

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Minor Variance Application

Panel 1

Wednesday, February 7, 2024

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.:** D08-02-23/A-00302 & D08-02-23/A-00303  
**Applications:** Minor Variances under section 45 of the *Planning Act*  
**Owner/Applicant:** 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 / PURPOSE OF THE APPLICATION:

The Owner wants to construct two, two-storey detached dwellings with front facing garages, one on each of the newly created lots, as shown on the plans filed with the applications.

At its hearing on September 20, 2023, the Committee grant consent application (D08-01-23/B-00156) which severed 577 Melbourne Avenue into two separate parcels. At

that same hearing, the Committee refused minor variance applications (D08-02-23/A-00142 & D08-02-23/A-00143).

The Owner has since revised their plans and wishes to proceed with two new minor variance applications.

**REQUESTED VARIANCES:**

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

**A-00302: 577 A Melbourne, Part 1 on 4R-Draft Plan**

- 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) of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- c) To permit a front facing garage, whereas the By-law does not permit a front facing garage based on the conclusion of a Streetscape Character Analysis.

**A-00303: 577 B Melbourne, Part 2 on 4R-Draft Plan**

- d) 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.
- e) To permit a reduced interior side yard setback (north) of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- f) To permit a front facing garage, whereas the By-law does not permit a front facing garage based on the conclusion of a Streetscape Character Analysis.

**THE APPLICATIONS** indicate that the Property is the subject of consent application D08-01-23/B-00156 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](mailto: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](mailto: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: January, 23, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**

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