

155 Northwestern Avenue
Redevelopment Proposal



Novatech has been engaged to prepare and file applications to the Committee of Adjustment to facilitate the development of a two-storey, semi-detached dwelling, with peaked roof, to be constructed on a 50 X 136 foot lot at 155 Northwestern Avenue. We are pleased to provide information to Champlain Park residents and welcome your comments.

These applications meet all 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 widths 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
Duncan Bury	613.729.0499	la.db@sympatico.ca

If you have questions, please do not hesitate to contact the undersigned at 613.254.9643 x 296 or by e-mail at d.seehar@novatech-eng.com.

Sincerely,

Danna See-Har, M.P.L., Planner

NOVATECH Engineers, Planners & Landscape Architects

240 Michael Cowpland Drive, Suite 200, Ottawa, ON, K2M 1P6 | Tel: 613.254.9643 x 296