

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 2
Tuesday, October 3, 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-00208, D08-01-23/B-00219
D08-02-23/A-00201, D08-01-23/A-00217

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

Owner/Applicant: Ottawa Salus Corporation (Under Agreement to Purchase and Sale)

Property Address: 56 Capilano Drive

Ward: 9 – Knoxdale-Merivale

Legal Description: Part of Lot 15 Registered Plan 353

Zoning: R4Z[2840]-h

Zoning By-law: 2008-250

APPLICANTS'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two separate parcels of land. It is proposed to construct a new 56-unit low-rise apartment building on one parcel and a four-unit townhouse block on the other parcel, as shown on plans filed with the Committee.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee’s consent to sever the land and to grant easements/ rights of way. The property is shown as Parts 1 to 5 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-00208	31.86 m	Irregular 23.45 m	681 sq. m	1 & 5	58 Capilano Drive (apartment building)
B-00219	13.0 m	Irregular 61.58 m	2092 sq. m	2, 3 & 4	56 Capilano Drive (townhouse block)

It is proposed to establish easements/rights of way as follows:

- Easement over Parts 3 and 4 in favour of Parts 1 & 5 for access to vehicle parking, servicing, and stormwater management.
- Easement over Part 5 in favor of Parts 2, 3 & 4 for pedestrian access.

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos D08-02-23/A-00201 & D08-01-23/A00217) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00217: 56 Capilano Drive, Parts 2, 3 & 4 on Draft 4R-Plan, townhouse block:

- To permit a reduced lot area for a portion of a lot occupied by one townhouse dwelling unit of 131 square metres, whereas the By-law requires a minimum lot area of 150 square metres to be applied to each portion of the lot on which an individual townhouse dwelling unit is located.
- To permit 3 walkways in the front yard, whereas the By-law permits a maximum of 1 walkway per yard.
- To permit increased widths for 2 walkways in the front yard of 1.5 metres and 3 metres, whereas the By-law permits a maximum walkway width of 1.2 metres.
- To permit a reduced length for one visitor parking space of 4.6 metres, whereas the By-law permits up to 50% of the parking spaces in a parking lot to be reduced to 4.6 metres in length, provided that any such space is not a visitor space.

A-00201: 58 Capilano Drive, Parts 1 & 5 on Draft 4R-Plan, apartment building:

- To permit a reduced lot width of 13 metres, whereas the By-law requires a minimum lot width of 18 metres.

- f) To permit a reduced interior side yard setback of 3 metres, whereas the By-law requires a minimum interior side yard setback of 6 metres.
- g) To permit 30% of the front yard to consist of soft landscaping, whereas the By-law requires a minimum of 40% of the front yard to consist of soft landscaping.
- h) To permit a parking space to be located in the front yard, whereas the By-law does not permit parking in a required and provided front yard.
- i) To permit a double-wide driveway, whereas the By-law does not permit a double driveway on lots less than 15 metres in width.
- j) To permit a reduced landscaped buffer of 0 metres between the driveway and the interior side lot line, whereas the By-law requires a minimum landscaped buffer between a driveway and interior side lot line of 0.15 metres.

The property is not the subject of any other current application under the *Planning Act*.

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: Septembre 19, 2023



Ce document est également offert en français.

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