

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, July 3, 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-00100, D08-01-24/B-00101
D08-02-24/A-00145, D08-02-24/A-00146

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

Owner/Applicant: Falsetto Homes Inc.

Property Address: 370 Princeton Avenue

Ward: 15 – Kitchissippi

Legal Description: Lot 27 (Ease side Melbourne Avenue Lots), Registered Plan 204, City of Ottawa

Zoning: R4UA [2686] H(8.5)

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two separate parcels of land for the construction of two, three-storey, eight-unit low-rise apartment buildings, as shown on plans filed with the Committee.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to subdivide the property and grant the use of and right in land for easements. The property is shown as Parts 1 to 6 on a draft plan of survey 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-00100	10.96 m	30.61 m	335.5 sq. m	1 to 4	547 Melbourne Avenue
B-00101	9.16 m	30.61 m	280.4 sq. m	5 and 6	549 Melbourne Avenue

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

- Over Parts 2 & 3 in favour of Parts 5 & 6 to provide walkway access.
- Over Part 5 in favour of Parts 1 to 4 to provide walkway access.

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-00145, A-00146) 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-00145: 547 Melbourne Avenue, Parts 1 to 4, low-rise apartment building:

- To permit a reduced corner side yard setback (Princeton Avenue) of 3.0 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- To permit a reduced southerly interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- To permit an increased number of dwelling units to 8, whereas the By-law permits a maximum of 6 dwelling units.
- To permit an increased building height of 8.8 metres, whereas the By-law permits a maximum building height of 8.5 metres.

A-00146: 549 Melbourne Avenue, Parts 5 and 6, low-rise apartment building:

- To permit a reduced lot width of 9.1 metres, whereas the By-law requires a minimum lot width of 10 metres.
- To permit a reduced lot area of 280 square metres, whereas the By-law requires a minimum lot area of 300 square metres.

- g) To permit reduced northerly and southerly interior side yard setbacks of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres on each side.
- h) To permit an increased number of dwelling units to 8, whereas the By-law permits a maximum of 6 dwelling units.
- i) To permit an increased building height of 8.8 metres, whereas the By-law permits a maximum building height of 8.5 metres.

The application indicates that the property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATIONS

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification 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, send a written request to the Committee.

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.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented 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 and during the hearing, 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, and potentially posted online and become searchable on the Internet.

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 consent to sever land and minor variances from the zoning requirements.

DATED: June 14, 2024



Ce document est également offert en français.

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