

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 1

Wednesday, November 6, 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 No.:** D08-01-24/B-00141  
D08-02-24/A-00205 & D08-02-24/A-00255

**Application(s):** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*

**Applicant:** Eddy Malouf

**Property Address:** 451 Roosevelt Avenue

**Ward:** 15 - Kitchissippi

**Legal Description:** Part of Lot 10 (East Side Roosevelt Avenue), Registered Plan 235

**Zoning:** R4UA [2686] H(8.5)

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

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to subdivide their property into two separate parcels of land and construct an addition on the south and east sides of the existing dwelling. The addition would convert the existing dwelling into a semi-detached dwelling, containing two additional dwelling units in each side, as shown on plans filed with the Committee.

In August of 2023, The Committee approved consent and minor variance applications (D08-01-23/B-00177 & D08-02-23/A-00167). The Applicant has since redesigned the proposal and now wants to proceed with the revised applications.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee's consent to sever the land and for an easement/right-of-way.

The severed land, shown as Parts 1, 3 & 4 on a Draft R-plan filed with the application, will have a frontage of 6.17 metres, a depth of 30.48 metres, and will contain a lot area of 188.0 square metres. This parcel will be known municipally as 396 Ravenhill Avenue.

The retained land, shown as Part 2 on the said plan, will have a frontage of 6.47 metres, a depth of 30.48 metres and an area of 197.2 square metres and will be known municipally as 451 Roosevelt Avenue.

It is proposed to establish an easement/right-of-way over Part 3 in favour of Part 2 (451 Roosevelt Avenue) for pedestrian and vehicle access.

Approval of this will have the effect of creating separate parcels of land for which the proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File No D08-02-24/A-00205 & D08-02-24/A-00255) have been filed and will be heard concurrently with this application.

**REQUESTED VARIANCES:**

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

**A-00205: 396 Ravenhill Avenue, Part 1, 3 & 4, one half of semi-detached dwelling:**

- a) To permit a reduced rear yard landscape buffer depth of 2.25 metres, whereas the By-law requires a minimum rear yard landscape buffer depth of 4.5 metres.

**A-00255: 451 Roosevelt Avenue, Part 2, one half of semi-detached dwelling:**

- b) To permit a reduced rear yard landscape buffer depth of 2.25 metres, whereas the By-law requires a minimum rear yard landscape buffer depth of 4.5 metres.

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

## FIND OUT MORE ABOUT THE APPLICATION(S)

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** 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](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.

## 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: October 18, 2024



*Ce document est également offert en français.*

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