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June 02, 2025

Committee of Adjustment
Centerpointe Drive
City of Ottawa

Re: **Application for Consent**
27/29 Third Ave.
Ottawa, Ontario

Our job no: 2519

Committee of Adjustment
Received | Reçu le

2025-06-19

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Sir/Madam,

We are applying for a Consent to Sever in order to divide this legal, semi-detached dwelling, into two separate properties, at 27 and 29 Third Avenue.

General

The property is located in Capital Ward 17, within the Glebe neighbourhood. The property is on the North side of Third Ave., which runs in a general East-West direction, between the Rideau Canal and O'Connor Street, on the North side of the Lansdowne Park. The existing building was built in 1902 and it is a non-designated property, it is listed on the city's Heritage register.



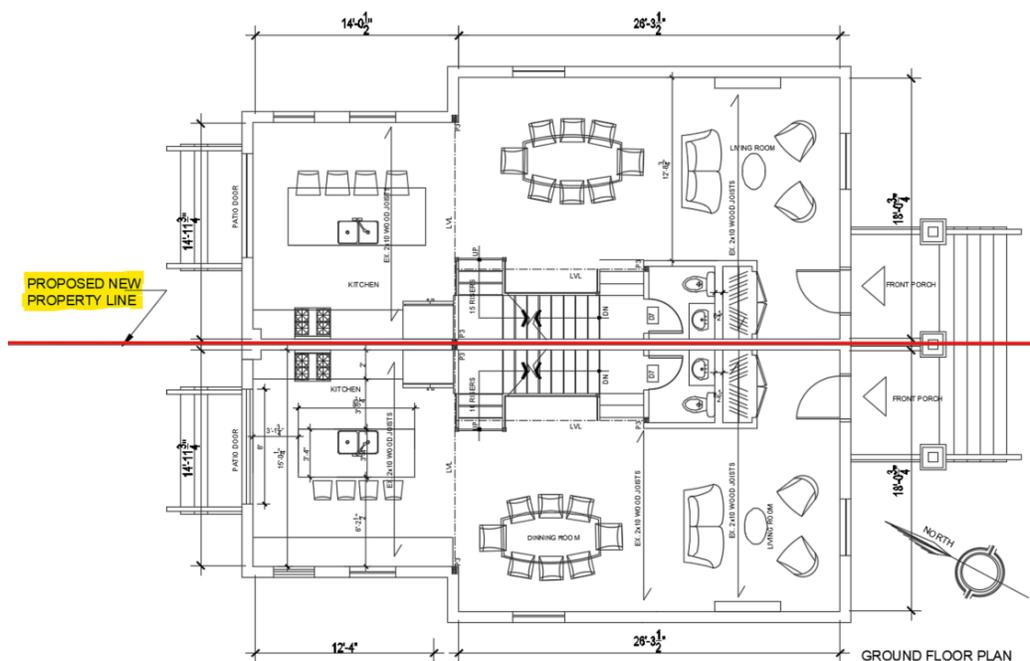
Existing Property

The property is a rectangular shape with a 15.24m lot width and 31.46m lot depth. The existing 3 storey brick, semi-detached building is located within the setbacks of 3.68m front yard, 0.84m East side yard and 2.73m West side yard.

