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Engineering + Architecture + Innovation

Committee of Adjustment

Received | Reçu le

2026-04-13

City of Ottawa | Ville d'Ottawa

Comité de dérogation

INNOVATIVE ENGINEERING DESIGN & CONSTRUCTION FOR VALUE ENGINEERED PROJECT DELIVERY

MARCH 16, 2026

RE: 1647 QUEENSADLE AVENUE, OTTAWA – APPLICATION FOR CONSENT TO SEVERE - COVER LETTER

This application is for the consent to sever the referenced property to two additional lots and the retained land. The objective of the proposed severance is to create residential buildings that shall conform to the Ottawa Zoning N3C (by-law 2026-50). The proposed dwelling shall be detached single family homes.

The lot has an existing residential dwelling located in the middle and the proposed severance lots shall be at the east and west side of this building (pls see the attached layout below and the attached draft plan).

The existing driveway shall be relocated to flush with the east side of the existing building, as shown below.

The proposed lot severance conforms to section 51 (24) of the planning act in the following manner:

a/The lot sizes conform the zoning by-law N3C (by-law 2026-50) and City's Official Plan Neighbourhood Zone maximum density of 250 units per hectare.

The proposed residential development is compatible with the neighbourhood land use.

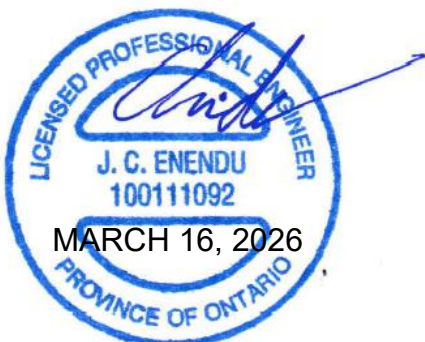
b/The lot location has vehicular access and adequately services by municipal watermain and sewer.

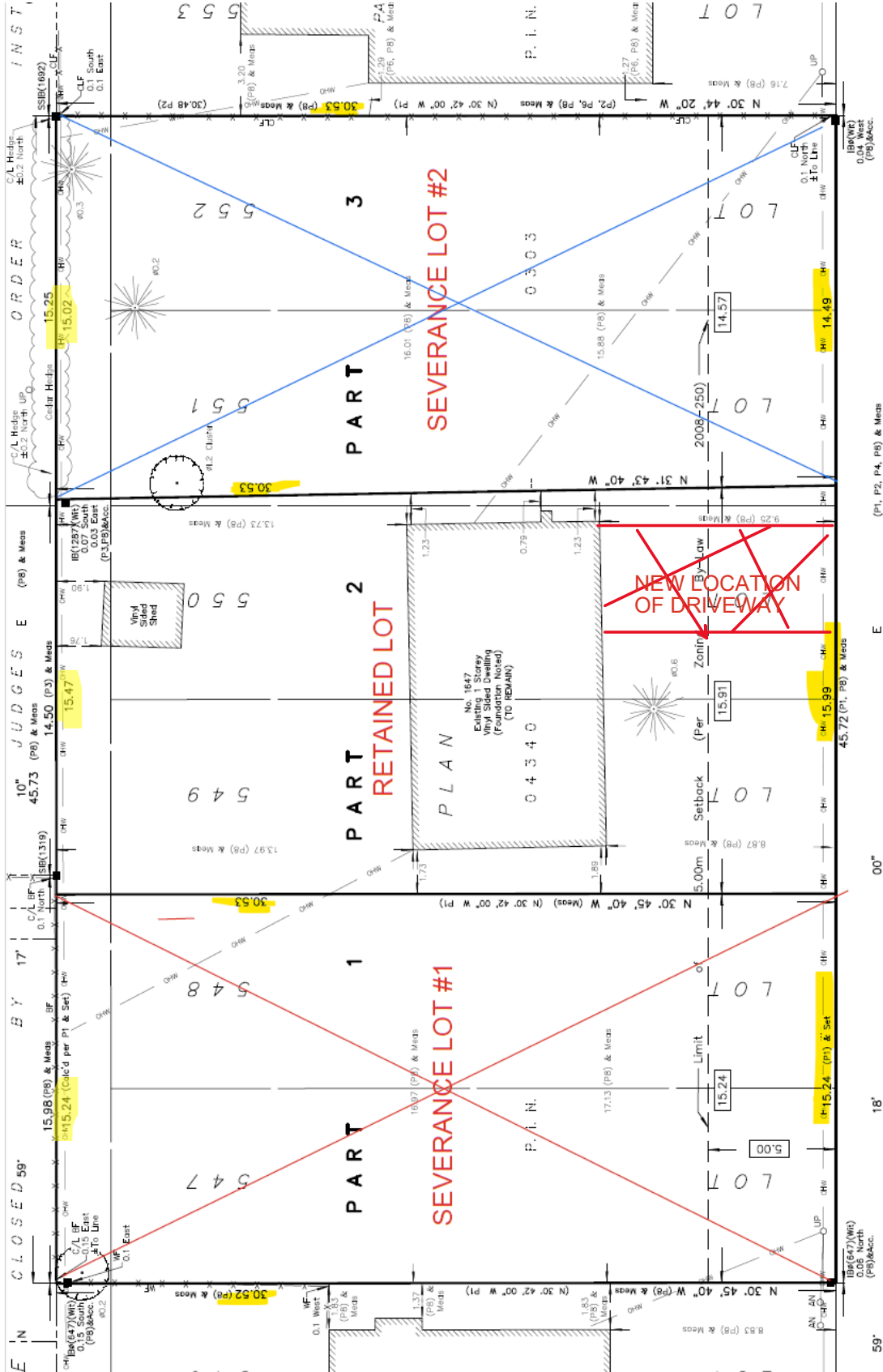
c/The design of the proposed residential development shall ensure conservation of natural resources by emphasis on sustainable design features and efficient storm water management. The proposed residential development aligns with governments' objective for 15-minute cities as it is nearby work places, businesses and other multi-residential buildings. The dimensions of the proposed severance lots are as shown in the draft reference plan and proposed severance plan below.

A separate application shall be filled for each severance lot.

There are no registered easement or right-of-way.

Justin C. Enendu, P.Eng





59' 18' 00' 59'

QUEENSDALE AVENUE

INSTR 1
 ORDER
 C/L Hedge
 50.2 North
 15.25
 15.02
 15.47
 14.50 (P3) & Meas
 45.73 (P8) & Meas
 10° JUDGES E (P8) & Meas
 15.98 (P8) & Meas
 15.24 (Calcd per P1 & Set) 90°
 15.00
 15.24 (P1) & Set
 15.99 (P1, P8) & Meas
 45.72 (P1, P8) & Meas
 00°
 18'

LOT 1
 LOT 2
 LOT 3
 LOT 4
 LOT 5
 LOT 6
 LOT 7
 LOT 8
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