

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 2
Tuesday, February 6, 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-00304
Application: Consent under section 53 of the *Planning Act*
Owner/Applicant: 1435 & 1455 Morisset Residences Corp.
Property Address: 1435 & 1455 Morisset Avenue
Ward: 16 – River
Legal Description: Lots 230 to 251, Part of Cavan Street and Part of Larkin Street closed by Judge’s Order Instrument CR394977, and Part of the Lane closed by Judge’s Order Instrument CR404252, Registered Plan 327
Zoning: R4UC [2790] S459
Zoning By-law: 2008-250

APPLICANT’S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into two separate parcels of land to create one new lot for a three-storey, 31-unit, low-rise apartment building. The two existing apartment buildings will remain on the retained land, as part of a Planned Unit Development.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever and establish easements/rights-of-way.

The severed property, shown as Parts 1 to 6 on a draft 4R-plan filed with the applications, will have a frontage of 61.02 metres, a depth of 30.68 metres, and a lot area of 1,864.4 square metres. This parcel will contain a low-rise apartment building and will be known municipally as 1461 Morisset Avenue.

The retained property is shown as Part 8 on said draft 4R-plan, will have a frontage of 135.49 metres, a depth of 39.62 metres, and a lot area of 4,228 square metres. This parcel will contain the existing apartment buildings known municipally as 1435 & 1455 Morisset Avenue.

It is proposed to establish easements/rights-of-way on the severed property, over Part 4 for vehicular and pedestrian access and over Parts 2, 3 and 5 for parking, in favour of the retained property.

The application indicates the property is subject to existing easements as in Instruments OC530437 and OC706142.

THE PROPERTY IS THE SUBJECT of approved Zoning By-law Amendment (D02-02-21-0060) and Site Plan Control applications (D07-12-21-0091) 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: January 23, 2024



Ce document est également offert en français.

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