

# Rosaline J. Hill Architect Inc.

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*designing urban alternatives*

April 4<sup>th</sup>, 2018

City of Ottawa, Urban Services Branch  
110 Laurier Ave. W., 4th Floor  
Ottawa, ON, K1P 1J1

**Attention: Ann O'Connor**

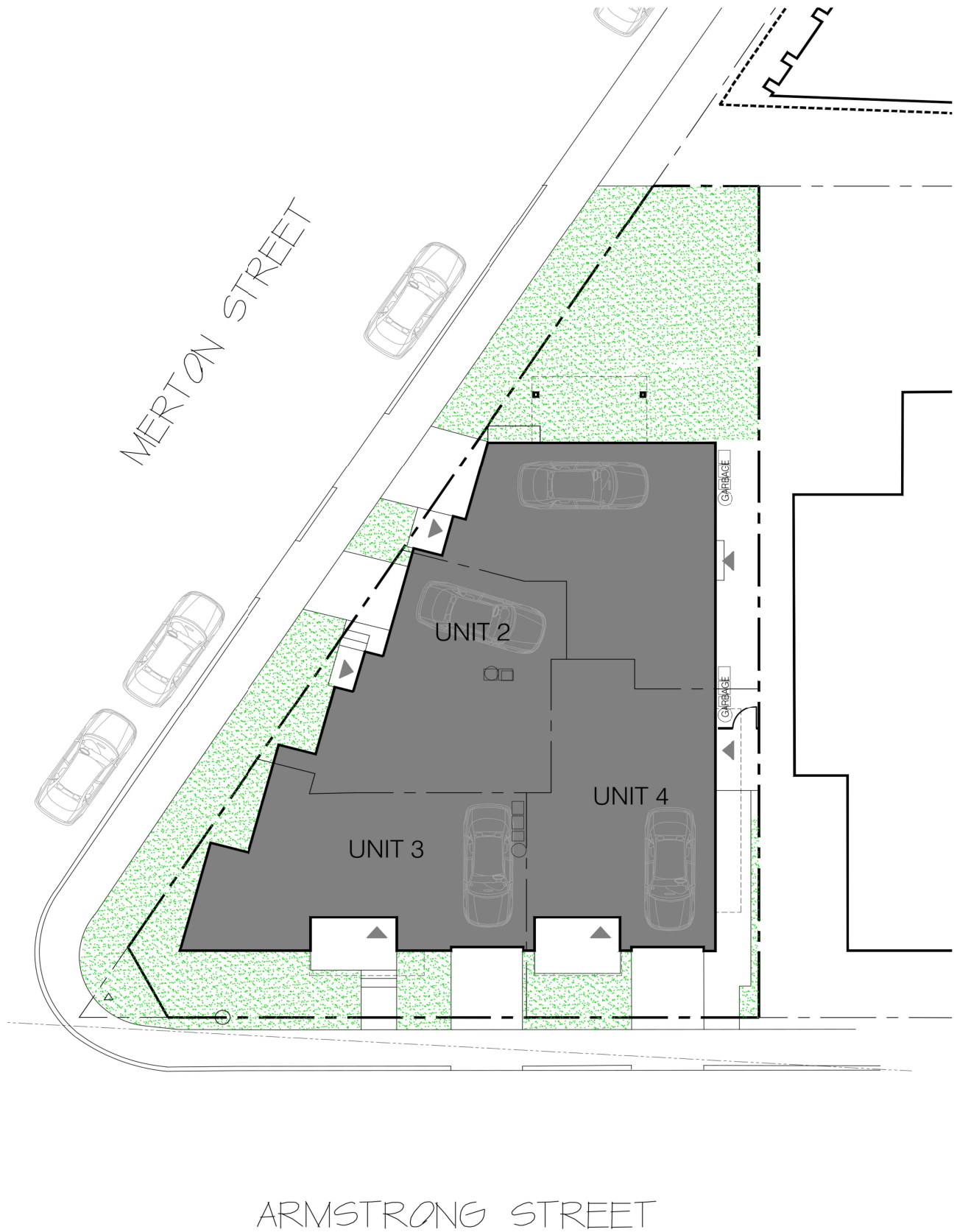
Dear Ms. O'Connor,

**Re: 107 Armstrong Street**

I am writing on behalf of my client, Sherbrooke Dwellings Ltd., who own 107 Armstrong Street, at the corner of Merton Street in Hintonburg. As you know, Sherbrooke Dwellings is now halfway through the construction of a four unit building, and is applying to sever the property into four ownerships using Part Lot Control Lifting.

The previous building on this site, demolished in September of 2017, contained four dwelling units, some townhouses style and some more conventional apartments.

