

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

April 27th, 2023

Committee of Adjustment
Received | Reçu le
2023-04-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Secretary-Treasurer

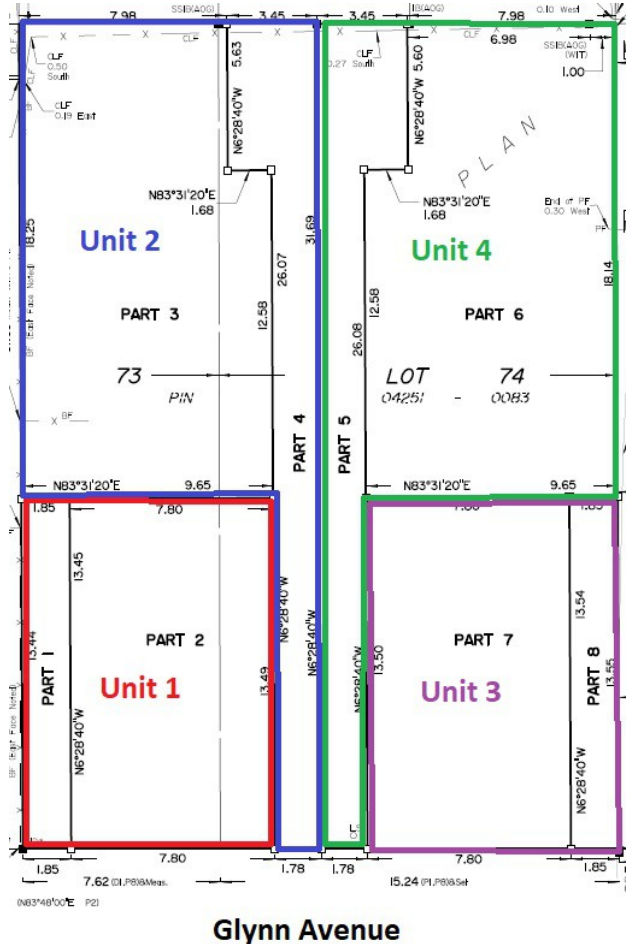
Re: 259 Glynn Consent Applications

I am writing on behalf of my client, who owns the property of 259 Glynn Avenue in Overbrook. My client wishes to demolish the existing single dwelling and construct a pair of zoning compliant long semi-detached homes, each with two secondary dwelling units (12 units total), as promoted by the provincial government and permitted under Bill 23.



My client wishes to sever the property into 4 separate ownerships with easements for shared lane-way vehicular and pedestrian access, as well as for hydro metres and access to them. 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 as per City standards.

Below is a coloured diagram of the draft R plan showing Parts 1-8. The coloured outlines of the parts correspond to the proposed ownerships.



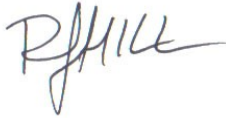
Unit 1
 Ownership of Parts 1 & 2, together with easement rights over Parts 4 & 5 for pedestrian access to unit entrances. Part 1 is subject to an easement for gas and hydro metre location and access in favour of Unit 2.

Unit 2
 Ownership of Parts 3 & 4, together with easement rights over Part 5 for vehicular access to rear yard parking and pedestrian access to unit entrances, and over Part 1 for access to hydro metres. Part 4 is subject to an easement for vehicular access to the rear yard for Unit 4 and pedestrian access to unit entrances in favour of Units, 1, 3, & 4

Unit 3
 Ownership of Parts 7 & 8, together with easement rights over Parts 4 & 5 for pedestrian access to unit entrances. Part 8 is subject to an easement for gas and hydro metre location and access in favour of Unit 4.

Unit 4
 Ownership of Parts 5 & 6, together with easement rights over Part 4 for vehicular access to rear yard parking and pedestrian access to unit entrances, and over part 8 for access to hydro metres. Part 5 is subject to an easement for vehicular access to the rear yard for Unit 2 and pedestrian access to unit entrances in favour of Units 1, 2, & 3

In summary, our applications meet the criteria for consent as per Section 51(24) of the Planning Act. Our proposal for a pair of long semi-detached homes with secondary dwelling units meets the intent of the Official Plan and is fully compliant to the Zoning By-Law. There are no grading issues on site, municipal services to the site are adequate, and the proposed severances reflect the regular and customay division of land. If you require any further information, please email jonathan@rjhill.ca or call me directly at 613-853-2822.

Regards,


Rosaline J. Hill
 BES, BArch, OAA, MRAIC, OPPI Candidate