



**Committee of Adjustment
Public Hearing Notice**

**Minor Variance Application
Section 45 of the *Planning Act***

**Wednesday, October 19, 2022
1:00 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 No.: D08-02-22/A-00280
Owner(s): Ottawa Community Housing Corporation
Address: 818 Gladstone Avenue
Ward: 14 - Somerset
Legal Description: Lot 27, Pt Lots 274, 276, 277, Registered Plan 16, Lots 1 to 6, Part Lots 7 & 8 East Rochester Street, Lots 2 to 7 and Part of Lots 1 and 8, West Book Street, Lot 1 and Pt Lot 2 North Margaret Street, Lots 1 and 2 South Margaret Street, Lots 1 and 2 North Arlington Avenue, Part of Lots 1 and 2 South Arlington Avenue, Louisa Street (formerly Margaret Street), Arlington Avenue (formerly Edward Street), Registered Plan 27 and Part of Lot 9, Registered Plan 64
Zoning: TM15[2689] S 432, R4T[2689] S 432, R5BB[2689] S 432
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct five new mixed use buildings, consisting of two nine-storey multi-unit buildings (referenced as Buildings A & B) on the north and west side of the site and three low-rise, three-storey stacked townhouse buildings (referenced as Buildings C, D & E) on the east of the site, as shown on the plans filed with the Committee.

RELIEF REQUIRED:

The Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a zero meter setback after 6 storeys or 20 meters for Building A, whereas the By-law requires any part of a building adjacent to Gladstone Avenue exceeding 6 storeys or 20 metres to be stepped back a minimum of 3.5 meters.
- b) To permit a zero meter setback for Building A & Building B from the ground floor building face, whereas the By-law requires any part of the building exceeding 20 meters in height must be stepped back a minimum of 2 meters from the ground floor building face.
- c) To permit a 3.5 metres setback for the building walls of the ground floor of Building A (west wing) and Building B adjacent to the public right of way, whereas the By-law requires a maximum setback of 3 meters adjacent to a public right of way.
- d) To permit 10% transparent windows on the ground floor façade facing a public street for Buildings D and E, whereas the By-law states that a minimum of 50% of the ground floor façade facing a public street, measured from the average grade to a height of 4.5 meters, must comprise transparent windows.
- e) To allow the front door for the northern unit of Building D to front on public park expansion, whereas the By-law requires the front door to face the street.
- f) To permit two double wide (6 metre) driveways whereas the By-law does not permit a double wide driveway or widths above 3 metres.

THE APPLICATION indicates that the Property is subject to a Site Plan Control Application (D07-12-21-0221) under the Planning Act.

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning this application because you are an assessed owner of one of the neighbouring properties. See *Annex A – Public Participation Details* below 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 this application, 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.

A COPY OF THE DECISION of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the Public Hearing AND who filed with the Secretary Treasurer a written request to receive the decision. 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 Local Planning Appeal Tribunal by the Applicant or another member of the public.

ADDITIONAL INFORMATION regarding this application is available online at [Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment), by navigating to "Public Hearings" and selecting the Panel 1 agenda under the applicable Hearing date. The website also contains additional information about the mandate of the Committee and its processes.

DATED: October 4, 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

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

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.