

February 17th, 2026

Secretary Treasurer
Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Ottawa, Ontario, K2G 5K7

Committee of Adjustment
Received | Reçu le

2026-02-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Consent Applications For 130 Glenora Street

Please find enclosed an application for 2x Consent Applications for 130 Glenora Street (referred to as the "Subject Property").

I am writing on behalf of my clients, who own the Subject Property in the Old Ottawa East neighbourhood. The Subject Property currently contains a recently constructed long semi-detached building with a total of 4 dwelling units. My clients wish to sever the property front to back, so that each parcel contains a principal dwelling unit and a secondary dwelling unit.

Figure 1. Google street view image of 130 Glenora Street



Unit 1 will form the front portion of the development, and Unit 2 will be located at the rear. Both units will share one driveway providing access to rear yard parking from Glenora Street. The driveway is 2.6m wide, with underground servicing to the rear unit. Both primary units cantilever 1.1m over the driveway on the second floor.

Figure 2. Site plan showing cantilevered roof

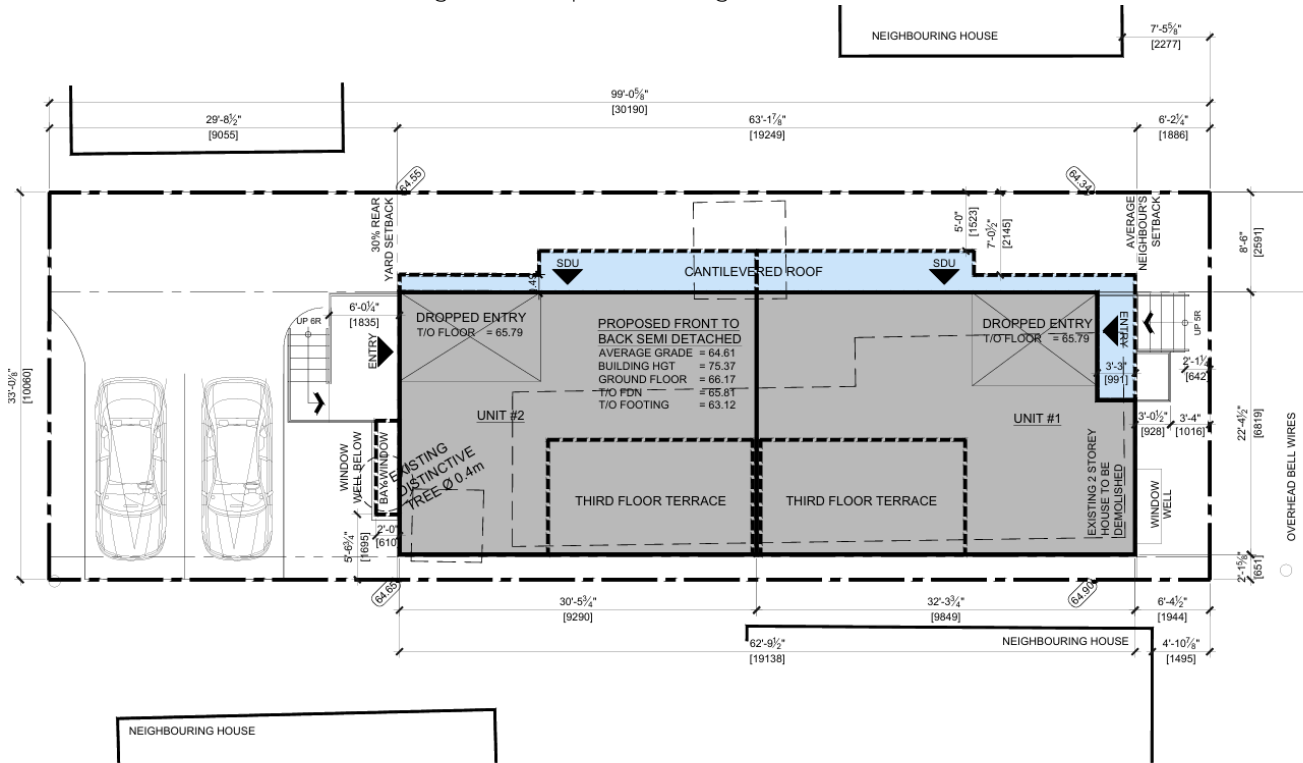


Figure 3. Image of the cantilevered roof



Consent Applications

We are submitting two consent applications for a strata severance of the land into a flag lot configuration, resulting in two separate ownership parcels, as shown in Figure 5 on the next page. The strata severance for Part 2 is required to ensure that the front unit retains ownership of the cantilevered roof section extending over the shared driveway, while the rear unit retains ownership of the driveway itself, under which their service connections run to their unit.

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

- The proposal is in the public interest by allowing for a greater mix of tenures, including home ownership and rental options,
- the severance of these lands would have no impact on neighbouring properties,
- the dimensions and shapes of the proposed lots maintain the health, safety and welfare of present and future residents, and are fully functional for access and use,
- the site is relatively flat, and its recent redevelopment has not created any grading issues,
- there are adequate municipal services and utilities to each proposed ownership, and the dwelling units are functioning as intended,
- the design optimizes the available supply and efficient use and conservation of energy, and the proposed severance supports this ongoing use.

