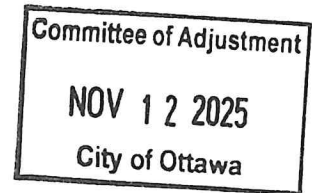


November 11, 2025



**BY COURIER**

Committee of Adjustment  
101 CentrepoinTE Drive, 4th Floor  
Ottawa, Ontario K2G 5K7

To Whom It May Concern:

**Re:**     *Applicant: Ottawa Community Housing Corporation/La Societe de Logement  
Communautaire D'Ottawa  
Subject Lands: 3405 Uplands Drive, 1 Finch Private, 60 Finch Private, City of  
Ottawa  
Application 1 – Certificate of Validation  
Application 2 – Consent (severance)  
Application 3 – Consent (severance and easement)  
Our File No. 29632-1125*

This firm acts for Ottawa Community Housing Corporation/La Societe de Logement  
Communautaire D'Ottawa.

We are enclosing three (3) Applications, as follows:

- Application 1 of 3 - Certificate of Validation to re-establish clear title to the Subject Lands following registration of conveyances that contravened the subdivision provisions of the Planning Act
- Application 2 of 3 - Certificate of Consent to create a new lot (New Development) for financing (affordable housing)
- Application 3 of 3 - Certificate of Consent to create a new lot (Retained Lands in Application 2 – Existing Development) and to register a specific easement and right-of-way over part of the Existing Development for the benefit of the New Development

A planning rationale prepared by Kenneth Blouin, MPI and Saide Sayah, MCIP RPP of Fotenn Planning & Design (co-agent on the Applications) is also enclosed.

The Subject Lands comprise an existing residential housing project owned and operated by the Applicant. Nine (9) of the housing units in the project have been demolished due to structural and mold issues. Seventy-eight (78) of the housing units remain. The Applicant intends to replace the

demolished housing units with a 6-storey forty-five (45) unit residential apartment building (affordable housing) (New Development) to be constructed on the Severed Lands (Application 2).

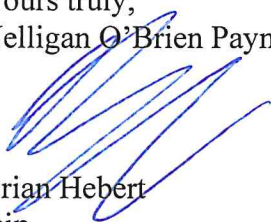
The Certificate of Validation to be issued (Application 1) will re-establish clear title to the whole of the Subject Lands prior to the severance. The consent to be issued for Application 2 will allow the Applicant to register construction financing on the security of the Severed Lands (New Development), independent of the Retained Lands (Existing Development). The consent to be issued for Application 3 will allow the Applicant to finance the Existing Development independent of the New Development and to register an easement and right-of way for access and parking over part of the Existing Development for the benefit of the New Development.

The purpose of the severances is not to create new lots, but rather to permit CMHC financing of the Severed Lands for construction of the new development and refinancing of the Existing Development. **There is no proposal to transfer title to the Severed Lands in either of Application 2 or Application 3 to a third party.** The Transfer/Deed to effect the severances and the easements will be registered prior to the financing of the Severed Lands in Application 2. The easements will take effect upon any future severance of the common ownership of the Severed Lands (New Development) and the Retained Lands (Existing Development). As there will be no conveyance of title to either of the Severed Lands or the Retained Lands to a third party at this time, the easements will exist as a precaution only and will be ineffective as long as the Applicant retains title to all of the Subject Lands.

Further details can be found in the Schedules to the Applications and the Planning Rationale.

**Please ensure that all communications regarding these Applications are sent both to the undersigned and to Saide Sayah, MCIP RPP of Fotenn Planning & Design (co-agent). Please also send all communications regarding these Applications to Bev Prokopowich (Bev.prokopowich@nelliganlaw.ca) and Bryan Thaw (Bryan.thaw@nelliganlaw.ca).**

Yours truly,  
Nelligan O'Brien Payne LLP

  
Brian Hebert  
/bjp  
Encls.