conform to *Parking space dimensions bylaw(section 106)* requirements of 2.6m (W) by 5.2m (L). They are a paved surface with direct laneway access to the street. They do not impede access to access or walkways.

***(Minor variance)***

Three minor variances are required for 53 Gordon as this building is a Triplex.

- 1.Side setback
2. Lot area
3. Lot Width

***1.(Is it desirable)***

The minor variance request will return the property to its original lot dimension and it still fits in with the other housing types and original planned lot sizes on Gordon street. 53 Gordon street was purpose built as a triplex but new regulations and increased minimum lot sizes and side setbacks necessitate this request. This change returns the property to the way it was originally planned, designed and built.

***2.(General intent and purpose of the official plan)***

Gordon street has a mix of housing; single , duplex and triplex on this lot size. This request respects the character of the neighbourhood and has no impact on trees or green space. There is no development planned and the nature of the green space will not be affected.

***3.(General intent and purpose of the zoning bylaw maintained)***

The requested changes will have no impact on the surroundings, the lot widths are not reduced just the lot lines re-established due to being merged when the properties were purchased by the previous owner. No physical changes to the foot print of the building or green spaces is being proposed. The intent of the bylaws and official plan are maintained and respected.

***4.(Is it minor)***

This request will have no adverse impact on the neighbourhood as it simply returns the property to its original lot size and configuration. These two buildings remain exactly as built with no proposed changes. I am not requesting any visible changes, only the updating of a survey and deed to reflect the original design and build that was changed as the result of a merger when the two properties were purchased and registered under the same name. Neighbours would not be aware of any physical change as a result of this request.

Respectfully submitted,

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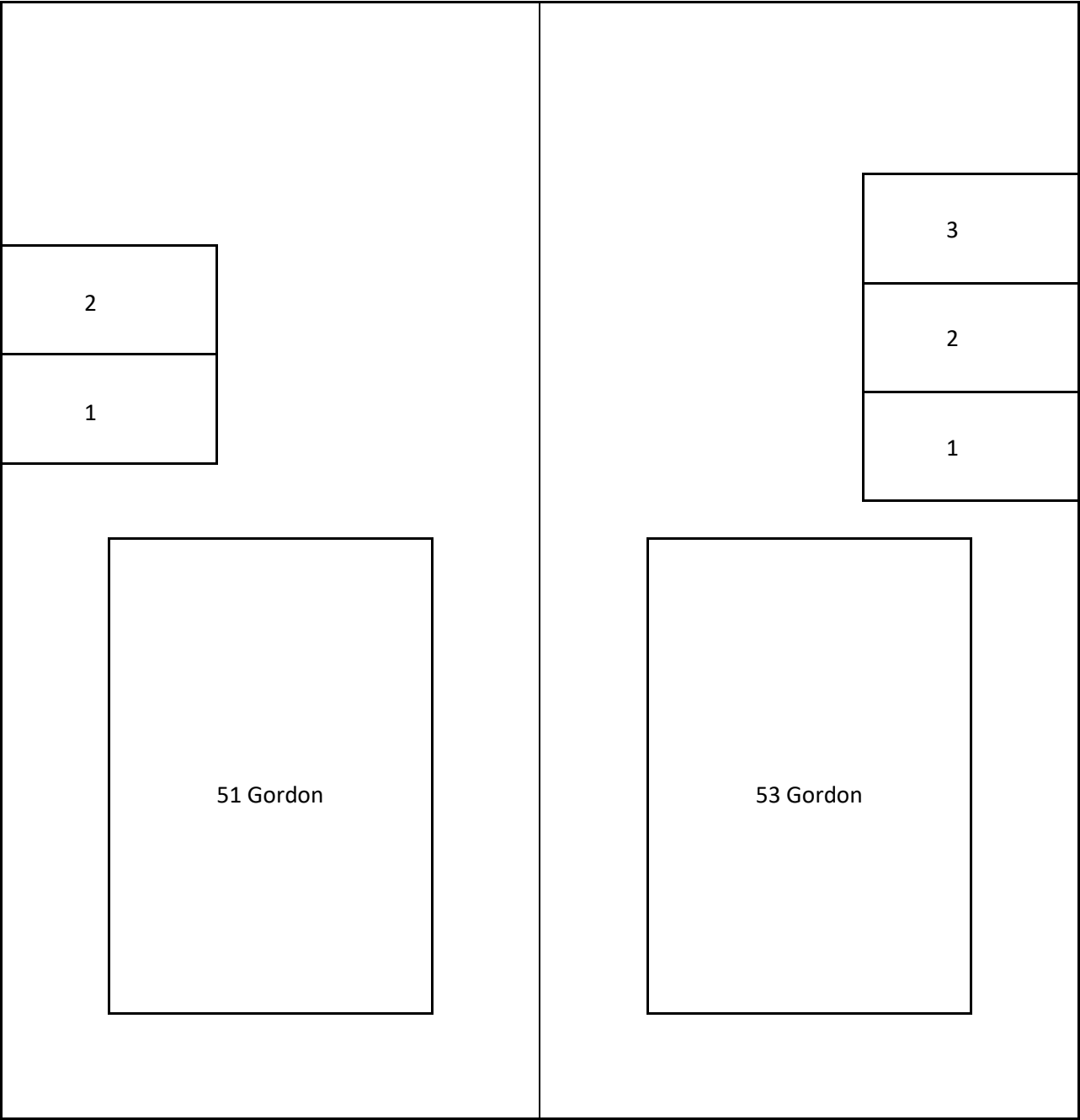
51 Gordon (front)



53 Gordon (front)



(Laneway right of way)



GORDON STREET

All (5) Parking spots conform to the City of Ottawa bylaws and are 2.6(W) by 5.2 (L)