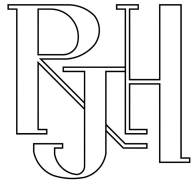


2023-04-11



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 Centrepoin Drive,
Ottawa, Ontario, K2G 5K7

April 4th, 2023

Attention: Secretary-Treasurer

Re: 574 Edison Avenue Consent Applications

I am writing on behalf of my client, who owns the property of 574 Edison Avenue. Currently under construction are semi-detached homes, each with a secondary dwelling unit, for a total of 4 units. My client wishes to sever the current property in two in order to provide separate ownerships for each semi. The proposed severances support an orderly development of land for a typical housing typology.



We previously applied to the Committee of Adjustment in July of 2022 for a minor variance to reduce interior side yard setbacks. The Committee granted the variance in their decision dated September 16th, 2022.

For the purposes of clarity, Unit 1 on the Site Plan submitted is on Part 1 of the Draft R Plan submitted and is referred to as 574-A Edison. Unit 2 on the Site Plan is on Part 2 of the Draft R Plan and is referred to as 574-B Edison.

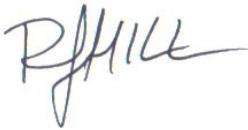
The following is included with our submission:

- Cheque to the City of Ottawa for 1 Consent and 1 Secondary Consent application
- Consent application for 574-A Edison complete with signed agent authorization
- Consent application for 574-B Edison complete with signed agent authorization
- Site Plan submitted for permit application dated August 25th, 2022
- Draft R Plan by Annis, O'Sullivan, Vollebek, Ltd. Dated March 31st, 2023
- Tree Information Report* by IFS Associates dated June 1, 2022

**Please note that Tree #2 in the Tree Information Report has already been removed as construction is already underway. The report has been included with the application for reference only.*

If you require any further information, please email file lead jonathan@rjhill.ca or if more urgent, call me directly at 613-853-2822.

Regards,



Rosaline J. Hill
BES, BArch, OAA, MRAIC