

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*
Minor Variance Application

Panel 1
Wednesday, October 4, 2023
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-00221
Application: Minor Variance under section 45 of the *Planning Act*
Owner//Applicant: OTT A360 LAURIER PROPERTY LIMITED PARTNERSHIP, by its General Partner, "OTT A360 LAURIER PROPERTY GP INC."
Property Address: 360 Laurier Avenue West
Ward: 14 - Somerset
Legal Description: Lots 28 & 29 Registered Plan 2996
Zoning: MD S25
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to convert the existing office building into a mix of residential and commercial units, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

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

- a) To permit 15% of ground floor of the building to be occupied by one or more commercial uses whereas the By-law requires at least 50% of the ground floor of any building must be occupied by one or more of the listed commercial uses.
- b) To permit a reduced driveway width providing access to a parking garage of 4.5 metres for a double traffic lane, whereas the By-law requires a driveway providing access to a parking garage to have a minimum width of 6.0 metres.
- c) To permit a reduced drive aisle width of 4.5 metres, whereas the By-law requires a minimum drive aisle width of 6.0 metres.
- d) To permit reduced parking space width of 2.4 metres, whereas the By-law requires a minimum parking space width of 2.6 meters.
- e) To permit a reduced parking space width of 2.4 metres when abutting a wall or column, where as the By-law requires a minimum width of a parking space abutting a wall or column of 2.6 metres.
- f) To permit 65% of the parking spaces in a parking garage be reduced to 2.4 metres wide, whereas the By-law permits up to 50 % of the parking spaces in a parking lot or parking garage to be reduced to a minimum of 2.4 meters.
- g) To permit a reduced minimum vertical clearance in a parking garage of 1.88 metres, whereas the By-law requires a minimum vertical clearance of 2.1 metres.
- h) To permit no access aisle for bicycle parking spaces in a parking garage, whereas the By-law requires that all bicycle parking spaces located in front of a vehicle parking space to have access from an aisle having a minimum width of 1.5 metres.

THE PROPERTY IS THE SUBJECT of a Site Plan Control application (File No. D07-12-23-0055)

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 : Septembre 19, 2023



Ce document est également offert en français.

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