

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, April 2, 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.: D08-02-24/A-00066
Application: Minor Variance under section 45 of the *Planning Act*
Applicant: Rehab Adas
Property Address: 48 Nelson Street
Ward: 12 - Rideau-Vanier
Legal Description: Part of Lot 12, North Clarence Street, Registered Plan 43586
Zoning: R4UD-c
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION

The Applicant wants to redevelop its property by demolishing existing encroachments and constructing two new storeys on top of the existing one-storey building, resulting in a three-storey mixed-use building containing the existing bakery and retail use on the ground floor and four apartment dwellings on the upper floors, as shown on plans filed with the Committee.

At the hearing on February 19, 2025, the Committee adjourned the application to allow the Applicant time to apply for an additional variance. The applicant now wants to proceed with the application.

REQUESTED VARIANCE

The Applicant requires the Committee's authorization for the following minor variances from the Zoning By-law:

- a) To permit a reduced rear yard setback of 0.78 metres (6.04% of the lot depth), whereas the By-law requires a minimum rear yard setback of 3.225 metres (25% of the lot depth).
- b) To permit a reduced front yard setback of 0 metres, whereas the By-law requires a minimum front yard setback of 1.5 metres.
- c) To permit reduced interior side yard setbacks of 0.31 metres (north) and 0 metres (south), whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- d) To permit a reduced lot area of 152.9 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- e) To permit a reduced area for soft landscaping in the rear yard of 10.25 square metres, whereas the By-law requires a minimum area for soft landscaping in the rear yard of 35 square metres.
- f) To permit a reduced area for soft landscaping in the front yard of 0 square metres, whereas the By-law requires a minimum area for soft landscaping in the front yard of 17.78 square metres (20% of the front yard area).
- g) To permit a reduced rear yard area of 10.244 square metres (6.7% of the lot area), whereas the By-law requires a minimum rear yard area of 38.225 square metres (25% of the lot area).
- h) To permit a low-rise apartment building whereas the By-law prohibits new construction that does not maintain the same character and at the same scale, massing, volume, floor area and in the same location as existed prior to it's the removal or destruction of the building.

The property is not the subject of any other current application under the *Planning Act*.

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](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: March 14, 2025



Ce document est également offert en français.

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