

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, April 16, 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.: D08-02-23/A-00233 and D08-02-24/B-00032
Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: Khalil Nassery
Property Address: 814 High Street
Ward: 7 - Bay
Legal Description: Part of Lot 18 and 19, Registered Plan 199
Zoning: R4N
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to construct an eight-unit, stacked dwelling. The existing dwelling will be demolished.

At its Hearing on November 14, 2023, the Committee adjourned its application *sine die* to allow the Owner time to address concerns raised by the City Planner. The Owner has revised their application and wants to proceed.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires consent for a Grant of Easement/Right-of-way.

It is proposed to establish an easements/right of way for pedestrian and vehicular traffic over Part 3 in favour of 820 High Street).

REQUESTED VARIANCES:

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

- a) To permit a reduced lot width of 17.74 metres, whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced front yard setback of 3.0 metres, whereas the By-law requires a minimum front yard setback of 4.7 metres.
- c) To permit a reduced rear yard setback of 28.8% of the lot depth or 11.1 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, or 11.5 metres.
- d) To permit a reduced rear yard soft landscaping area of 26.9% (49.3 square metres) of the rear yard, whereas the By-law requires rear yard landscape area of 30% (183 square metres) of the rear yard.
- e) To permit 8 resident parking spaces, whereas the By-law requires 10 parking spaces.
- f) To permit 1 visitor parking space, whereas the By-law requires a minimum of 2 visitor parking spaces.

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: April 2, 2024



Ce document est également offert en français.

Committee of Adjustment

City of Ottawa

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**Comité de dérogation**

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