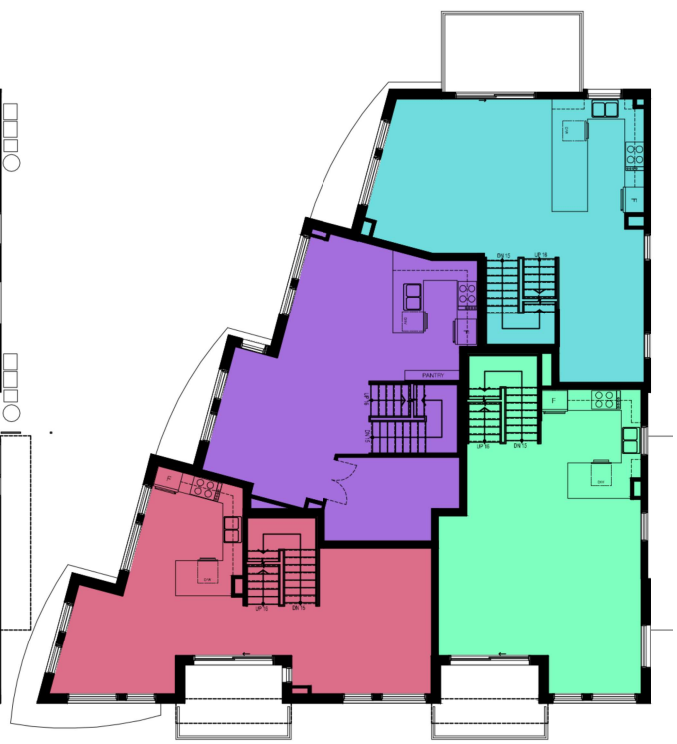
The three storey, four unit development now under construction looks like a row of four townhouses. Under Ottawa's zoning bylaws this building is defined as an apartment by virtue of the overlap of units – units partly over other units (see illustration 2). The overlaps are a total of 110sq.ft., constituting 1.6% of the gross floor area. Each unit has it's own front door, garage door, independent services and roof drain. Two of the proposed units have front doors and single car garage doors on Armstrong Street, and two on Merton Street. Outdoor amenity space will be provided on balconies, rooftop and in the landscaped area on the northern portion of the lot. Each unit has a garage and a study at the ground floor, living/dining/kitchen on the second level, and bedrooms on the third floor.



