

141 Carleton Avenue Redevelopment Proposal



WEST (FRONT) ELEVATION

NOVATECH Engineers, Planners & Landscape Architects has been engaged to prepare and file applications to the Committee of Adjustment, for a new semi-detached home, to be constructed on a 50 X 100 foot lot at 141 Carleton Avenue. We are pleased to provide information to Champlain Park residents and welcome your comments.

The owner wishes to construct a two-storey semi-detached home with a half-storey loft above which will open onto a terrace which faces the park. This proposal meets all of the new Infill 1 and 2 By-law requirements. The building height is within the maximum permitted height of 8.5 m and is in keeping with the majority of two-storey homes, both single and semi-detached, that have been constructed during the past few years along Carleton Avenue. Variances are being requested in relation to lot width and lot area. No other minor variances 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:

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If you have questions, please do not hesitate to contact Kayla Blakely, at 613.254.9643 x 256 or by e-mail at: k.blakely@novatech-eng.com

Sincerely,

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