

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 1

Wednesday, March 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 Nos.:** D08-01-24/B-00283 to D08-01-24/B-00285  
D08-02-24/A-00329 to D08-02-24/A-00330

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

**Applicant:** Bourk's Property Management Limited

**Property Address:** 401 Golden Avenue

**Ward:** 15 - Kitchissippi

**Legal Description:** Part of Lots 18, 19 and 20, South Side of Richmond Road, Registered Plan 179, Part of Lots 18 and 19, North Side of James Street, Registered Plan 179, Part of Lots 18, 19 and 20, South Side of Richmond Road, Registered Plan 204; being Parts 1, 3, 5, 6, 8 and 13 on Plan 4R24019.

**Zoning:** TM[83]

**Zoning By-law:** 2008-250

## APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicant wants to subdivide its property to create two new parcels for two second floor office units within its existing freehold commercial block. The subject property also contains existing commercial and residential condominiums.

## CONSENT REQUIRED

The Applicant requires the Committee's consent for conveyances and grants of easements/ rights-of-way, a mortgage/partial discharge of mortgage, and a joint-use and maintenance agreement. The freehold commercial block is shown as Parts 1 to 4 on a stratified Draft 4R-Plan filed with the applications, and the separate parcels will be as follows:

*Table 1 Proposed Parcels*

File No.	Part	Parcel Layout	Area	Municipal Address
B-00283	1	Second storey office unit	148 sq. m	401 Golden Avenue, Unit 202 ("East Block")
B-00284	4	Second storey office unit and stairs accessed from Golden Avenue at ground level	117.4 sq. m	401A Golden Avenue, Unit 203 ("West Block")

The retained land is the remainder of the existing freehold commercial block shown as Parts 2 and 3 and on the Draft 4R-Plan and Parts 1, 3, 5, 6, 8 and 13 on Plan 4R-24019.

It is also proposed to grant easements/right over way over Parts 3 and 5 on Plan 4R-24019 to provide common access in favour of the 'office units', being Part 1 and Part 4 on the Draft 4R-Plan.

Approval of these applications will have the effect of creating separate office units 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-00329: 401 Golden Avenue, Unit 202, Part 1, East Block:**

- a) To permit 0 spaces for the office unit, whereas the By-law requires a parking space rate of 1 space per 100 square metres gross floor area, in this case, 1 parking space was required.

- b) To permit no frontage on a public street, whereas the By-law requires a lot to have a minimum of 3 metres of frontage on a public street.

**A-00330: 401A Golden Avenue, Unit 203, Part 4, West Block:**

- c) To permit 0 spaces for the office unit, whereas the By-law requires a parking space rate of 1 space per 100 square metres gross floor area, in this case, 1 parking space was required.
- d) To permit no frontage on a public street, whereas the By-law requires a lot to have a minimum of 3 metres of frontage on a public street.

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](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: February 14, 2025



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436