

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2

Tuesday, March 5, 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.: D08-01-23/B-00284 & D08-01-23/B-00285
and D08-02-23/A-00266

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

Owner/Applicant: 2473493 Ontario Inc.

Property Address: 1983 Carling Avenue

Ward: 7 - Bay

Legal Description: Part of Block B, Plan 4M-98

Zoning: AM10 H(20)

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 to create one new lot for a proposed three storey low rise apartment building. The three existing low rise apartment buildings will remain on the other parcel.

At its hearing on January 16, 2024, the Committee adjourned the application to allow the Owners time to apply for an additional variance.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever the land. The property is shown as Parts 2, 3, 5 - 17 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-00284	27.76 metres on Carling and 18.35 metres on Bromley	32.22 metres	745.1 sq. metres	2, 3, 5 to 12	1989 Carling (proposed building)
B-00285	99.76 metres	32.15 metres	3109 sq. metres	4, 13 to 17	1983 Carling (three existing buildings)

Part 8 is subject to an existing easement LT44938.

It is proposed to create an easement over Parts 5 and 6 in favour of Parts 4, 13 to 17 for vehicular and pedestrian access.

It is proposed to create an easement over Parts 9, 12, 13 and 14 in favour of Parts 2, 3, 5 to 12 for vehicular and pedestrian access.

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance application (File No. D08-02-23/A-00266) has been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

1989 Carling Avenue, Parts 2, 3, 5 to 12 on draft 4R-plan (new proposed low rise apartment building)

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

- a) To permit an increased building height of 11.98 metres, whereas the By-law permits a maximum building height of 11.0 metres.
- b) To permit a reduced amount of glazing along Bromley Avenue of 32% of the surface area, whereas the By-Law requires that 50% of the surface area of the ground floor façade be glazing (measured from the average grade up to a height of 4.5 metres along Bromley Road).

THE PROPERTY IS THE SUBJECT of a Site Plan Control application (File No. D08-12-21-0145)

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: February 20, 2024



Ce document est également offert en français.

Committee of Adjustment

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