

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, December 13, 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.: D08-01-23/B-00255-256 and D08-02-23/A-00248-249
Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Owners/Applicants: Mehrzad Ziai, Mehran Frohar, Ninava Ltd. and Henga Ottawa Realty Inc.
Property Address: 674 de l'Église Street
Ward: 12 – Rideau – Vanier
Legal Description: Lot 59, Part of Lots 58 and 60, Registered Plan 334
Zoning: R4UA
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels of land to construct two, 8-unit low-rise apartment buildings, with one building on each parcel, as shown on plans filed with the Committee.

In September 2022, the Committee granted Consent Applications (D08-01-22/B-00205-00206) and Minor Variance Applications (D08-02-22/A-00187-00188) to subdivide the property into two parcels for the construction of two three-unit dwellings, the Owners have since revised their plans and want to proceed with this new proposal.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners/Applicants require the Committee's consent to sever land and for grants of easements/rights-of-way. The property is shown as Parts 1 to 4 on a draft 4R plan filed with the applications, and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Parts	Municipal Address
B-00255	9.6 m	30.48 m	293.7 sq. m	3 and 4	674 de l'Église
B-00256	9.61 m	30.48 m	292.9 sq. m	1 and 2	676 de l'Église

Figure 1 - Proposed parcels

It is proposed to establish easements/rights-of-way as follows:

- Easement over Part 2 in favour of Parts 3 and 4 for access.
- Easement over Part 3 in favour of Parts 1 and 2 for access.

Approval of these applications will have the effect of creating separate parcels of land. The parcels and proposed low-rise apartment buildings will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-23/A-00248-249) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

The Owners/Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

D08-02-23/A-00248, 674 De l'Église Street, Parts 3 and 4 – proposed low-rise apartment

- To permit a reduced lot width of 9.61 metres, whereas the By-law requires a minimum lot width of 12 metres.
- To permit a reduced lot area of 293.7 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- To permit a reduced (northerly) interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- To permit the required minimum front yard soft landscaped area not to abut the front lot line, whereas the By-law requires the minimum front yard soft landscaped area must abut the front lot line.

D08-02-23/A-00249 – 676 De l’Eglise Street – Parts 1 and 2 – proposed low-rise apartment

- e) To permit a reduced lot width of 9.61 metres, whereas the By-law requires a minimum lot width of 12 metres.
- f) To permit a reduced lot area of 292.9 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- g) To permit a reduced (southerly) interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- h) To permit the required minimum front yard soft landscaped area not to abut the front lot line, whereas the By-law requires the minimum front yard soft landscaped area must abut the front lot line.

THE APPLICATIONS also 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: November 29, 2023



Ce document est également offert en français.

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