

Rosaline J. Hill Architect Inc.

Architect • Development Consultant
414 Churchill Ave. N, Ottawa, ON, K1Z 5C6
613-853-2822 www.rjhill.ca

designing urban alternatives

City of Ottawa
Committee of Adjustment
Ben Franklin Place, 4th Floor
101 CentrepoinTE Drive,
Ottawa, Ontario, K2G 5K7

March 14th, 2023

Attention: Secretary-Treasurer

Re: 153 Sanford Avenue Consent Applications

Committee of Adjustment
Received | Reçu le

2023-03-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

I am writing on behalf of my client, who owns the corner lot property of 153 Sanford Avenue in the Courtland Park neighbourhood. My client wishes to demolish the existing single dwelling and construct 3 townhouses side-by-side, each with a secondary dwelling unit (6 units total). At a later date, we will be applying for a permit to allow an additional secondary dwelling unit for each townhome, as promoted by our provincial government and permitted under Bill 23.



My client wishes to sever the property into 3 ownerships with easements for pedestrian access. A Joint Use and Maintenance Agreement would be on each title to ensure access for upkeep and maintenance of the buildings, and to account for minor overlapping or shared building features. Our proposed configuration is simple, with straight-forward ownerships and functional easements.

A short strip of easements are proposed along the rear property line (Parts 1 & 3) to allow pedestrian access to rear unit entrances from Morley Boulevard and from the proposed laneway and parking space off Morley. Another strip of easements are proposed at the front property line along Sanford Avenue (Parts 5 & 7) to allow pedestrian access to front unit entrances from the proposed laneway and parking space off Sanford. These easements abutting Sanford limit pathways to the street and reduce development impact on ditch drains.

DESCRIPTION OF PARTS

Unit 1

Ownership of Parts 1 & 2, together with easement rights over Parts 5 & 7 for pedestrian access. Part 1 is subject to an easement for pedestrian access in favour of Units 2 & 3.

Unit 2

Ownership of Parts 3, 4, & 5, together with easement rights over Parts 1 & 7 for pedestrian access. Part 3 is subject to an easement for pedestrian access in favour of Unit 3. Part 5 is subject to an easement for pedestrian access in favour of Unit 1.

Unit 3

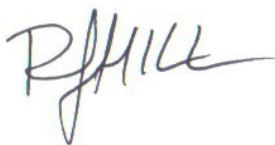
Ownership of Parts 6 & 7, together with easement rights over Parts 1 & 3 for pedestrian access. Part 7 is is subject to an easement for pedestrian access in favour of Units 1 & 2.

4 Tests: Is this application for severance...

<i>minor in nature?</i>	Yes. Severing the property has no impact on the neighbourhood and the resulting parcels would be zoning compliant.
<i>appropriate and desirable for this neighbourhood?</i>	Yes. By dividing the lot into 3 ownerships, there is greater flexibility for a variety of household types and tenures occupying these new homes, which is desirable in this neighbourhood.
<i>in keeping with purpose and intent of zoning By-law?</i>	Yes. In establishing ownership rights for townhomes, the By-Law intends for this kind of simple, orderly division of land, which meets the needs for long term maintenance of the properties.
<i>in keeping with purpose and intent of Official Plan?</i>	Yes. The OP promotes intensification and building designs that respect the features of neighbouring buildings on the street, and is committed to increased housing diversity in neighbourhoods.

If you require any further information, please email jonathan@rjhill.ca, or call 613-853-2822.

Regards,



Rosaline J. Hill

BES, BArch, OAA, MRAIC