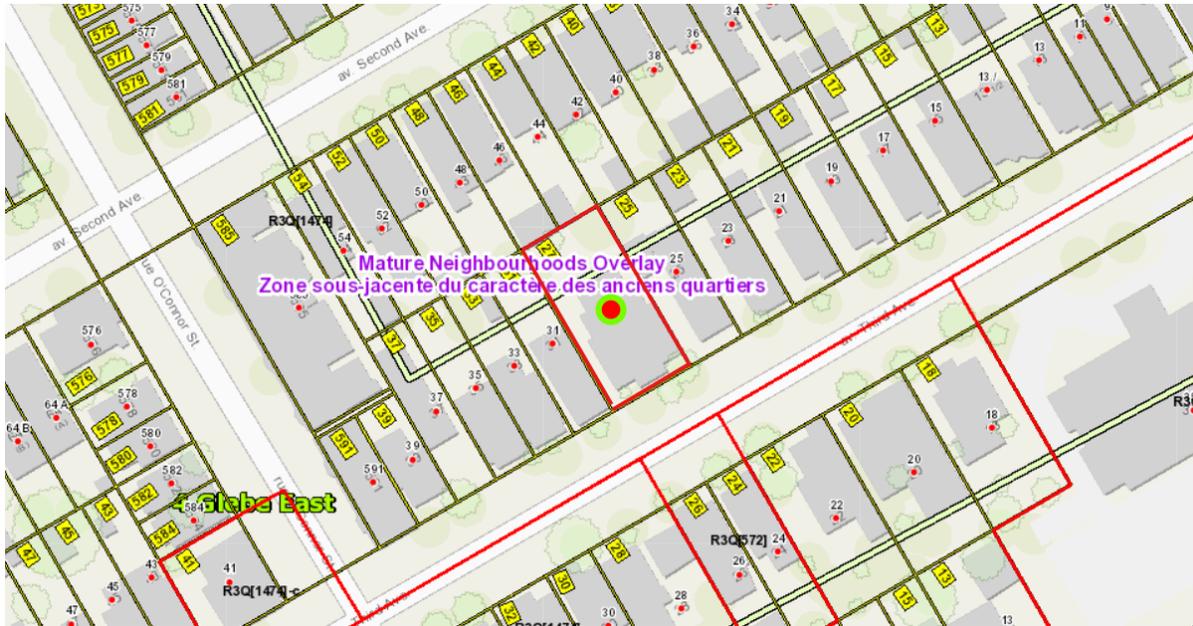


Proposal

The new property line will divide the property into two parcels, the East parcel provides a 6.68m frontage with an area of 210.15 sq.m and the West parcel provides a 8.56m frontage with an area of 269.3 sq.m. The exterior envelope of the existing semi-detached building will remain (except for an existing addition at the rear); the center of the existing demising wall will be the new property line



Zoning



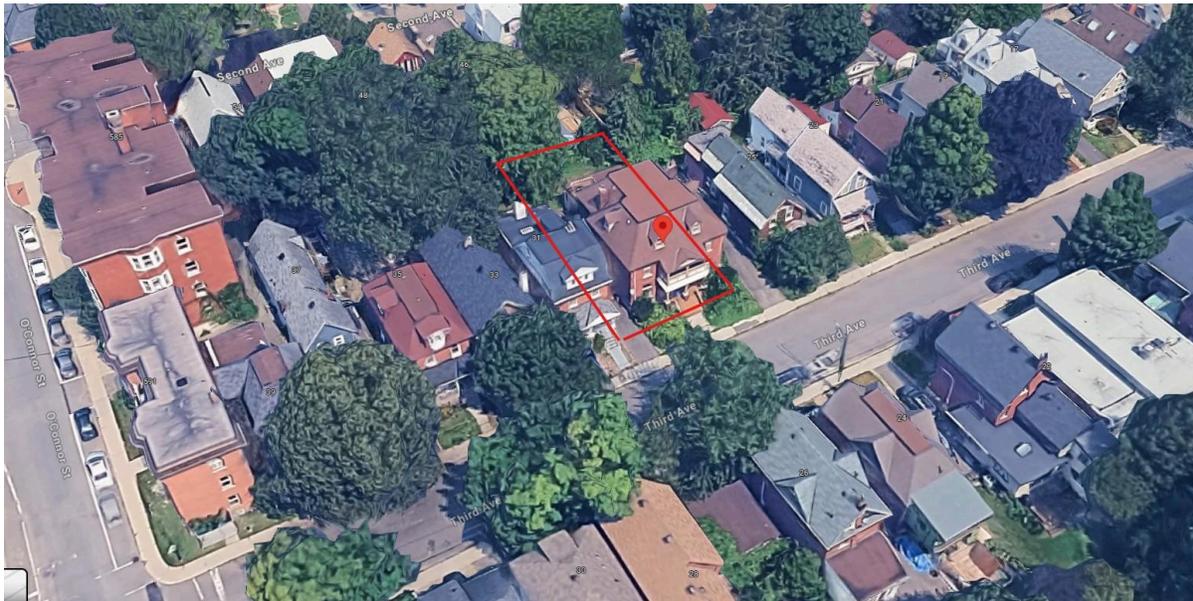
The property is in Area B of Schedule 1, Zoned R3Q[1474], General Urban Area as per the Official Plan.

