

Committee of adjustment

Date December 8, 2025
City of Ottawa / Ville d'Ottawa
Comité de dérogation

City of Ottawa

Dear Chair,

Please kindly grant the approval to sever the lot under construction located at 355 St. Denis Street and referred to as 355-357 St. Denis Street.

This property is walking distance to Montreal Rd in Ward 12 Rideau-Vanier and complied with subdivision criteria under 51(24) of the planning acts.

Criteria

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

b) Whether the proposed subdivision is premature or in the public interest;

c) Whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

d) The suitability of the land for the purposes for which it is to be subdivided;

d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

f) The dimensions and shapes of the proposed lots;

g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

h) Conservation of natural resources and flood control;

i) The adequacy of utilities and municipal services;

j) The adequacy of school sites;

k) The area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

l) The extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the City of Toronto Act, 2006. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

There is no demolition to be done in order to sever this under construction semis which 55% completed at this time.

1-We are submitting this application for severing 355 St. Denis Street.
for 2 parcels known as 355,357 St. Denis

2- Subject land zoned R4U under zoning by-law previously R2L

3- Zoning By-Law been maintained in all aspects before acquiring the permit

4- The proposed building and lot sizes to be severed are complied with the city official plan plus integrated very well with existing neighborhood

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'E. Ebrahimipour', with a long horizontal stroke extending to the right.

Majid Ebrahimipour