

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, February 20, 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.: D08-01-23/B-00332 to B-00338 & D08-01-24/B-00001
D08-02-23/A-00309 to A-00314

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

Owner/Applicant: 777 Somerset St. Inc.

Property Address: 1303, 1303A, 1305, 1307, 1309, 1311, 1313 and 1313A
Coldrey Avenue

Ward: 16 - River

Legal Description: Part of Block 2, Registered Plan 221, City of Ottawa

Zoning: R3A

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide the existing 8-unit townhouse building into 8 separate parcels of land, with shared access and parking at the rear.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee’s consent to sever and to establish easements/rights-of-way. The property is shown as Parts 1 to 38 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-00332	9.21 m	35.66 m	323 sq. m	32 to 38	1303 Coldrey Avenue
B-00333	4.96 m	35.66 m	173 sq. m	27 to 31	1303A Coldrey Avenue
B-00334	4.83 m	35.66 m	174 sq. m	22 to 26	1305 Coldrey Avenue
B-00335	5.02 m	35.67 m	174 sq. m	17 to 21	1307 Coldrey Avenue
B-00336	4.83 m	35.67 m	175 sq. m	12 to 16	1309 Coldrey Avenue
B-00337	4.88 m	35.67 m	169 sq. m	7 to 11	1311 Coldrey Avenue
B-00338	4.93 m	30.38 m	149 sq. m	4 to 6	1313 Coldrey Avenue
B-00001	9.41 m	30.39 m	287 sq. m	1 to 3	1313A Coldrey Avenue

It is also proposed to establish reciprocal easements/rights-of-way over the separate parcels, as follows:

1303 Coldrey Avenue

- Rights-of-way over Parts 33, 34, 37 and 38 for access
- Easement over Parts 34 and 38 for hydro service
- Easement over Part 35 for visitor parking

1303A Coldrey Avenue

- Rights-of-way over Parts 28 and 29 for access
- Easement over Part 34 for hydro service
- Easement over Part 30 for visitor parking

1305 Coldrey Avenue

- Rights-of-way over Parts 23 and 24 for access

- Easement over Part 24 for hydro service
- Easement over Part 25 for visitor parking

1307 Coldrey Avenue

- Rights-of-way over Parts 18 and 19 for access
- Easement over Part 19 for hydro service
- Easement over Part 20 for visitor parking

1309 Coldrey Avenue

- Rights-of-way over Parts 13 and 14 for access
- Easement over Part 14 for hydro service
- Easement over Part 15 for visitor parking

1311 Coldrey Avenue

- Rights-of-way over Parts 8 and 9 for access
- Easement over Part 9 for hydro service
- Easement over Part 10 for visitor parking

1313 Coldrey Avenue:

- Rights-of-way over Parts 5 and 6 for access
- Easement over Part 6 for hydro service

1313A Coldrey Avenue:

- Rights-of-way over Parts 1 and 3 for access
- Easement over Part 3 for hydro service

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-00309 to A-00314) 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-00309: 1303A Coldrey Avenue, Parts 27 to 31, proposed townhouse dwelling:

- a) To permit a reduced lot area of 173 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

- b) To permit a reduced lot width of 4.92 metres, whereas the By-law requires a minimum lot width of 6 metres.

A-00310: 1305 Coldrey Avenue, Parts 22 to 26, proposed townhouse dwelling:

- c) To permit a reduced lot area of 174 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- d) To permit a reduced lot width of 4.85 metres, whereas the By-law requires a minimum lot width of 6 metres.

A-00311: 1307 Coldrey Avenue, Parts 17 to 21, proposed townhouse dwelling:

- e) To permit a reduced lot area of 174 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- f) To permit a reduced lot width of 4.98 metres, whereas the By-law requires a minimum lot width of 6 metres.

A-00312: 1309 Coldrey Avenue, Parts 12 to 16, proposed townhouse dwelling:

- g) To permit a reduced lot area of 175 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- h) To permit a reduced lot width of 4.86 metres, whereas the By-law requires a minimum lot width of 6 metres.

A-00313: 1311 Coldrey Avenue, Parts 7 to 11, proposed townhouse dwelling:

- i) To permit a reduced lot area of 169 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- j) To permit a reduced lot width of 4.88 metres, whereas the By-law requires a minimum lot width of 6 metres.

A-00314: 1313 Coldrey Avenue, Parts 4 to 6, proposed townhouse dwelling:

- k) To permit a reduced lot area of 149 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- l) To permit a reduced lot width of 4.92 metres, whereas the By-law requires a minimum lot width of 6 metres.

The applications indicate 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: February 6, 2024



Ce document est également offert en français.

Committee of Adjustment

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