

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Permission Application

Panel 1

Wednesday, February 21, 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 No.:** D08-02-23/A-00282  
**Application:** Permission under section 45 of the *Planning Act*  
**Owner/Applicant:** 2439702 Ontario Inc.  
**Property Address:** 173 Henderson Avenue  
**Ward:** 12 – Rideau-Vanier  
**Legal Description:** Lot 28, East Henderson Avenue, Registered Plan 45224  
**Zoning:** R4UB [480]  
**Zoning By-law:** 2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to renovate the interior of the of the existing three-unit dwelling and convert it to a seven-unit, low-rise apartment building, as shown on plans filed with the Committee. The three existing dwelling units are legal non-conforming with respect to the number of bedrooms in each unit.

At its hearing on January 17, 2024, the Committee adjourned the minor variance application to allow the applicant time to resubmit as a permission application, to change from one legal non-conforming use to another. The applicant has submitted the application and wants to proceed.

**RELIEF REQUIRED:**

The Owner requires the Permission of the Committee to change the legally non-conforming use from a three-unit dwelling, containing three oversized dwelling units (two six-bedroom units and one twelve-bedroom unit) to a low-rise apartment dwelling with seven units, containing three oversized dwelling units (two six-bedroom units and one five-bedroom unit).

**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](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: February 6, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
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