

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 Nos.: D08-01-24/B-00021
D08-02-24/A-00025 & D08-02-24/A-00157

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

Applicant: Mostafa Menafi

Property Address: 242 Park Street

Ward: 12 – Rideau-Vanier

Legal Description: Lots 210 & 211, Registered Plan 246

Zoning: R4UA

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 to create a new lot for the construction of a three storey, low-rise, apartment building, containing 8 dwelling units. The existing three-unit dwelling will remain on the other lot.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicant requires the Committee's consent to sever land.

The severed parcel, shown as Part 2 on a Draft 4R-Plan filed with the application, will have a frontage of 15.53 metres on park Street and 18.82 metres on Carillon Street, a depth of 15.53 metres, and a lot area of 290.8 square metres. This parcel will be municipally known as 267 Carillon Street and will contain the proposed three storey, low-rise, apartment building.

The retained parcel, shown as Part 1 on said plan, will have a frontage of 13.42 metres, a depth of 18.85 metres, and a lot area of 254.6 square metres. This parcel is known municipally as 242 Park Street and contains the existing three-unit dwelling.

Approval of this application will have the effect of creating separate parcels of land, which along with existing dwelling and the proposed apartment building, will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File NoD08-02-24/A-00025 and D08-02-24/A00157) 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-00025: 242 Park Street, Part 1 on Draft-4R plan, existing three-unit dwelling:

- a) To permit a reduced lot area of 254.6 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- b) To permit a reduced rear yard setback of 1.15 metres, or 6.10% of the lot depth, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth, or in this case 4.71 metres.
- c) To permit a reduced rear yard area of 15.63 square metres, or 6.14% of the lot area, whereas the By-law requires a minimum lot area of 25% of the lot area, or in this case 63.65 square metres.
- d) To permit a reduced rear soft landscaping are of 15.62 square metres, whereas the By-law requires a minimum rear soft landscaping of 35 square metres.
- e) To permit a reduced rear aggregated rectangular soft landscaping area of 15.62 square metres, whereas the By-Law requires a minimum rear aggregated rectangular soft landscaping of 25 square metres.

A-00157: 267 Carillon Street, Part 2 on Draft-4R plan, proposed low-rise apartment building:

- f) To permit a reduced lot area of 290.8 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- g) To permit a reduced rear yard setback of 2 metres, or 12.87% of the lot depth, whereas the By-law states requires a minimum rear yard setback of 25% of the lot depth, or in this case 4 metres.
- h) To permit a reduced rear yard area of 37.70 square metres, or 12.95% of the lot area, whereas the By-law requires a minimum rear yard area of 25% of the lot area, or in this case 72.70 square metres.
- i) To permit a reduced rear aggregated rectangular soft landscaping area of 37.70 square metres (with the longer dimension more than twice the shorter dimension), whereas the By-law requires a minimum rear aggregated rectangular soft landscaping of 25 square metres with the longer dimension not more than twice the shorter dimension.

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](https://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 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.

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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