



Committee of Adjustment Public Hearing Notice

**Consent Applications
Section 53 of the *Planning Act***

**Wednesday, September 7, 2022
6:30 p.m.**

**613-580-2436
cofa@ottawa.ca**

By Electronic Participation

This hearing will be held through electronic participation in accordance with the *Statutory Powers Procedure Act*. To help stop the spread of COVID-19, the Committee of Adjustment will continue to hold online hearings until further notice.

The hearing can be viewed on the Committee of Adjustment [YouTube](#) page. For more information, visit Ottawa.ca/CommitteeofAdjustment

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 48 hours before the hearing.

File Nos.: D08-01-22/B-00198 to D08-01-22/B-00202, and
D08-01-22/B-00238 & D08-01-22/B-00239

Owner: Wesley Clover International Corporation

Address: 349 and 359 Terry Fox Drive; 525, 535 and 555 Legget Drive;
600 March Road

Ward: 4 - Kanata-North

Legal Description: Part of Lot 8, Concession 4

Zoning: IP6

Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property at 359 Terry Fox Drive and 525 Legget Drive to create a new combined lot for a proposed 30-storey apartment building. The remaining parcel at 359 Terry Fox Drive contains a two-storey office building and warehouse. The remaining parcel at 525 Legget Drive contains the 18-storey

Brookstreet Hotel, a stormwater management pond and a five-storey parking structure used by the hotel.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Consent of the Committee for Conveyances, Maintenance and Joint Use Agreements and Easements/Rights-of-ways.

The separate parcels will be as follows, as shown on a sketch submitted with the applications:

File B-00198 – 359 Terry Fox Drive

This parcel, shown as Parts 1, 2, 3 and 4, on the sketch provided, has frontage of 17.59 metres on Terry Fox Drive and an irregular depth of 125 metres and a lot area of 2,296 square metres. This parcel will be added to the portion of land that is to be severed from 525 Leggett Drive to create a new parcel for the proposed 30-storey apartment building. It will be known municipally as 353 Terry Fox Drive.

The retained portion will be the remainder of 359 Terry Fox Drive which contains a two-storey office building and warehouse.

It is proposed to create easements, as shown on the plan provided, over Part 4 in favour of 359 Terry Fox Drive for sanitary services, over Parts 3 and 4 in favour of 359 Terry Fox Drive for water, and over Parts 3 and 4 in favour of 359 Terry Fox Drive, 525 Leggett Drive, 535 Leggett Drive, 555 Leggett Drive and 600 March Road for stormwater management.

File B-00199 – 525 Leggett Drive

This parcel, shown as Part 5, has frontage of 17.59 metres on Terry Fox Drive, an irregular depth of 231 metres and a lot area of 6,841 square metres. This parcel will be added to the portion of land that is to be severed from 359 Terry Fox Drive to create a new property for the proposed 30-storey apartment building. It will be known municipally as 353 Terry Fox Drive.

The retained portion will be the remainder of 525 Leggett Drive which contains the 18-storey Brookstreet Hotel, a stormwater management pond and a five-storey parking structure used by the hotel.

It is proposed to create an easement over Part 5, on the sketch provided, in favour of 359 Terry Fox Drive, 525 Leggett Drive, 535 Leggett Drive, 555 Leggett Drive and 600 March Road for stormwater management.

File B-00200 – 349 Terry Fox Drive

This application is for a proposed easement over Part 11 4R-12934 in favour of the newly created 353 Terry Fox Drive as well as 359 Terry Fox Drive, 525 Legget Drive, 535 Legget Drive, 555 Legget Drive and 600 March Road for stormwater management.

File B-00201 – 535 Legget Drive

This application is for a proposed easement over Parts 4 and 5 on 4R-17106 in favour of 555 Legget Drive and 600 March Road for stormwater management.

File B-00202 – 555 Legget Drive

This application is for a proposed easement over Part 1 on 4R13076 and Part 1 on 4R-17106 in favour of 600 March Road for stormwater management.

File B-00238 – 359 Terry Fox Drive (retained lands)

This application is for a proposed easement over Parts 1, 4 and 7 on 4R12934 in favour of 525 Legget Drive, 535 Legget Drive, 555 Legget Drive and 600 March Road for stormwater management.

