

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 1

Wednesday, November 15, 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-00268 & D08-01-23/B-00269
D08-02-23/A-00260

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

Owner/Applicant 2724615 Ontario Inc.

Property Address: 425 Blake Boulevard

Ward: 12 – Rideau-Vanier

Legal Description: Part of Lot 9 Registered Plan 504 and Part of Lot 3, Block 5
Registered Plan 29

Zoning: R4UA

Zoning By-law: 2008-250

APPLICANT PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two separate parcels of land to create two new lots for the construction of two, three-storey low rise apartment buildings. The existing dwelling will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever the land, easements/rights-of-way and a joint use and maintenance agreement. The property is shown as Parts 1-6 on the 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-00268	11.48 m	43.82 m	611.23 sq. m	1, 2 & 3	425 Blake Blvd.
B-00269	11.42 m	43.83 m	499.82 sq. m	4, 5 & 6	427 Blake Blvd.

It is proposed to establish an easement/right-of way as follows:

- Easement over Parts 2 & 3 in favour of 4, 5 & 6 for vehicular and pedestrian access and maintenance.
- Easement over Parts 4 & 5 in favour of 1, 2 & 3 for vehicular and pedestrian access and maintenance.

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, a minor variance application (File No. D08-02-23A-00260) has been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00260: 427 Blake Boulevard, Parts 4, 5 & 6 on Draft 4R-plan

- To permit a reduced lot width of 11.42 metres, whereas the By-law requires a minimum lot width of 12 metres.
- To permit reduced soft landscaping area in the rear yard of 47% of rear yard area, whereas the By-law requires a minimum 50% of the rear yard area to be soft landscaping.
- To permit a reduced aggregated rectangular soft landscaping area in the rear yard of 20.2 square metres, whereas the By-law requires a minimum of 25 square metres of soft aggregated soft landscaping in 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 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 31, 2023



Ce document est également offert en français.

Committee of Adjustment

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

Ottawa.ca/CommitteeofAdjustment

cofa@ottawa.ca

613-580-2436



Comité de dérogation

Ville d'Ottawa

101, promenade Centrepointe

Ottawa ON K2G 5K7

Ottawa.ca/Comitedederogation

cded@ottawa.ca

613-580-2436