

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, March 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 No(s): D08-01-24/B-00275
D08-02-24/A-00318 & D08-02-24/A-00319

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

Applicant(s): Haniyeh Etesam & Ali Tohidi

Property Address: 60 Hampton Avenue

Ward: 15 - Kitchissippi

Legal Description: Lot 2769, Registered Plan M-47

Zoning: R3K

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants want to subdivide their property into two separate parcels of land for the construction of a two-and-a-half-storey semi-detached dwelling. The existing dwelling will be demolished.

At its hearing on February 5, 2025, the Committee adjourned the application to allow the applicant time to apply for additional minor variances. The applicant has since revised the application and would like to proceed.

CONSENT REQUIRED

The Applicants require the Committee's consent to sever land.

The severed land, shown as Part 2 on a draft 4R-plan filed with the application, will have a frontage of 7.06 metres, a depth of 29.26 metres and will contain a lot area of 206.57 square metres, and is known municipally as 60 B Hampton Avenue.

The retained land, shown as Part 1 on said plan, will have a frontage of 8.18 metres, a depth of 29.26 metres and will contain a lot area of 239.34 square metres, and will be known municipally as 60 A Hampton Avenue.

Approval of these applications will have the effect of creating separate parcels of land 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 Applicants require the Committee's authorization for the following minor variances from the Zoning By-law:

A-00318, 60 A Hampton Avenue, Part 1 on 4R-plan, one half of the proposed semi-detached dwelling:

- a) To permit a reduced rear yard setback of 19% of the lot depth or 5.51 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, or 8.78 in this case.
- b) To permit a reduced rear yard area of 19% of the lot area or 45.57 square metres, whereas the By-law requires a minimum rear yard area of 30% of the lot area, or 71.80 square metres in this case.
- c) To permit a reduced setback for a garage from the front wall of the dwelling of 0.3 metres, whereas the By-law requires a minimum setback for a garage from the front wall of the dwelling of 0.6 metres
- d) To permit a front facing attached garage, whereas the By-law does not permit a front facing garage based on the conclusions of a Streetscape Character Analysis.

A-00319, 60 B Hampton Avenue, Part 2 on 4R-plan, one half of the proposed semi-detached dwelling:

- e) To permit a reduced rear yard setback of 19% of the lot depth or 5.50 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, or 8.78 metres in this case.
- f) To permit a reduced rear yard area of 19% of the lot area or 39.24 square metres, whereas the By-law requires a minimum rear yard area of 30% of the lot area, or 61.97 square metres in this case.
- g) To permit a reduced setback for a garage from the front wall of the dwelling of 0.3 metres, whereas the By-law requires a minimum setback for a garage from the front wall of the dwelling of 0.6 metres.
- h) To permit a reduced lot width of 7.06 metres, whereas the By-law requires a minimum lot width of 7.5 metres.
- i) To permit a reduced lot area of 206.57 square metres, whereas the By-law requires a minimum lot area of 225 square metres.
- j) To permit a front facing attached garage, whereas the By-law does not permit a front facing garage based on the conclusions of a Streetscape Character Analysis.

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.

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 28, 2025



Ce document est également offert en français.

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