File B-00239 – 525 Legget Drive (retained lands)

This application is for a proposed easements over Part 11 4R-17106 in favour of the newly created 353 Terry Fox Drive for sanitary sewer. And a proposed easement over Parts 6, 11 and 15 on 4R17106 in favour of the newly created 353 Terry Fox Drive, 359 Terry Fox Drive, 535 Legget Drive, 555 Legget Drive and 600 March Road for stormwater management.

Approval of these applications will have the effect of creating a new parcel of land which will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Application (D08-02-22/A-00182) has been filed and will be heard concurrently with this application.

THE APPLICATIONS also indicate that the Property is subject of a current Official Plan Amendment Application (D01-01-22-0007), a current Zoning Plan Amendment Application (D02-02-21-0123) and a Site Plan Application (D07-12-21-0160) under the *Planning Act*.

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning these applications because you are an assessed owner of one of the neighbouring properties. See Annex A – Public Participation Details on providing written submissions or verbal comments in advance of the hearing, and how to register to speak at the hearing. The Committee asks that any presentations be limited to five minutes or less, and any exceptions will be at the discretion of the Committee Chair. You may require the Committee to hold the hearing as an oral (in person) hearing if you

satisfy the Committee that holding the hearing as an electronic hearing is likely to cause you significant prejudice. To do so, you must provide written submissions to the Committee at least 48 hours in advance of the hearing.

IF YOU DO NOT PARTICIPATE in this Public Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings. If you have specific comments regarding these applications, you may submit a letter to the Secretary-Treasurer of the Committee at the address shown below, and such written submissions shall be available for inspection by any interested person. Information you choose to disclose in your correspondence, including your personal information, will be used to receive your views on the relevant issues to enable the Committee to make its decision on this matter. The information provided will become part of the public record. Every attempt should be made to file your submission five days prior to the Public Hearing date.

IF YOU WISH TO BE NOTIFIED of the Decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment at the address shown below. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment's Decision may be appealed to the Ontario Land Tribunal by the Applicant or another member of the public.

IF A PERSON OR PUBLIC BODY THAT FILES AN APPEAL against a decision of the Committee of Adjustment in respect of the proposed consent has not made a written submission to the Committee of Adjustment before it gives or refuses to give consent, the Ontario Land Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION regarding these applications is available online at [Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment), by navigating to "Public Hearings" and selecting the Panel 2 agenda under the applicable Hearing date. The website also contains additional information about the mandate of the Committee and its processes.

DATED: August 23, 2022



Committee of Adjustment

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[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
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Annex A - Public Participation Details

Remote Participation – Committee Members, Staff and General Public

City facilities are temporarily closed to help stop the spread of COVID-19. Although in-person Committee of Adjustment hearings have been postponed until further notice, there are several ways in which the general public can participate in this electronic hearing.

The chosen technology for this hearing is Zoom (<https://zoom.us/>) which allows for participation by computers and mobile devices. To reduce the number of participants in the electronic hearing and to allow for a more efficient process, the general public will be asked to participate by viewing the webcast via the Committee of Adjustment YouTube channel. For more information, visit [Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)

Submit comments in writing: submit comments in writing, by email, to cofa@ottawa.ca. Comments received **by noon (12 p.m.) the Monday before the hearing** will be provided to Committee Members prior to the hearing. Comments received after this time will be forwarded to Committee Members as soon as possible but may not be received by Committee Members prior to the hearing.

Submit verbal comments in advance of the hearing (Prior to noon (12 p.m.) the Monday before the hearing) you may call the Coordinator to have comments transcribed (contact details below).

Register to Speak at the Committee Hearing prior to 4 p.m. the Monday before the hearing, by phone or e-mail by contacting the Coordinator (contact details below). Details for those wishing to make visual presentations to the Committee can be provided to you upon request, by email.

Upon receipt of your registration to speak at the hearing, delegates will be provided the Zoom hearing details and password prior to the hearing.

For more information, please contact the Coordinator by e-mail at cofa@ottawa.ca or (613) 580-2436.