Rationale

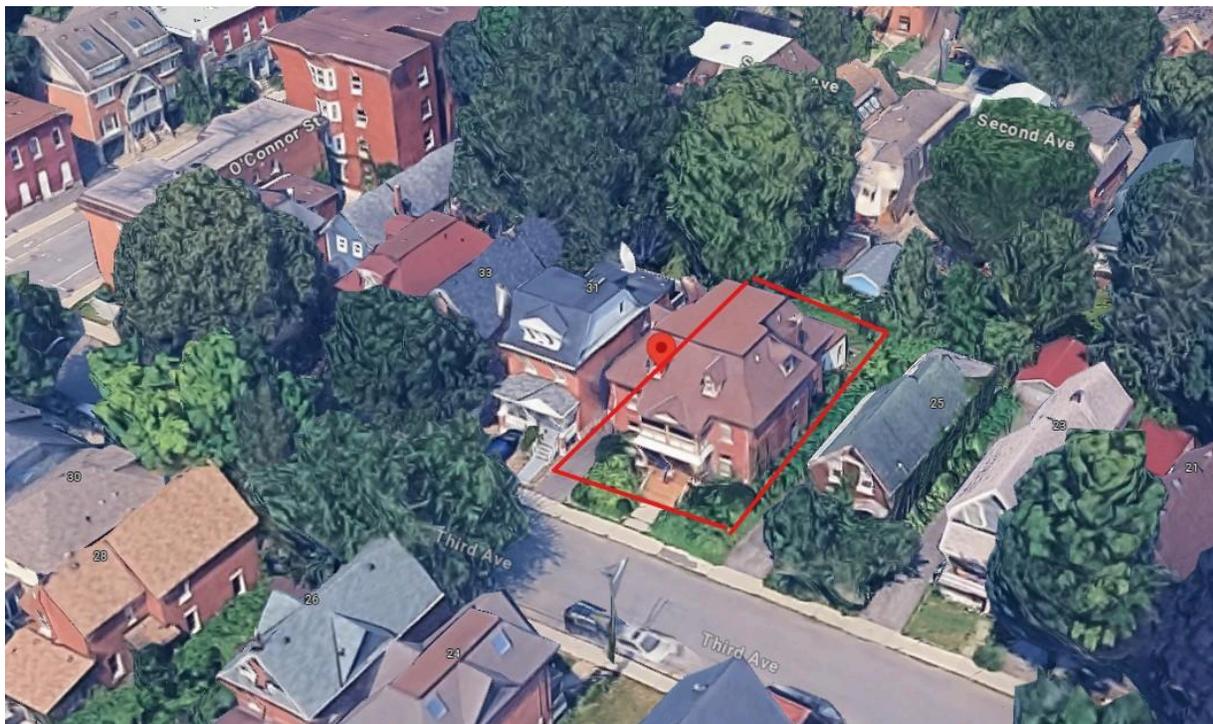
The subject property is within the Inner Urban Transect and Mature neighbourhood overlay.

The Severance is compatible with the surrounding land uses and the lot fabric. All the lots on Third Ave. range from 5.5m to 10m in frontage. With the new served lot at 27 Third Ave. having a 6.68m frontage, and 29 Third Ave having a frontage of 8.56 m.; the lot widths and lot areas comply with the requirements of the Zoning By-Law.

The existing semi-detached dwelling on the West side will comply with the zoning By-Law for the side yard setback. The semi-detached dwelling on the East side is a non-conforming use with an existing side yard setback of 0.84m, while the zoning requires a minimum of 1.2m side yard setback.



”Bird’s-eye view”, looking toward the North, the subject property is highlighted, including its driveway on the West side of the building.



”Bird’s-eye view”, looking toward West, the subject property is highlighted.

If you wish additional information, do not hesitate to contact me.

Sincerely,


Susan Smith, BArch, OAA