

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

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 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-00127 & D08-02-23/A-00128
Application(s): Minor Variance under section 45 of the *Planning Act*
Owner(s)/Applicant(s): 13394450 Canada Inc.
Property Address: 516 Tweedsmuir Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 57 Registered Plan 272
Zoning: R3R [2687] H(8.5)
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION(S):

The Owner wants to construct a new two-storey semi-detached dwelling, with two additional (secondary) dwelling units to each principal dwelling unit (6 units in total). The existing dwelling will be demolished.

On July 4, 2023, the Committee adjourned these applications to allow the Applicant time to revise their proposal and requested variances. The applicant has submitted revised documents and now wants to proceed with the applications.

REQUESTED VARIANCES:

A-00127:516 (A, B, & C) Tweedsmuir Avenue: Unit 1

- a) To permit a parking space in the front yard, whereas the By-law states that no parking may be established in a required and provided front yard.
- b) To permit a walkway to extend to the right of way on a lot less than 10 metres in width where a driveway is provided, whereas the By-law states that a walkway may not extend to the right of way on a lot less than 10 metres in width where a driveway is provided.
- c) To permit a basement-level entrance that leads to a secondary dwelling unit, whereas the By-law states that the doorway entrance that leads to a secondary dwelling unit is limited to locations on the ground floor only, except where building and fire codes dictate otherwise.
- d) To permit a reduced rear yard of 28% of the lot depth, or 8.72 metres, whereas the By-law states that, for lots greater than 25 metres in lot depth, the minimum rear yard is 30% of the lot depth, or 9.17 metres in this case.

A-00128:518 (A, B, & C) Tweedsmuir Avenue: Unit 2

- e) To permit a parking space in the front yard, whereas the By-law states that no parking may be established in a required and provided front yard.
- f) To permit a walkway to extend to the right of way on a lot less than 10 metres in width where a driveway is provided, whereas the By-law states that a walkway may not extend to the right of way on a lot less than 10 metres in width where a driveway is provided.
- g) To permit a walkway extending from the right of way to be separated from a driveway by 0 metres of soft landscaping, whereas the By-law requires a walkway extending from the right-of-way to be separated from any driveway by at least 0.6 metres of soft landscaping.
- h) To permit a basement-level entrance that leads to a secondary dwelling unit, whereas the By-law states that the doorway entrance that leads to a secondary dwelling unit is limited to locations on the ground floor only, except where building and fire codes dictate otherwise.
- i) To permit a reduced rear yard of 28% of the lot depth, or 8.72 metres, whereas the By-law states that, for lots greater than 25 metres in lot depth, the minimum rear yard is 30% of the lot depth, or 9.17 metres in this case.

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 (see contact information below, including email address, telephone number, website and QR code).

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Protection of 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.

Committee of Adjustment

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