

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, August 16, 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.: D08-01-23/B-00156
D08-02-23/A-00142 & D08-02-23/A-00143

Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owner: Danny Ibrahim

Property Address: 577 Melbourne Avenue

Ward: 15 - Kitchissippi

Legal Description: Lot 32 (East Melbourne Avenue) Registered Plan 204

Zoning: R3R [2687] H(8.5)

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two separate parcels of land. It is proposed to construct two detached dwellings, one on each of the newly created parcels, as shown on plans filed with the Committee.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever. The severed land, shown as Part 2 on a Draft R-plan filed with the application, will have a frontage of 10.6 metres, a depth of 30.68 metres, and will contain a lot area of 308.6 square meters. This parcel will contain a single detached dwelling and will be known municipally as 579 Melbourne Avenue.

The retained land, shown as Part 1 on the said plan, will have a frontage of 10.6 metres, a depth of 30.66 metres and an area of 308.5 square metres. This parcel will contain a single detached dwelling and will be known municipally as 577 Melbourne Avenue.

Approval of this application will have the effect of creating separate parcels of land. The proposed dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications D08-02-23/A-00142 & D08-02-23/A-00143 have been filed and will be heard concurrently with this application.

REQUESTED VARIANCES:

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

A-00142: 577 Melbourne Avenue, Part 1 on Draft 4R Plan, proposed detached dwelling:

- a) To permit a reduced rear yard setback of 7.5 metres, whereas the By-law requires a minimum rear yard setback of 8.6 metres.
- b) To permit a reduced interior side yard setback (south side) of 0.68 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- c) To permit a reduced interior side yard setback (north side) of 0.9 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- d) To permit 0 metres of soft landscaping between a walkway and a driveway, whereas the By-law states that a walkway must be separated from any driveway by at least 0.6 metres of soft landscaping.
- e) To permit a double wide driveway, whereas the By-law does not permit a double wide driveway based on the conclusions of a Streetscape Character Analysis.
- f) To permit a front facing garage, whereas the By-law states does not permit a front facing garage based on the conclusions of a Streetscape Character Analysis.

A-00143: 579 Melbourne Avenue, Part 2 on Draft 4R Plan, proposed detached dwelling:

- g) To permit a reduced rear yard setback of 7.5 metres, whereas the By-law requires a minimum rear yard setback of 8.6 metres.
- h) To permit a reduced interior side yard setback (south side) of 0.9 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- i) To permit a reduced interior side yard setback (north side) of 0.68 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.

- j) To permit 0 metres of soft landscaping between a walkway and a driveway, whereas the By-law states that a walkway must be separated from any driveway by at least 0.6 metres of soft landscaping.
- k) To permit a double wide driveway, whereas the By-law does not permit a double wide driveway based on the conclusions of a Streetscape Character Analysis.
- l) To permit a front facing garage, whereas the By-law does not permit a front facing garage based on the conclusions of a Streetscape Character Analysis.

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 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. 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: August 1, 2023



Ce document est également offert en français.

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