



SCA File No. D02-99-20-0624

April 16, 2020

Domenic Costantino
Costantino + Associates Architect Inc.
57 Spruce Street
Ottawa, ON K1R 6N8

Attention: Domenic Costantino

Dear: Mr. Costantino,

**Subject: Confirmation of Streetscape Character Analysis (SCA):
498 Wentworth Avenue**

The above-noted Streetscape Character Analysis Form, received by the City of Ottawa on April 14, 2020, has been reviewed and satisfies the City's Streetscape Character Analysis requirements of Sections 139 and 140 of *Zoning By-law 2008-250*. Staff concur with the Character Groups identified on the lots that were documented as noted in your SCA Form submission. The following dominant Character Groups for the above-referenced property/properties are hereby confirmed as follows:

Front/Corner Side Yard: Character Group B

This means you are required to provide a front and/or corner side yard of a pattern within the dominant Character Group noted above or in any other Character Group that is more restrictive, such that if the Character Group is B, you may design according to any pattern in either Group A or B. Please refer to Zoning By-law section 140, Table 140(A) for full details.

Access/Driveways/Parking: Character Group B

This means that if you choose to provide parking (not required for buildings of up to 12 dwelling units), you may ONLY provide it in a pattern within the above-noted dominant Character Group or in any other Character Group that is more restrictive. Please refer to Zoning By-law section 140, Table 140 (B) for full details.

Location of Front Door: Character Group A

This means that you are required to place the front door of your residential use building in a pattern within the above-noted dominant Character Group A. Where the Character Group is B you may also develop according to Character Group A. Further, where it is intended that the principal door of one or more dwelling unit(s) faces one street, and one



Friday, 08 May 2020

Committee of Adjustment
101 CentrepoinTE Drive, 4th Floor
Ottawa, ON K2G 5K7

Attention: The Secretary-Treasurer, Committee of Adjustment

Re: Committee of Adjustment Application for Minor Variances and Conveyance
498 Wentworth Ave, Ottawa, ON - Pt. Lot 101, Plan 305, Ward 7, Bay

Costantino + Associates have been retained to act as agent on behalf of the owner to prepare application for Minor Variances and application for conveyance for his property at 498 Wentworth Ave, Ottawa, Ontario.

The following materials have been enclosed in support of these applications:

1. Three (3) copies of this cover.
2. Three (3) copies of the Committee Application forms
3. Four (4) full size copies plus one (1) reduced copy of the preliminary drawings, building elevations and site plans prepared by Costantino + Associates Architect Inc.
4. Four (4) full size plans plus one (1) reduced copy of the Surveyors Real Property Report prepared by Farley Smith and Denis OLS
5. A cheque payable to the City of Ottawa, and a copy of the Deed showing ownership.

Overview of the Existing Property and Adjacent area

The current property has a frontage of 15.3 metres and an average depth of 30.12 metres, for a total lot area of 459.8 square metres.

Access to the property is provided from Wentworth Ave., which is a neighbourhood street. The nearest cross street is Carling Avenue. Public Transit service is provided along Carling Ave. A Transit station Located on Carling near the Lincoln Fields Shopping centre

The area is well served by a range of commercial uses principally along Carling Ave. and the recreational amenity of the Ottawa River Parkway.

There is an existing two storey dwelling on the proposed development property. This building is believed to be constructed in the late 30's or early 1940's and has a floor area of approximately 800 sq. ft.

My client has owned the property since 2017, and now proposes to demolish the existing dwelling in order to construct a new semi-detached dwelling on the property. One side of the

