

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 1

Wednesday, February 19, 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 Nos.: D08-01-24/B-00251 & D08-01-24/B-00252
Applications: Consent under section 53 of the *Planning Act*
Applicant: 253 York Street Holdings Inc.
Property Address: 253 York Street
Ward: 12 - Rideau-Vanier
Legal Description: Part of Lots 11 and 12, Registered Plan 43586
Zoning: R4UD [2923]-C
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicant wants to convey a portion of their property to the abutting property to the north known municipally as 78 & 80 Nelson Street and establish an easement, as shown on the plans filed with the application.

This application will be heard concurrently with the consent application for 78 and 80 Nelson Street (D08-01-24/B-00250).

CONSENT REQUIRED

The Applicant seeks the Committee's consent for a lot line adjustment and grant of an easement/right-of-way.

The property is shown as Parts 1 to 12 on a draft 4R-plan filed with the application and the separate parcels will be as follows:

The severed land is shown as Parts 3, 4, 5, 8, 9, and 10. This parcel has a frontage of 2.74 metres on Nelson Street, an irregular depth, and an area of 310.9 square metres. This land will merge with the abutting property to the north known as 78 and 80 Nelson Street.

The retained land is shown as Parts 1, 2, 6, 7, 11, and 12 on said plan, and will have a frontage of 40.3 metres on York Street and 26.8 metres on Nelson Street and an area of 994.4 square metres. This parcel is known municipally as 253 York Street.

It is proposed to establish and grant an easement/right of way over Parts 2, 6, 7, 11, and 12 in favor of Parts 3, 4, 5, 8, 9, 10, 13, and 14, (78 and 80 Nelson Street) for access to egresses, shared bicycle parking, bicycle repair station, and communal space.

The application indicates the property is subject to an existing easement as set out in NS219717.

The property is the subject of a Site Plan Control application (File No. D07-12-21-0135)

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 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: January 31, 2024



Ce document est également offert en français.

Committee of Adjustment

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