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January 15, 2026

City of Ottawa
Committee of Adjustment – Panel 2
101 Centerpointe Drive
Ottawa, Ontario K2G 5K7

Committee of Adjustment
Received | Reçu le

2026-03-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Municipal address: 1) 40 Doris Ave PIN # 04343-0067
2) 44 Doris Ave PIN # 04343-0068

Ownership Title: Evelyn Lariccia & Francois Rivard

Re: Cover Letter
Consent Application Submission for a lot line
adjustment

GSJ Design Build has been retained by Evelyn Lariccia and Francois Rivard to represent planning approvals associated with an application to the Committee of Adjustment for a consent application for a lot line adjustment.

Purpose of Application

To convey a portion of the property (40 Doris Ave) to the property to the west (44 Doris Ave). The definitions and limits of both the retained and conveyed lands are clearly identified on the attached plan of survey prepared by Stantec Geomatics Ltd.

If approved the lots affected by this application will meet their respective zoning requirements.

Attached with this cover letter are the following documents:

1. Zoning matrix
2. Completed and signed application form
3. 1 copy of plan of survey + 1 reduced 8 ½"x11"
4. Email from Forestry
5. Property transfer

If you have any questions, please contact the undersigned.

Sincerely,

Gerry St-Jean

Gerry St-Jean
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Ottawa, Ontario
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Zoning Matrix for 40 & 44 Doris Ave
Table 156A - R1CC Subzone Provisions

40 Doris Ave		required	provided after lot line adjustment
	minimum lot width (m)	20	33.53
	minimum lot area (m ²)	900	1277.5
	maximum building height (m)	8.5	no change
	minimum front yard setback (m)	5	no change
	minimum corner side yard setback (m)	not applicable	
	minimum rear yard setback (m)		no change
	minimum interior side yard setback (m)	2	9.04
	maximum lot coverage	40%	12%

44 Doris Ave			
	minimum lot width (m)	20	39.86
	minimum lot area (m ²)	900	1518.2
	maximum building height (m)	8.5	no change
	minimum front yard setback (m)	5	no change
	minimum corner side yard setback (m)	not applicable	
	minimum rear yard setback (m)		no change
	minimum interior side yard setback (m)	2	5.37
	maximum lot coverage	40%	15.31%

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