*Illustration 1: Proposed Site Layout*



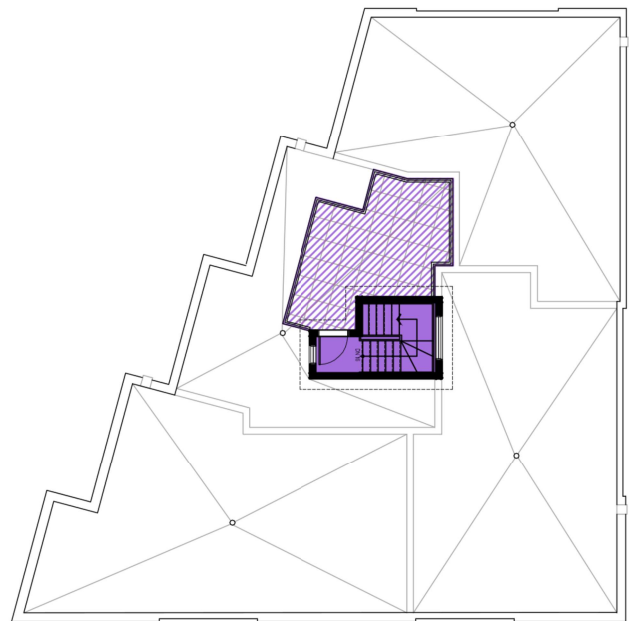
GROUND FLOOR



SECOND FLOOR



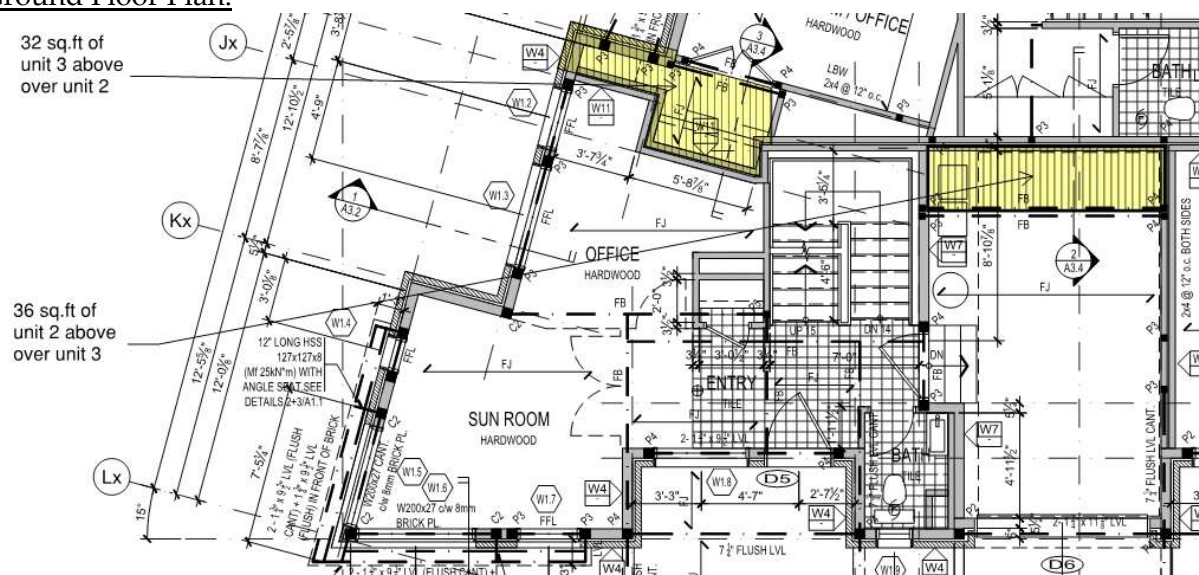
THIRD FLOOR



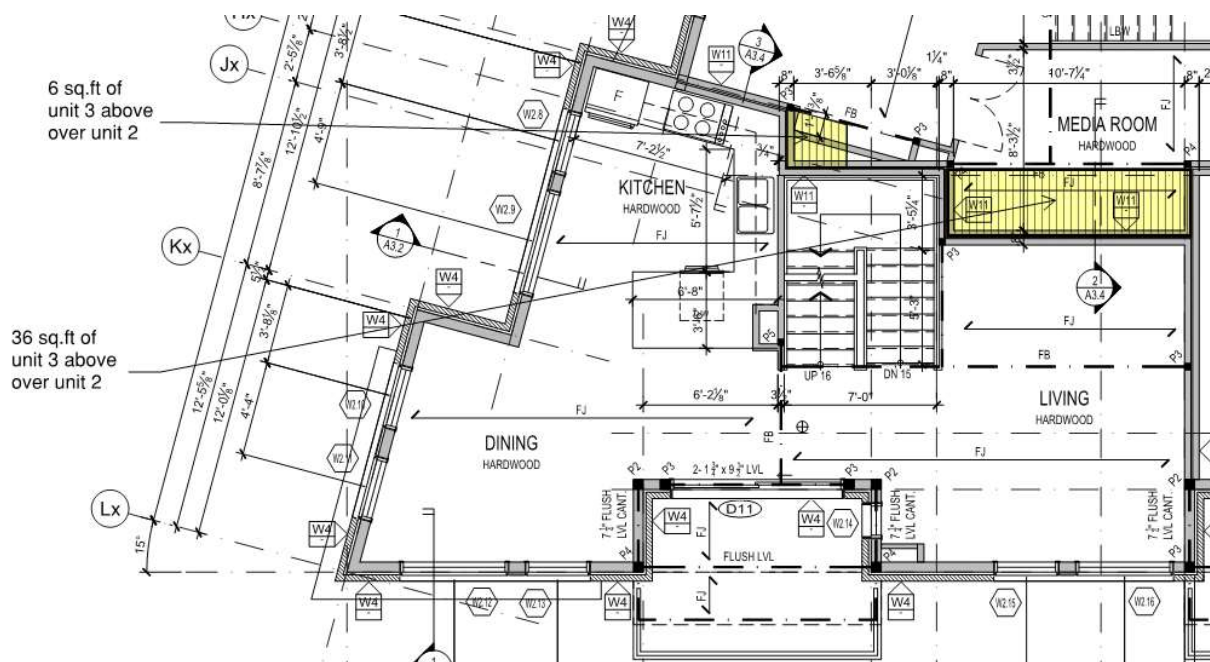
ROOF

*Illustration 2: Floor Plans showing unit distribution and proposed strata ownership*

Ground Floor Plan:



Second Floor Plan:



*Illustration 3: Extent of overlap in dwelling units.*

At the request of my clients, I designed this building to be zoning compliant. I engaged in a lengthy consultation process with City staff to determine the zoning requirements for this project through a series of emails dated June 1<sup>st</sup>, June 2<sup>nd</sup>, July 12<sup>th</sup>, as well as in meetings May 13<sup>th</sup>, May 27<sup>th</sup> and June 21<sup>st</sup> and numerous phone calls. My client's lawyer consulted with the City lawyer to further confirm zoning compliance.

As per our meeting with you on March 23<sup>rd</sup>, the City will prepare a report for a zoning by-law amendment expected for the July 2018 Council agenda, to denote this lot as one lot for zoning purposes. This will affirm that the building is zoning compliant after severance into 4 separate ownerships.

The proposed division of land using part lot control lifting is consistent with my client's intent as stated in the Planning Brief within our Site Plan Application. Lifting of part lot control is a requirement of our Site Plan Agreement. Your department's report to Planning Committee identified that part lot control lifting would be used to divide the four ownerships. This application has been anticipated by City staff and the community, and is the final step in a series of applications necessary to complete this development.

These four dwelling units are a significant and dramatic improvement on this site, and a benefit to the neighbourhood. The design is very much in keeping with Official Plan intents for healthy intensification. It has been welcomed and applauded by many neighbours. I trust that this application process will now proceed as planned.

Thank you for your assistance in this matter. If you require any further information, please do not hesitate to contact me at 853-2822.

Regards,

A handwritten signature in black ink, appearing to read 'R. Hill', with a stylized flourish at the end.

Rosaline J. Hill

B.E.S., B.Arch., O.A.A.