

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 2
Tuesday, July 4, 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 No.: D08-02-23/A-00131
Application(s): Minor Variance under section 45 of the *Planning Act*
Owner: 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 Road Allowance between Lots 15 and 16 Concession Junction Gore (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 AND PURPOSE OF THE APPLICATION:

The Owner wants to construct a seniors' retirement community that will include an eight-storey long term care home and an adjoining fifteen storey retirement home, as shown on the plans filled with the committee.

REQUESTED VARIANCES:

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

- a) To permit a reduced front yard setback of 4.12 metres, whereas the By-law requires a minimum front yard setback of 7.5 metres.
- b) To permit a reduced width landscaped area of 2.7 metres along all of the lot lines, whereas the By-law requires a minimum width landscaped area of 3.0 metres along all lot lines.
- c) To permit a reduced width landscaped buffer of 2.7 metres on the westerly lot line of the parking lot, whereas the By-law requires a minimum landscaped buffer width of 3.0 metres for a parking lot abutting a street.
- d) To permit a drive aisle with a reduced width of 6.0 metres, whereas the By-law states that in the case of a parking space for non-residential use, an aisle providing access to parking spaces must be at least 6.7 metres wide.
- e) To permit 65 parking spaces to have a reduced width of 2.4 metres, whereas the By-law requires a minimum parking space width of 2.6 metres.
- f) To permit 32 parking spaces to have a reduced length of 4.6 metres, whereas the By-law requires a minimum parking space length of 5.2 metres.
- g) To permit one vehicle loading space for a medical building, whereas the By-law requires a minimum of two loading spaces for a medical building with a gross floor area over 2000 square metres.
- h) To permit a drive aisle leading to a loading space to have a reduced width of 6 metres, whereas the By-law requires a minimum width of 9 metres for a drive aisle leading to a loading space.

THE PROPERTY IS THE SUBJECT of a Site Plan Control application (D07-12-21-0170).

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 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: June 20, 2023



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