

## Committee of Adjustment: Consent/Severance Cover Letter

### Consent/Severance Application for 581 Brunel Street, Ottawa

#### Overview/Cover Letter

April 22, 2025



Dear Members of the Committee,

The following letter outlines our request to sever the existing empty parcel of land at 581 Brunel Street, Ottawa, into 2 lots for future development of 2 long semi-detached dwellings, each with Secondary Dwelling Units. Complete architectural plans are included with our application for clarification of the future development and design intent for the site.

#### Existing and Proposed Lot dimensions and areas

The proposed severance of the Lot at 581 Brunel Street will meet or exceed the minimum required dimensions and area required for a Lot in this area of the City. The following outlines the required Lot dimensions and area for a “long-Semi” detached dwelling at this municipal address and our proposed severed Lot dimensions.

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**Required Lot Dimensions as set out in Table 158A-R2 for Lots Zoned R2D:**

**Min. Lot Width: 10m**

**Min. Lot Area: 300 sq.m**

**Existing Lot Dimensions:**

**Width: 20.12m**

**Lot Depth: 35.28m**

**Lot Area: 708 sq.m**

**Proposed Severed Lot Dimensions: Part 1 & 2**

**Part 1 Width: 8.86m**

**Part 2 Width: 1.2m**

**Lot Depth: 35.28m**

**Lot Area Part 1: 312 sq.m**

**Lot Area Part 2: 42 sq.m**

**Total Lot Area: 354 sq.m**

**Proposed Severed Lot Dimensions: Part 3 & 4**

**Part 3 Width: 1.2m**

**Part 2 Width: 8.86m**

**Lot Depth: 35.28m**

**Lot Area Part 3: 42 sq.m**

**Lot Area Part 4: 312 sq.m**

**Total Lot Area: 354 sq.m**

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**Descriptions of Requested Severance:**

Application for Part 1 & 2 requests the Severance of Part 1 & 2, retaining Parts 3 & 4.

This application also requests the requirement of an easement over part 2 in favor of Parts 3 for vehicle access to the rear yard in Part 1.

Application for Part 3 & 4 requests the Severance of Part 3 & 4, retaining Parts 1 & 2.

This application also requests the requirement an easement over part 3 in favor of Part 2 for vehicle access to the rear yard in Part 4.

**Future Project Description for the newly created Lots Part 1 & 2 and Lots 3 & 4**

The Owner of the property at 581 Brunel Street wishes to sever the existing Lot to construct (2) long-semi detached dwellings. (Refer to Proposed Architectural Site plan layout). Each new Dwelling will contain 2 - Secondary Dwelling Units. The proposed density is permitted by the Zoning By-Law for this location. The design of the new houses will not require any additional minor variances as the buildings have been designed to fit within the required front, rear and side yard setbacks.

**Site Context and Conditions**

Brunel Street has a mixture of low-rise multi-Unit residential buildings and a few single family homes. Recent development on the street has continued this building type and massing and we feel that our future proposed use and increased density on the site will carry on the existing street scape and neighborhood character while offering smaller and more affordable rental housing Units.

We have reached out to the Planner and DIO representatives for this area of the City of Ottawa to confirm that the site will meet the requirements for severance and that our proposed building will also meet the permitted Zoning requirements.

Thank you for your review and attention to our requests and applications.

Yours truly,

Jason Grant

Agent for the Registered Owner, 581 Brunel Street