

**NOTICE OF HEARING**  
Pursuant to the Ontario *Planning Act*

**Minor Variance Application**

**Panel 1**  
**Wednesday, July 19, 2023**  
**1 p.m.**

**Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive**  
**and by videoconference**

**Owners within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.  
*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 72 hours before the hearing.*

**File Nos.:** D08-02-23/A-00140  
**Application:** Minor Variance under section 45 of the *Planning Act*  
**Owner:** Godfrey Roofing Inc.  
**Property Address:** 320 Cooper Street  
**Ward:** 14 - Somerset  
**Legal Description:** Part of Lots 44 and 45, South Cooper Street, Registered Plan 12281  
**Zoning:** R4UD [479]  
**Zoning By-law:** 2008-250

**APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION(S):**

The Owner wants to add five basement dwelling units as well as a fire access/egress stair from the basement level of the existing three-storey, 26-unit, low-rise apartment building, as shown on the plans filed with the Committee. The application indicates that the renovations will be contained entirely within the existing building's footprint.

**REQUESTED VARIANCES:**

The Owner requires the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit a reduced lot width of 11.30 metres, whereas the By-law requires a minimum lot width of 15 metres.

- b) To permit a reduced lot area of 403.78 metres, whereas the By-law requires 450 square metres.
- c) To permit a reduced front yard setback of 1.81 metres, whereas the By-law requires a minimum front yard setback of 4.50 metres.
- d) To permit a reduced rear yard setback of 2.10 metres, whereas the By-law requires a minimum rear yard setback of 7.50 metres.
- e) To permit a reduced interior side yard setback of 0.47 metres, whereas the By-law requires a minimum interior side yard setback of 1.50 metres.
- f) To permit a reduced amount of rear yard soft landscaping of 13.86 metres, whereas the By-law requires 50 square metres of soft landscaping in the rear yard.
- g) To permit no soft landscaping to be in any yard, other than the rear yard, , whereas the By-Law requires 40% soft landscaping to be located in any yard, other than the rear yard.

**IF YOU DO NOT PARTICIPATE** in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

**IF YOU WANT TO BE NOTIFIED OF THE DECISION** following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

**FOR MORE INFORMATION** about this matter, contact the Committee (see contact information below, including email address, telephone number, website and QR code).

### **ALL SUBMITTED INFORMATION BECOMES PUBLIC**

In accordance with the [Planning Act](#), the [Municipal Act](#) and the [Municipal Freedom of Information and Protection of Privacy Act](#), a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

### **HOW TO PARTICIPATE**

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the

Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's [Rules of Practice and Procedure](#) accessible online.

## COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario [Planning Act](#). Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario [Statutory Powers Procedure Act](#), including consents to sever land and minor variances from the zoning requirements.

DATED July 4, 2023



*Ce document est également offert en français.*

**Committee of Adjustment**  
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