

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

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 Nos.: D08-01-24/B-00278, D08-01-24/B-00279
D08-02-24/A-00323

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicants: 8887322 Canada Inc

Property Address: 201 Rideau Street

Ward: 12 - Rideau-Vanier

Legal Description: Part of Lots T, U, and W (North Rideau Street)
Registered Plan 42482

Zoning: MD S82

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The property contains a 24-storey hotel and residential building with four levels of underground parking. The Applicant wants to subdivide the property into two parcels to establish separate ownerships of the existing hotel use and associated parking and the existing residential use and associated parking, with easements for access, connectivity, utilities and servicing.

CONSENT REQUIRED

The Applicant requires the Committee's consent to sever and to grant easements/rights-of-way. The property is shown as Parts 1 to 40 on a strata plan of survey filed with the applications, and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Part Nos.	Parcel Layout	Area	Municipal Address
B-00278	1 to 4, 7, 8, 14, 19 to 23, 25 to 35, 37, 40	<ul style="list-style-type: none"> • The majority of parking levels 1 to 3 and a portion of level 4 • The majority of the ground floor including the hotel lobby, restaurant and lounge areas • The majority of storeys 2 to 14 • Portions of storeys 15 to 24 • A portion of the mechanical penthouse and roof 	24,371.7 sq. metres (below parking level 4 to roof)	201 Rideau Street (Hotel)
B-00279	5, 6, 9 to 13, 15 to 18, 24, 36, 38, 39	<ul style="list-style-type: none"> • Portions of parking levels 1 to 4 • A portion of the ground floor including the residential lobby and mail room • Portions of storeys 2 to 14 • The majority of storeys 15 to 24 • A portion of the mechanical penthouse and roof 	13,951.5 sq. metres (parking level 4 to roof)	201 Rideau Street (Residential)

Easements/rights-of way are proposed over the hotel parcel in favour of the residential parcel as follows (B-00278):

- Over Part 8 (stairwells, vestibule and corridor), Parts 22 and 23 (recycling and garbage room), and Part 32 (amenities on Floor 3) for pedestrian access.
- Over Parts 20 and 21 (drive aisles) for vehicular access.
- Over Part 2 (sump pits), Part 7 (service chase), Parts 25 to 30 (mechanical, utility and electrical rooms), and Part 40 (mechanical and electrical penthouse) for servicing.
- Over Parts 14 and 19 (air well), Parts 31, 34 and 37 (service chase), and Part 33 (roof drain) for utilities.

Easements/rights-of-way are proposed over the residential parcel in favour of the hotel parcel as follows (B-00279):

- Over Part 9 (rooftop mechanical), Part 10 (service elevator and lobby), Part 18 (walking area from stairwell), Part 38 (Floors 24 and 25 corridor), and Part 39 (rooftop mechanical) for pedestrian access.
- Over Parts 12 and 13 (drive aisle access to sump pits) for servicing.

The application indicates the property is subject to existing easements as set out in instruments OC2263858, OC2376587, OC237658, and N683553.

The existing building is not in conformity with the requirements of the Zoning By-law and therefore a minor variance application (D08-02-24/A-00323) has been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES

The Applicant requires the Committee's authorization for a minor variance from the Zoning By-law to permit a reduced drive aisle width of 4 metres for a parking garage, whereas the By-law requires a minimum drive aisle width of 6 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](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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