

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, January 14, 2025
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(s): D08-01-24/B-00246 & D08-01-24/B-00247
D08-02-24/A-00295 & D08-02-24/A00296

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

Applicant(s): Igor Pupovac

Property Address: 1299 Dorchester Avenue

Ward: 16 - River

Legal Description: Part of Lot 21, Registered Plan 294

Zoning: R4UC

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 construct two, 3-storey, 8-unit, low-rise apartment buildings, as shown on plans filed with the Committee. The existing 4-unit building is to be demolished.

CONSENT REQUIRED

The Applicant requires the Committee’s consent to sever land and grants of easements/rights-of-way. The property is shown as Parts 1 to 4 on a Draft 4R-plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00246	12.915 m	30.35 m	391.0 sq. m	1 to 4	1301 Dorchester Avenue
B-00247	12.915 m	30.35 m	392.9 sq. m	5 to 8	1299 Dorchester Avenue

The Applications indicate that the property is subject to an existing easement as set out in Instrument Number OC2219952.

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

- Over Part 2 in favour of Parts 5 to 8 (1299 Dorchester Avenue) for access to a shared laneway.
- Over Part 7 in favour of Parts 1 to 4 (1301 Dorchester Avenue) for access to a shared laneway

Approval of these applications will have the effect of creating separate parcels of land, which along with the proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES

The Applicant requires the Committee’s authorization for the following minor variances from the Zoning By-law:

A-00295: 1301 Dorchester Avenue, Parts 1 to 4 on Draft 4R-plan, proposed 8-unit, 3-storey, low-rise, apartment building:

- a) To permit a reduced rear yard setback of 26.52% of the lot depth, or 8.05 metres, whereas the By-law requires a minimum required rear yard setback of 30% of the lot depth, in this case 9.10 metres.
- b) To permit one parking space on the property (located in the rear yard), whereas the By-law does not permit parking on a lot less than 450 square metres.

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- c) To permit an increased building height of 11.85 metres, whereas the By-law permits a maximum building height of 11 metres.

A-00296: 1299 Dorchester Avenue, Parts 5 to 8 on Draft 4R-plan, proposed 8-unit, 3-storey, low-rise apartment building:

- d) To permit a reduced rear yard setback of 26.52% of the lot depth, or 8.05 metres, whereas the By-law requires a minimum required rear yard setback of 30% of the lot depth, in this case 9.10 metres.
- e) To permit one parking space on the property (located in the rear yard), whereas the By-law does not permit parking on a lot less than 450 square metres.
- f) To permit an increased building height of 11.85 metres, whereas the By-law permits a maximum building height of 11 metres.

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

FIND OUT MORE ABOUT THE APPLICATIONS

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.

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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: December 20, 2024



Ce document est également offert en français.

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