

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consents and Minor Variances Applications

Panel 1

Wednesday, September 20, 2023

1 p.m.

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

Owners of neighbouring properties 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-00210 to D08-01-23/B-00212
D08-02-23/A-00202 to D08-02-23/A-00204

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owner(s)/Applicant(s): C.K.T. Partners Ltd.

Property Address: 280 Queen Mary

Ward: 13 – Rideau-Rockcliffe

Legal Description: Lots 654 and 655, Registered Plan 342

Zoning: R4UC

Zoning By-law: 2008-250

APPLICANTs PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to construct a three-storey, three-unit townhouse dwelling, with two secondary dwelling units to each principal unit. The existing dwelling and shed will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever land and to establish an easement/ right of way.

The property is shown as Parts 1 to 4 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00210	5.53 m	25.90 m	143.3 sq. m	1	280 Queen Mary Street
B-00211	4.18 m	25.91 m	108.3 sq. m	2	280 A Queen Mary Street
B-00212	5.53 m	25.91 m	143.3 sq. m	3 & 4	280 B Queen Mary Street

It is proposed to establish an easement over Part 4, for the benefit of Part 2, for rear yard access.

The proposed lots and development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-23/A-00202 to D08-02-23/A-00204) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00202: 280 Queen Mary, Part 1 on 4R-Draft Plan, Proposed dwelling:

- a) To permit two secondary dwelling units, whereas the By-law permits a maximum of one secondary dwelling unit per principal dwelling.
- b) To permit a doorway entrance to the secondary dwelling units on the front wall of the building, whereas the By-law states that the creation of a secondary dwelling unit must not result in an entrance added to the front wall.
- c) To permit an increased gross floor area for secondary dwelling units of 55% of the floor area of the principal dwelling, whereas the By-law permits a maximum gross floor area for secondary dwelling units of 40% of the floor area of the principal dwelling.

A-00203: 280A Queen Mary, Part 2 on 4R-Draft Plan, Proposed dwelling:

- d) To permit two secondary dwelling units, whereas the By-law permits a maximum of one secondary dwelling unit per principal dwelling.
- e) To permit a doorway entrance to the secondary dwelling units on the front wall of the building, whereas the By-law states that the creation of a secondary dwelling unit must not result in an entrance added to the front wall.
- f) To permit an increased gross floor area for secondary dwelling units of 55% of the floor area of the principal dwelling, whereas the By-law permits a maximum gross floor area for secondary dwelling units of 40% of the floor area of the principal dwelling.
- g) To permit a reduced lot area of 108.3 square metres, whereas the By-law requires a minimum lot area of 135 square metres.
- h) To permit a reduced lot width of 4.18 metres, whereas the By-law requires a minimum lot width of 4.5 metres.

A-00204: 280B Queen Mary Street, Parts 3 & 4 on 4R-Plan, Proposed dwelling:

- i) To permit two secondary dwelling units, whereas the By-law permits a maximum of one secondary dwelling unit per principal dwelling.
- j) To permit a doorway entrance to the secondary dwelling units on the front wall of the building, whereas the By-law states that the creation of a secondary dwelling unit must not result in an entrance added to the front wall.
- k) To permit an increased gross floor area for secondary dwelling units of 55% of the floor area of the principal dwelling, whereas the By-law permits a maximum gross floor area for secondary dwelling units of 40% of the floor area of the principal dwelling.

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 of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and 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: September 5, 2023



Ce document est également offert en français.

Committee of Adjustment

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