

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 2
Tuesday, June 18, 2024
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.: D08-01-24/B-00092 to D08-01-24/B-00094
D08-02-24/A-00121, D08-02-24/A-00123 to
D08-02-24/A-00125

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owners/Applicants: Leila Berjawi and Mohamed Beydoun

Property Address: 1729 Queensdale Avenue

Ward: 10 – Gloucester–Southgate

Legal Description: Lots 698, 699, 780 & 781 and Part of Lane (Closed by Judge’s Order Inst. No. GL52533) and Part of Fifth Street (Closed by Judge’s Order Inst. No. GL52533, Plan 326)

Zoning: R1WW

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into four separate parcels of land for the construction of four detached dwellings, as shown on plans filed with the Committee. The existing detached dwelling and garage are to be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners require the Committee's consent to subdivide the property. The property is shown as Parts 1 to 8 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00092	11.43 m	30.43 m	347.8 sq. m	1 & 2	1725 Queensdale Avenue Proposed detached dwelling
B-00093	11.43 m	30.43 m	347.8 sq. m	3 & 4	1727 Queensdale Avenue Proposed detached dwelling
B-00094	11.43 m	30.43 m	347.8 sq. m	5 & 6	1729 Queensdale Avenue Proposed detached dwelling

The retained land is shown as Parts 7&8 on said plan and will have a frontage of 11.43 metres, a depth of 30.42 metres and an area of 347.6 square metres. This lot will contain the fourth proposed detached dwelling and will be known municipally as 1731 Queensdale Avenue.

The applications indicate that the property is subject to an existing utility easement as set out in Instrument GL53233, in favour of The Bell Telephone Company of Canada

Approval of these applications will have the effect of creating separate parcels of land, which along with the proposed development, will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00121, D08-02-24/A-00123 to D08-02-24/A-00125) 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:

A-00121: 1725 Queensdale Avenue, Parts 1 & 2 on Draft 4R- Plan, proposed detached dwelling:

- a) To permit a reduced lot area of 347.8 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit an increased building height of 11 metres, whereas the By-law permits a maximum building height of 8.5 metres.

A-00123: 1727 Queensdale Avenue, Parts 3 & 4 on Draft 4R- Plan, proposed detached dwelling:

- c) To permit a reduced lot area of 347.8 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- d) To permit an increased building height of 11 metres, whereas the By-law permits a maximum building height of 8.5 metres.

A-00124: 1729 Queensdale Avenue, Parts 5 & 6 on Draft 4R- Plan, proposed detached dwelling:

- e) To permit a reduced lot area of 347.8 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- f) To permit an increased building height of 11 metres, whereas the By-law permits a maximum building height of 8.5 metres.

A-00125: 1731 Queensdale Avenue, Parts 7 & 8 on Draft 4R- Plan, proposed detached dwelling:

- g) To permit a reduced lot area of 347.8 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- h) To permit an increased building height of 11 metres, whereas the By-law permits a maximum building height of 8.5 metres.

The subject 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: May 31, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436