

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 2
Tuesday, April 2, 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 No.: D08-01-23/B-00354 & D08-01-24/B-00030
Application: Consent under section 53 of the *Planning Act*
Owner/Applicant: The Ottawa Hospital
Property Address: 1919, 1967 Riverside Drive
Ward: 18 – Alta Vista
Legal Description: Part of Lots 15 and 16, Concession Junction Gore and Part of the Road Allowance between Lots 15 and 16 Concession Junction Gore (as closed by By-law 174-88, Inst. N451929), Geographic Township of Gloucester
Zoning: I2 F (1.0)
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to construct a seniors' retirement community located in the northeast corner of the property and enter into a long-term lease.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent for a long-term lease in excess of 21 years and for easements/rights of ways.

The subject property is shown as Parts 1 to 47 on the draft 4R-Plan filed with the applications and Part 52 on Plan 4R-19213.

23B-00354: 100 Symth Road (leased lands for the proposed seniors' retirement community), Parts 5 to 8, 10 to 21, 37 and 39 to 45 on draft 4R-Plan.

The leased lands are shown as Parts 5 to 8, 10 to 21, 37 and 39 to 45 on the said plan, will have a frontage of 400 metres along Symth Road and contain a lot area of 1.95 hectares. This parcel will contain the proposed seniors' retirement community and will be municipally known as 100 Smyth Road.

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

- Over Parts 8, 39 and 44 in favour of the retained lands (Parts 1 to 4, 22 to 24, 26 to 30, 32, 34 to 36 and 38) for sanitary sewer services.

24B-000: 1919, 1967 Riverside Drive (existing medical buildings), Parts 1 to 4, 22 to 24, 26 to 30, 32, 34 to 36 and 38 on draft 4R-Plan and Part 52 on Plan 4R-19213.

The retained lands are shown as Parts 1 to 4, 22 to 24, 26 to 30, 32, 34 to 36 and 38 on the said plan, will have a frontage of 100 metres along Riverside Drive and contain a lot area of 5.581 hectares. This parcel contains the existing medical buildings and their associated parking, known municipally as 1919 and 1967 Riverside Drive.

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

- Over Parts 1 to 4 and Part 52 on Plan 4R-19213 in favour of the leased lands (Parts 5 to 8, 10 to 21, 37 and 39 to 45) for vehicle and pedestrian access.
- Over Parts 22 to 24, 27 to 30, 32, 34 and 35 in favour of the leased lands (Parts 5 to 8, 10 to 21, 37 and 39 to 45) for vehicle and pedestrian access.
- Over Parts 24 and 30 in favour of the leased lands (Parts 5 to 8, 10 to 21, 37 and 39 to 45) for water and stormwater services.
- Over Parts 32 and 38 in favour of the leased lands (Parts 5 to 8, 10 to 21, 37 and 39 to 45) for watermain services.

- Over Parts 26, 27 and 36 in favour of the leased lands (Parts 5 to 8, 10 to 21, 37 and 39 to 45) for stormwater services.

Parts 9, 25, 31, 33, 46 and 47 are proposed to be parkland dedication to the City of Ottawa.

The property is subject to the following easements as set out in OC166375, OC547905, N468782, N581099, OC547904 and OC547907.

THE APPLICATIONS 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: March 19, 2024



Ce document est également offert en français.

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