



Committee of Adjustment Public Hearing Notice

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

**Wednesday, May 3, 2023
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.: D08-02-23/A-00005 & D08-02-23/A-00006
Owner(s): Mitra Farazmand & Joseph Vahidi
Address: 14 - 16 Gould Street
Ward: 15 - Kitchissippi
Legal Description: Lot 10, Registered Plan 145
Zoning: R1MM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed an Applications for Consent (D08-01-23/B-00004 & D08-01-23/B-00005) which, if approved, will subdivide their property into two separate parcels of land for the construction of a new two-storey detached dwelling with attached garage on one parcel. The other parcel will contain the existing two-storey detached dwelling. The detached garage is to be demolished. The proposed dwellings and parcels of land will not be in conformity with the requirements of the Zoning By-law

RELIEF REQUIRED:

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

A-00005, 14 Gould Street, Part 1, existing two-storey dwelling:

- a) To permit a reduced lot width of 7.31 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 222.5 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- c) To permit front yard parking, whereas the Zoning By-Law does not permit front yard parking based on the conclusions of a Streetscape Character Analysis.

A-00006, 16 Gould Street, Part 2, proposed two-storey dwelling:

- d) To permit a reduced lot width of 7.92 metres, whereas the By-law requires a minimum lot width of 15 metres.
- e) To permit a reduced lot area of 240.9 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- f) To permit a reduced rear yard setback of 7 metres (23% of the lot depth), whereas the By-law requires a minimum rear yard setback 8.52 metres (28% of the lot depth).
- g) To permit a reduced rear yard area of 55.37 square metres (23 % of the lot area), whereas the By-law requires a minimum rear yard area of 60.22 square metres (25% of the lot area).
- h) To permit a reduced westerly side yard setback of 0.61 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- i) To permit a reduced easterly side yard setback of,0.64 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- j) To permit a front-facing garage, whereas the Zoning By-Law does not permit a front facing-garage based on the conclusions of a Streetscape Character Analysis

THE APPLICATIONS indicate that the Property is not the subject of any other current application 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* 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 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 Committee's decision, you must make a written request to the Secretary-Treasurer at the address below. Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A "specified person" does not include an individual or a community association.

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: April 18, 2023

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.