

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Applications

Panel 1

Wednesday, February 7th, 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-00226, 287 and 289
Applications: Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: 1470475 Ontario Inc. – Fleming Property Management
Property Address: 407, 409 & 411 Queen Street
Ward: 14 – Somerset
Legal Description: Lot 18 & Part of Lot 19 Numbering Westward North Side of Queen Street Registered Plan No 3922
Zoning: GM [185] S85
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to establish five front yard parking spaces and add soft landscaping in the front yard of the three existing multi-unit dwellings, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

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

A-00226 407 Queen Street, existing multi-unit dwelling

- a) To permit 2 front yard parking spaces whereas the By-law does not permit front yard parking.
 - b) To permit reduced landscape widths abutting a street of 2.5 metres, whereas the By-law requires a minimum of 3 metres.
 - c) To permit a reduced landscape width of 0.5 metres abutting a residential zone, whereas the By-law requires a minimum of 3 metres.
- The application indicates that the parking space shown on the site plan as "1" has previously been legally established. Two additional front yard parking spaces are proposed as part of this application.

A-00287: 409 Queen Street, existing multi-unit dwelling

- d) To permit a reduced parking width of 2.4 metres, whereas the By-law requires a minimum width of 2.6 metres.
- e) To permit a reduced parking length of 4.6 metres, whereas the By-law requires a minimum parking length of 5.2 metres.
- f) To permit reduced landscape widths abutting a street of 2.5 metres, whereas the By-law requires a minimum of 3 metres.
- g) To permit front yard parking whereas the By-law does not permit front yard parking.

A-00288: 411 Queen Street, existing multi-unit dwelling

- h) To permit two parking spaces with a reduced width of 2.4 metres, whereas the By-law requires a minimum width of 2.6 metres.
- i) To permit two parking spaces with a reduced length of 4.6 metres, whereas the By-law requires a minimum parking length of 5.2 metres.
- j) To permit 2 front yard parking spaces whereas the By-law does not permit front yard parking.
- k) To permit reduced landscape widths abutting a street of 2.5 metres, whereas the By-law requires a minimum of 3 metres.

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 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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