

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, February 5, 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-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(s): 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 to 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 (for a total of six units), as shown on plans filed with the Committee.

At the hearing on November 6, 2024, the Committee adjourned the application to allow the Applicant time to apply for additional variances. The Applicant now wants to proceed with the applications.

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 REQUIRED

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

The severed land, shown as Part 1 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.

Approval of these applications will have the effect of creating separate parcels of land and development that 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-00205: 396 Ravenhill Avenue, Part 1, 3 & 4, one half of semi-detached dwelling:

- a) To permit a reduced front yard setback of 1.37 metres, whereas the By-law requires a minimum front yard setback of 4.5 metres.
- b) To permit a reduced corner side yard setback (Roosevelt Avenue & Ravenhill Avenue) of 0 metres whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- c) To permit a reduced corner sight triangle of 1.37 metres along Roosevelt Avenue and 0 metres along Ravenhill Avenue whereas a corner site triangle of 6 metres by 6 metres is required.

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

- d) To permit a reduced front yard setback of 3.13 metres, whereas the By-law requires a minimum front yard setback of 4.5 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** 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 17, 2024



Ce document est également offert en français.

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