

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 1  
Wednesday, June 21, 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.:** D08-01-23/B-00135 and D08-02-23/A-00116 - 00117  
**Application(s):** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*  
**Owner/Applicant:** 146551782 Canada Inc. And 14828160 Canada Corp.  
**Property Address:** 360 Lacasse Avenue  
**Ward:** 12 – Rideau - Vanier  
**Legal Description:** Part of Lots I and J, Plan 381  
**Zoning:** R4UA  
**Zoning By-law:** 2008-250

#### APPLICANTS' PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owners wants to subdivide their property into two separate parcels of land for the construction of two new low rise apartment buildings.

#### CONSENT IS REQUIRED FOR THE FOLLOWING:

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

The land to be severed shown as Part 1 on the Draft 4R-Plan filed with the application, will have a frontage of 10.51 metres, a depth of 34 metres, and a lot area of 358 square metres. This parcel will be known municipally at 360 Lacasse Avenue.

The land to be retained, shown as Part 2 on the said plan, will have a frontage of 10.52 metres, a depth of 34 metres, and a lot area of 357 metres squared. This parcel will be known municipally at 362 Lacasse Avenue.

Approval of this application will have the effect of creating two separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-23/A-00116 - 00117) have been filed and will be heard concurrently with this application.

**REQUESTED VARIANCES:**

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

A-00116: 360 Lacasse Avenue, Part 1 on 4R-proposed:

- a) To permit a reduced lot area 358 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- b) To permit a reduced lot width of 10.51 metres, whereas the By-law requires a minimum lot width of 12 metres.

A-00117: 362 Lacasse, Part 2 on 4R-proposed:

- c) To permit a reduced lot area of 357 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- d) To permit a reduced lot width of 10.52 metres, whereas the By-law requires a minimum lot area of 12 metres.

**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](mailto: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](mailto: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: June 6, 2023



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436