

## 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-00220 to D08-01-24/B-00222  
**Applications:** Consent under section 53 of the *Planning Act*  
**Applicant:** 146 Osgoode Street Holdings Inc.  
**Property Address:** 146 Osgoode Street  
**Ward:** 12 – Rideau-Vanier  
**Legal Description:** Part of Lots 23 & 24 and Lot 25 & Part of Lots 26 & 27  
Registered Plan 37221  
**Zoning:** R4UD [2918]-C  
**Zoning By-law:** 2008-250

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

The Applicant want to convey a portion of their property to the abutting property owner to the east at 68 Sweetland Avenue, subdivide the remaining property into two separate parcels of land for financing purposes and establish easements/rights of way. The existing low-rise apartment buildings will remain.

At the hearing on December 11, 2024, the Committee adjourned the applications to allow the Applicant time to identify additional easements. The Applicant now wants to proceed with the application.

This application will be held concurrently with the application for 68 Sweetland Avenue (D08-01-24/B-00223) to establish easements.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee’s consent to sever, grant of easements/rights of way and for a lot line adjustment. The property is shown as Parts 1 to 23 on a draft 4R-plan filed with the applications and the separate parcels will be as follows:

*Table 1 Proposed Parcels*

<b>File No.</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>	<b>Part No.</b>	<b>Municipal Address</b>
B-00220	17.4695 metres on Nelson Street  5 metres on Osgoode Street	44.39 metres	808.8 sq. metres	1, 2, & 4	146 to 160 Osgoode Street
B-00221	30.07 metres on Osgoode Street  17.96 metres on Sweetland Avenue	30.07 metres	540 sq. metres	5, 6, 7, 8, & 9	162 to 170 Osgoode Street
B-00222	4.01 metres on Sweetland Avenue  2.51 metres on Nelson Street	75.12 metres	560.9 sq. metres	3, 10, 11, 12, 17 to 23	To be conveyed to 68 Sweetland Avenue

The application indicates that the property is subject to existing easements as set out in N625848.

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

- Part 4 in favour of Parts 5, 6, 7, 8 & 9 to provide access and egress and shared maintenance of stairs.
- Part 5 in favour of Parts 1, 2 & 4 to provide access and egress and shared maintenance of stairs.
- Part 7 in favour of Parts 3,10 to 23 to provide access and maintenance to stormwater management.
- Part 9 in favour of Parts 1, 2, 3, 4,10to 23 to provide pedestrian access to shared bicycle parking.

- Part 2 in favour of Parts 3, 5 to 23 to provide pedestrian and vehicular access for parking.

The property is the subject of a Site Plan Control application (File No. D07-12-22-0106).

## 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](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: January 31, 2025



*Ce document est également offert en français.*

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