

**NOTICE OF HEARING**  
Pursuant to the Ontario *Planning Act*

**Consent and Minor Variances Applications**

**Panel 2**  
**Tuesday, October 31, 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 Nos.:** D08-01-23/B-00201 & D08-01-23/B-00202  
D08-02-23/A-00190 & D08-02-23/A-00191

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

**Owners/Applicants:** Robert Mariani, Robert Noel, Gianluca Guercio and Rocco Manfredi

**Property Address:** 243 Bradford Street

**Ward:** 7 - Bay

**Legal Description:** Lot 4 Registerd Plan 284

**Zoning:** LC [772]

**Zoning By-law:** 2008-250

**APPLICANTS' PROPOSAL AND PURPOSE OF THE APPLICATIONS:**

The Owners want to subdivide their property into two separate parcels of land to create two new lots for the construction of two, three-storey, 10-unit, low-rise apartment buildings. The existing townhouse dwelling will be demolished.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owners require the Committee's consent to sever and grant Easements/Rights-of-way. The property is shown as Parts 1 & 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00201	12.84m	30.18 m	388 sq. m	Parts 1, 2, 3 & 4	245 Bradford St.
B-00202	18.45 m	30.18 m	435 sq. m	Parts 5, 6, 7 & 8	247 Bradford St.

It is proposed to create a easement/right of way over Parts 2, 3 & 4 in favour of Parts 5, 6, 7 & 8 for access to the rear yard parking spaces.

It is proposed to create a easement/right of way over Parts 5, 6 & 7 in favour of Parts 1, 2, 3 & 4 for access to the rear yard parking spaces.

Approval of these applications will have the effect of creating separate parcels of land. The proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-23/A-00190 & D08-02-23/A-00191) have been filed and will be heard concurrently with this these applications.

#### **REQUESTED VARIANCES:**

The Owners/Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

#### A-00190: 245 Bradford Street, Part 1 on the Draft 4R-Plan, proposed low-rise apartment building:

- a) To permit 2 parking spaces for a 10-unit low-rise apartment building, whereas the By-law requires a minimum of 12 parking spaces.
- b) To permit 0 visitor parking spaces for a low-rise apartment building, whereas the By-law requires a minimum of 2 visitor parking spaces.

#### A-00191: 247 Bradford Street, Part 2 on the Draft 4R-Plan, proposed low-rise apartment building:

- a) To permit 2 parking spaces for a low-rise apartment building, whereas the By-law requires a minimum of 12 parking spaces.
- c) To permit 0 visitor parking spaces for a low-rise apartment building, whereas the By-law requires a minimum of 2 visitor parking spaces.
- b) To permit a reduced interior side yard setback (south side) of 0.92 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

**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](mailto: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](mailto: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: October 17, 2023



*Ce document est également offert en français.*

**Committee of Adjustment**

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