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November 2, 2025

Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le
2025-11-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Consent Application – Severance of 270 Currell Avenue, Ottawa, ON
Application Type: Consent to Sever (Creation of Two Freehold Parcels)
Municipal Address: 270 Currell Avenue
Ward: Ward 9 – Knoxdale - Merivale
Zoning: R4UA – Residential Fourth Density, Subzone UA

Dear Members of the Committee,

This letter is respectfully submitted in support of an application for **Consent to Sever** the property situated at 270 Currell Avenue into two freehold parcels. The purpose of the severance is to facilitate the development of **two semi-detached dwellings**; each designed with the option to include a secondary dwelling unit (SDU) in the basement. Building permits for the two principal dwellings with ADU's have already been issued by the City of Ottawa, confirming full compliance with the Zoning By-law, Building Code, servicing requirements, and engineering standards.

The proposal represents a modest and appropriate form of low-rise intensification within an established residential neighbourhood. Each of the resulting lots will have a frontage of 8.07 metres and a Lot area of 249 m², both of which exceed the minimum requirements of the R4UA zone. The design maintains the existing two-storey residential character of Currell Avenue, and the dwellings are compatible in scale, height, and orientation with nearby homes. Optional secondary dwelling units are accommodated at the rear of each building, ensuring that the front façade remains consistent with the prevailing streetscape pattern.

The application has been reviewed with regard to **Section 51(24) of the Planning Act**, which establishes the criteria for evaluating land division. The proposed severance has appropriate regard for matters of provincial interest, conforms to the City of Ottawa Official Plan, and represents an efficient use of serviced urban land. The subject property is fully serviced by existing municipal water, sanitary, and storm infrastructure. The grading and stormwater design were accepted as part of the building permit review, and no municipal upgrades, easements, or

off-site works are required. The lots are of suitable size and configuration to accommodate the approved buildings, on-site parking, private outdoor amenity space, landscaping, and safe access.

The consent is not premature, does not create any unusual or irregular parcel fabric, and supports the City's objectives for gentle intensification and diversified housing supply in serviced neighbourhoods. The development maintains the public interest by reinforcing the established residential form while providing two new freehold ownership opportunities with future rental potential through optional SDUs.

For these reasons, the proposed severance represents good planning, is consistent with the Planning Act, and is appropriate for approval.

We respectfully request the Committee's support for this application.

Sincerely,

Konrad Gates

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

2379244 Ontario Inc.