

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-00287-289 & B-00292
D08-02-23/A-00269-270 & A-00273-274

Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owner(s)/Applicant(s): Prestwick Building Corp.

Property Address: 290 Holmwood Avenue

Ward: 17 - Capital

Legal Description: Lots 89 & 90, Registered Plan 108654

Zoning: R3P[1474]

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into four separate parcels of land to create new lots for the construction of two semi-detached dwellings. The existing dwelling will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever land. The property is shown as Part 1, 2, 3, and 4 on a Draft 4R-Plan filed with the applications. The separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00287	6.09 m	27.47 m	167.33 sq.m	1	292B Holmwood Ave.
B-00288	6.10 m	27.48 m	167.59 sq.m	2	292A Holmwood Ave
B-00289	6.10 m	27.49 m	167.51 sq.m	3	290B Holmwood Ave.
B-00292	6.09 m	27.49 m	167.49 sq.m	4	290A Holmwood Ave.

Approval of these applications will have the effect of creating four separate parcels of land for semi-detached dwellings. The proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos: A-00269-270 & A-00273-274) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00269: 292B Holmwood Avenue, Part 1 on draft 4R-Plan:

- a) To permit a reduced rear yard setback of 6.9 metres (25% of lot depth), whereas the By-law requires a minimum rear yard setback of 8.24 metres (30% of lot depth).
- b) To permit a landing and steps to project 0.25 metres from the front lot line, whereas the By-law permits landings and steps to project no closer than 0.6 metres from the front lot line.
- c) To permit a front-facing garage, whereas the By-law states that no front-facing garage is permitted, based on the conclusions of a Streetscape Character Analysis.

A-00270: 292A Holmwood Avenue, Part 2 on draft 4R-Plan:

- d) To permit a reduced rear yard setback of 6.9 metres (25% of lot depth), whereas the By-law requires a minimum rear yard setback of 8.24 metres (30% of lot depth).
- e) To permit a landing and steps to project 0.25 metres from the front lot line, whereas the By-law permits landings and steps to project no closer than 0.6 metres from the front lot line.

- f) To permit a front-facing garage, whereas the By-law states that no front-facing garage is permitted, based on the conclusions of a Streetscape Character Analysis.

A-00273: 290B Holmwood Avenue, Part 3 on 4R-Draft Plan:

- g) To permit a reduced rear yard setback of 6.9 metres (25% of lot depth), whereas the By-law requires a minimum rear yard setback of 8.24 metres (30% of lot depth).
- h) To permit a landing and steps to project 0.25 metres from the front lot line, whereas the By-law permits landings and steps to project no closer than 0.6 metres from the front lot line.
- i) To permit a front-facing garage, whereas the By-law states that no front-facing garage is permitted, based on the conclusions of a Streetscape Character Analysis.

A-00274: 290A Holmwood Avenue, Part 4 on 4R-Draft Plan:

- j) To permit a reduced rear yard setback of 6.9 metres (25% of lot depth), whereas the By-law requires a minimum rear yard setback of 8.24 metres (30% of lot depth).
- k) To permit a landing and steps to project 0.25 metres from the front lot line, whereas the By-law permits landings and steps to project no closer than 0.6 metres from the front lot line.
- l) To permit a front-facing garage, whereas the By-law states no front-facing garage is permitted, based on the conclusions of a Streetscape Character Analysis.

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: November, 29, 2023



Ce document est également offert en français.

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