

# Rosaline J. Hill Architect Inc.

**Architect • Development Consultant**  
414 Churchill Ave. N, Ottawa, ON, K1Z 5C6  
613-853-2822 www.rjhill.ca

*designing urban alternatives*

May 14, 2020

**Attention:** Crystal Beach Lakeview Community Association and Neighbours

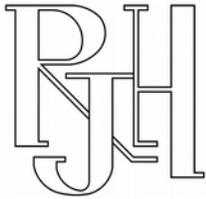
**Re:** New Development Proposal for 3368 Carling Avenue

As you may remember, our client has consulted with the community over recent years with regards to a proposed condominium development at 3368 Carling Avenue. Our client has recently begun working on this proposal again with a variety of revisions. It is no longer proposed to be a condominium development but a rental apartment building instead.

The building has been newly designed with more parking, a smaller footprint, and a “brown-stone townhouse” look. The building entrance on Bedale Drive is now at street level, eliminating ramps and stairs, and giving the building a more neighbourly street presence. The former raised terraces facing Bedale, about which your association members expressed concern, have been eliminated. We have also reduced the size of the building by increasing the rear yard setback from 7.5m to 11.2m in this new proposal. We trust that this will be welcomed as it significantly increases the distance between our proposed building and the neighbour on Bedale Drive and rear neighbours on Stillwater Drive.



*New proposal of a rental apartment building*



# Rosaline J. Hill Architect Inc.

**Architect • Development Consultant**

414 Churchill Ave. N, Ottawa, ON, K1Z 5C6

613-853-2822 www.rjhill.ca

*designing urban alternatives*

We have listened carefully to concerns about our proposed garbage structure and have changed our approach to minimize the visual impact on all neighbours. We're now proposing 4 small attractive garbage sheds at the base of the parking ramp such that they are now below adjacent ground level and out of sight. These sheds will be purpose-built so that they endure heavy use and remain in good condition.



*Example of the style of shed we are proposing*

We regret that our southern neighbour's hedge was damaged a few years ago while some underground servicing work had been undertaken on our site. We are proposing to plant a new row of cedars to cover the bald spot that resulted and we will contact this neighbour directly and ensure he has the information he needs about our proposal.

The previous proposal required a small list of variances including a reduction in resident parking spaces (reduction of 3), significantly reduced rear yard allowing for an attached garbage shed, reduced corner side yard setback allowing for raised terraces along Bedale, decreased driveway width, zero setback of porch and stairs from the lot line, reduced aisle to bike parking spaces, and reduced rear yard landscape buffer.

In response to your concerns and feedback about our original proposal, the building has been redesigned to be smaller and more appropriate within the streetscape. Several of the variances are therefore no longer required or have been reduced. We are now requesting variances with respect to the rear yard landscape buffer, the garbage, and parking.

The Councilor will be arranging a virtual community meeting and we look forward to sharing with you about this proposal in further detail, answering your questions, and hearing your feedback.

Regards,

Rosaline Hill

BES, BArch, OAA, MRAIC