



Architecture
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October 17th, 2024

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

Committee of Adjustment
Received | Reçu le
2024-10-17
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: 183 Columbus Avenue Consent Applications

I am writing on behalf of my client, who owns the property of 183 Columbus Avenue. My client wishes to demolish the existing single dwelling and construct semi-detached homes that are zoning compliant. My client also wishes to sever the property in two to allow for separate ownerships of each semi-detached home with a joint use and maintenance agreement.

The City has confirmed that a Tree Information Report was not necessary for this property since there are no trees on or adjacent to the property.

The applications meet the criteria for consent as per Section 51(24) of the Planning Act:

- the proposal meets the intent of the Official Plan for intensification in this area, increasing the property from one primary unit to two primary units plus additional dwelling units,
- the proposed parcels are suitable for the development of a side-to-side semi,
- the dimensions of the proposed parcels are developable for a standard semi-detached building design typical to the neighbourhood,
- there are adequate municipal services to the property, and there are no grading issues on site, it is very flat.

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

Regards,

Rosaline Hill
BES, BArch, RPP, OAA,
MRAIC, OPPI, MCIP

