

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 1

Wednesday, September 18, 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.*

<b>File Nos.:</b>	D08-01-24/B-00128, D08-01-24/B-00131 and D08-02-24/A-00188 to D08-02-24/A-00191
<b>Applications:</b>	Consent under section 53 of the <i>Planning Act</i> Minor Variance under section 45 of the <i>Planning Act</i>
<b>Applicant:</b>	NCTL Investments Inc.
<b>Property Address:</b>	342, 344, 346, 348 Queen Mary Street
<b>Ward:</b>	13 – Rideau - Rockcliffe
<b>Legal Description:</b>	Part of Lots 678 and 684, Lots 679, 680, 681, 682 and 683, Registered Plan 342
<b>Zoning:</b>	R4UC & R4UC [2480]
<b>Zoning By-law:</b>	2008-250

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

The Applicant wants to construct eight townhouse dwellings, each with two additional dwelling units (24 units in total). It is proposed to create two easements for pedestrian access. The existing four semi-detached dwelling units will be demolished.

## **CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee's consent to grant easements/rights of way.

It is proposed to establish easements/rights of way as follows:

- Over Part 1 on the draft 4R-plan, (342A & 342B Queen Mary), in favour of Part of Lots 681 and 682, Registered Plan 342 (344A & 344B Queen Mary) for pedestrian access.
- Over Part 2 on the draft 4Rplan, (348A & 348B Queen Mary), in favour of Part of Lots 679 and 681 and Lot 680, Registered Plan 342 (346A & 346B Queen Mary) for pedestrian access.

Approval of these applications will have the effect of creating eight separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00188 to - A--00191) have been filed and will be heard concurrently with these applications.

## **REQUESTED VARIANCES:**

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

### **A-00188: 342A & B Queen Mary Street, proposed townhouse dwellings:**

- a) To permit a reduced lot area of 122.9 square metres (342A Queen Mary, easterly townhouse dwelling), whereas the By-law requires a minimum lot area of 135 square metres.
- b) To permit a reduced rear yard setback of 26% of the lot depth or 6.78 metres (342A Queen Mary easterly townhouse dwelling), whereas the By-law requires that the minimum rear yard setback is 30% of the lot depth and need not exceed 7.80 metres.
- c) To permit a reduced rear yard setback of 26% of the lot depth or 6.78 metres (342B Queen Marywesterly townhouse dwelling), whereas the By-law requires that the minimum rear yard setback is 30% of the lot depth and need not exceed 7.80 metres.

### **A-00189: 344A & B Queen Mary Street, proposed townhouse dwellings:**

- d) To permit a reduced rear yard setback of 26% of the lot depth or 6.78 metres (344A Queen Mary, easterly townhouse dwelling), whereas the By-law requires that the minimum required rear yard setback is 30% of the lot depth and need not exceed 7.80 metres.
- e) To permit a reduced rear yard setback of 26% of the lot depth or 6.78 metres (344B Queen Mary, westerly townhouse dwelling), whereas the By-law requires

that the minimum rear yard setback is 30% of the lot depth and need not exceed 7.80 metres.

**A-00190: 346A & B Queen Mary Street, proposed townhouse dwellings:**

- f) To permit a reduced rear yard setback of 26% of the lot depth or 6.79 metres (346A Queen Mary, easterly townhouse dwelling), whereas the By-law requires that the minimum required rear yard setback is 30% of the lot depth and need not exceed 7.80 metres.
- g) To permit a reduced rear yard setback of 26% of the lot depth or 6.79 metres (346B Queen Mary, westerly townhouse dwelling), whereas the By-law requires that the minimum rear yard setback is 30% of the lot depth and need not exceed 7.80 metres.

**A00191: 348A & B Queen Mary Street, proposed townhouse dwellings:**

- h) To permit a reduced lot area of 122.72 square metres (348B Queen Mary, westerly townhouse), whereas the By-law requires a minimum lot area of 135 square metres.
- i) To permit a reduced rear yard setback of 26% of the lot depth or 6.79 metres (348A Queen Mary, easterly townhouse dwelling), whereas the By-law requires that the minimum rear yard setback is 30% of the lot depth and need not exceed 7.80 metres.
- j) To permit a reduced rear yard setback of 26% of the lot depth or 6.79 metres (348B Queen Mary, westerly townhouse dwelling), whereas the By-law requires that the minimum rear yard setback is 30% of the lot depth and need not exceed 7.80 metres.

**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](http://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: August 30, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**

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