

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, October 18, 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.

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|---------------------------|--|
| File No.: | D08-02-23/A-00224 |
| Application: | Minor Variance under section 45 of the <i>Planning Act</i> |
| Owner/Applicant: | Nadezhda Solovyova |
| Property Address: | 284 Churchill Avenue |
| Ward: | 15 - Kichissippi |
| Legal Description: | Lot 345, Plan 4M-28 |
| Zoning: | R3E |
| Zoning By-law: | 2008-250 |

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

At its hearings in June and October 2022, the Committee refused two different minor variance applications (D08-02-21/A-00213 & D08-02-22/A-00276). The Owner has revised her plans and now wants to proceed with a new application. The Owner is proposing to demolish the existing detached dwelling for the construction of a semi-detached dwelling with secondary dwelling units, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

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

284 Churchill Avenue North, the northerly half of the proposed semi-detached dwelling:

- a) To permit a reduced lot width of 7.61 metres, whereas the By-law requires minimum lot width of 9.0 metres.
- b) To permit a reduced lot area of 231 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- c) To permit a front-facing attached garage, whereas the By-law states that a front facing garage is not permitted as per the outcome of the Streetscape Character Analysis.
- d) To permit secondary dwelling units with entrances added to the front wall, whereas the By-law requires that the addition of secondary dwelling units must not result in any new doorway entrance added to the front wall.
- e) To permit two secondary dwelling units per principal dwelling unit in the case of a semi-detached dwelling, whereas the By-law permits maximum of one secondary dwelling unit is permitted per principal dwelling unit in the case of a semi-detached dwelling.
- f) To permit two secondary dwelling units to be 66% of the gross floor area of the building including the basement, whereas the By-law states that a secondary dwelling unit must not be greater in size than an amount equal to 40% of the total gross floor area of its principal dwelling unit including the gross floor area of the basement.

286 Churchill Avenue North, the southerly half of the proposed semi-detached dwelling:

- g) To permit a reduced lot width of 7.61 metres, whereas the By-law requires minimum lot width of 9.0 metres.
- h) To permit a reduced lot area of 231 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- i) To permit a front-facing attached garage, whereas the By-law states that a front facing garage is not permitted as per the outcome of the Streetscape Character Analysis.
- j) To permit secondary dwelling units with entrances added to the front wall, whereas the By-law requires that the addition of secondary dwelling units must not result in any new doorway entrance added to the front wall.
- k) To permit two secondary dwelling units per principal dwelling unit in the case of a semi-detached dwelling, whereas the By-law permits maximum of one secondary dwelling unit is permitted per principal dwelling unit in the case of a semi-detached dwelling.
- l) To permit two secondary dwelling units to be 66% of the gross floor area of the building including the basement, whereas the By-law states that a secondary dwelling unit must not be greater in size than an amount equal to 40% of the total gross floor area of its principal dwelling unit including the gross floor area of the basement.

THE APPLICATION also indicates that 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: October 3, 2023



Ce document est également offert en français.

Committee of Adjustment

City of Ottawa

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