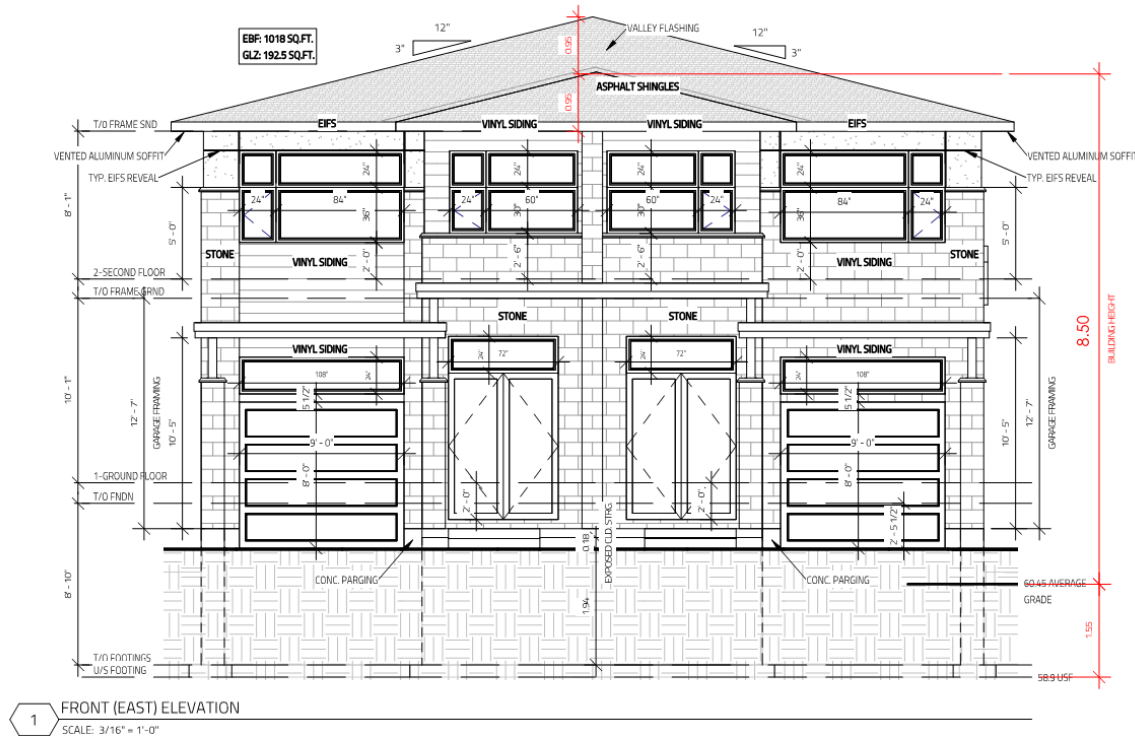


190 Northwestern Avenue Redevelopment Proposal



NOVATECH Engineers, Planners & Landscape Architects were engaged to prepare and file an application to the Committee of Adjustment, for a new, two-storey, semi-detached home, with peaked roof, to be constructed on a 50 X 130.5 foot lot at 190 Northwestern Avenue. We are pleased to provide information to Champlain Park residents and welcome your comments.

The original application requested minor variances for lot width and building height. The Owners are no longer requesting the height variance.

This application now meets all of the new Infill 1 and 2 By-law requirements that apply in Champlain Park. The building height (maximum allowed is 8.5 metres measured at the midpoint of the roof) is in keeping with the majority of two-storey homes, both single and semi-detached, that have been constructed during the past few years. No minor variances other than for lot width are needed.

We have informed the Champlain Park Community Association's Planning and Zoning Committee Members of this proposal. They would greatly appreciate being c.c.-ed on any communications.

CPCA Planning and Zoning Committee:

Heather Pearl	613-725-1522	pearhea@aol.com
Lynne Bankier	613-729-0955	lynne_bankier@sympatico.ca
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If you have questions, please do not hesitate to contact Danna See-Har, at 613.254.9643 x 296 or by e-mail at: d.seehar@novatech-eng.com

Sincerely,

Danna See-Har, M.PL., Planner

NOVATECH Engineers, Planners & Landscape Architects

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