

## ALMADANI PARALEGAL

May 30, 2023

City of Ottawa  
Committee of Adjustment  
101 Centrepointe Drive, 4<sup>th</sup> Floor  
Ottawa, Ontario, K2G 5K7

Committee of Adjustment  
Received | Reçu le  
2023-06-13  
City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Dear Emily Byers:

**Re: Severance Application- 160 Prince Albert Street**

I have been retained by Dar Artis and HNC Development to apply for a severance application for the property they own at 160 Prince Albert Street, Ottawa, ON.

I have met with the development information officer for Panel 1, Basma Alkhatib to review the application. No minor variances are required.

**Purpose**

This application is seeking consent to sever the property into two separate lots. There will be a semi-detached home each with a primary unit and a secondary unit on each lot. The purpose is to provide separate ownership for each semi-detached home. The semi-detached homes are currently under construction.



Figure 1. Exterior rendering of semi-detached homes



Figure 2. Current construction of semi-detached homes

### **Site Location**

The site is located in the community of Overbrook in Ward 13. It is a residential area with many homes in the area undergoing renovations and new developments of townhomes and low-rise units. Overbrook community is close to shopping malls and has easy access to the OC Transpo transportation.

### **Landscape Plan**

There will be minimal disturbance to the landscape. Sod will be installed for both the front yard and back yard.

### **Application**

The following will be submitted for consideration for the severance application:

1. Cover Letter
2. Application for Consent
3. Tree Information Report dated October 5, 2021
4. The PIN for the Property
5. The Site Plan
6. Letter from lawyer (Stephanie Ruta) regarding a second certificate for the retained land (part 2).

Thank you very much for your consideration, and please feel free to email me at [Shadenn.Almadani@gmail.com](mailto:Shadenn.Almadani@gmail.com) if you have any questions or concerns.

Kind regards,

Shadenn Almadani  
Licensed Paralegal