

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Minor Variance Application

Panel 2  
Tuesday, April 15, 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.:** D08-02-25/A-00072  
**Application:** Minor Variance under section 45 of the *Planning Act*  
**Applicant:** Concorde Properties  
**Property Address:** 2506 Innes Road  
**Ward:** 2 - Orléans West-Innes  
**Legal Description:** Part of Lot 15, Concession 3, (Ottawa Front), Geographic Township of Gloucester  
**Zoning:** AM11 [2208]  
**Zoning By-law:** 2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION

The Applicant wants to construct a Planned Unit Development with two three-storey residential buildings containing a total of 44 stacked-townhouse dwelling units, shown as "Building A" and "Building B" on plans filed with the Committee.

## REQUESTED VARIANCES

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

- a) To permit a reduced rear yard setback of 8.158 metres, whereas the By-law requires a minimum required rear yard setback of 10 metres.
- b) To permit a reduced interior side yard setback of 3.5 metres (beyond the first 20m from the front lot line on the west side), whereas the By-law requires a minimum interior side yard setback of 7.5 metres beyond the first 20m from the front lot line.
- c) To permit an increased building height for "Building B" of 12.58 metres, whereas the By-law permits a maximum building height of 11 metres.
- d) To permit a reduced first floor height of 3.05 metres, whereas the By-law requires a minimum first floor height of 4.5 metres.
- e) To permit a reduced parking rate of 1.11 parking spaces per dwelling unit, whereas the By-law requires a minimum of 1.2 parking spaces per dwelling unit.
- f) To permit a reduced area of transparent glazing of 31% "Building A" and 32% "Building B" of the ground floor façades facing Innes Road, with no active customer entrance doors, whereas the By-law requires a minimum area of transparent glazing of 50% of the ground floor façade with active customer entrance doors.
- g) To permit 32% of the frontage along the front lot line to be occupied by building walls located within 3 metres of the lot line, whereas the By-law requires at least 50% of the frontage along the front lot line to be occupied by building walls located within 3 metres of the lot line.

The property is the subject of a Site Plan Control application (File No. D07-12-24-0038).

### FIND OUT MORE ABOUT THE APPLICATION

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: March 28, 2025



*Ce document est également offert en français.*

**Committee of Adjustment**

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