A Draft R Plan and Description of Parts is included with our applications. The following easements are required:

- Easement rights over Part 2, 3 & 5 for vehicular and pedestrian access at-grade
- Easement rights over Part 5 for exclusive vehicular parking and pedestrian use

NOTE: Unit 2 will own both parking spaces and Unit 1 will have exclusive use of the rear parking space.

Trees

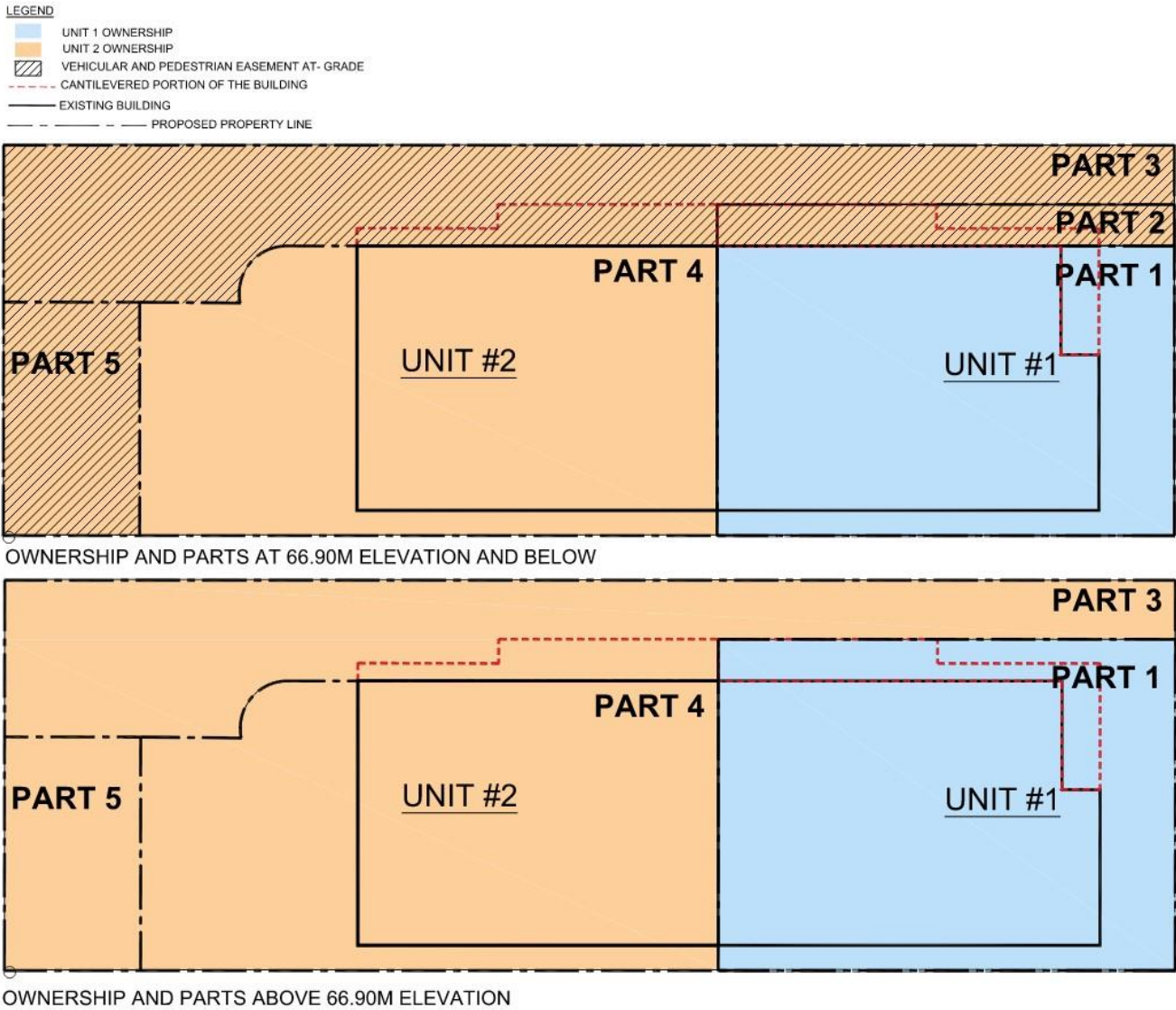
We received confirmation via email from the Committee of Adjustment Trees on January 16, 2026, that a Tree Information Report (TIR) is not required for these consent applications, as a TIR was already included with the building permit application submission in 2022.

At the time of construction, a new tree was planted in the Glenora right-of-way (see Figure 4), as per the 2022 planting.



Figure 4. Tree planted in right-of-way

Figure 5. Site Diagrams of Proposed Ownerships



If you require any further information, please contact my file lead alison@rjhill.ca or call me directly at 613-853-2822.

Regards,

Rosaline J. Hill
 BES, B.Arch., OAA,
 MRAIC, RPP, OPPI