

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1
Wednesday, May 7, 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.:	D08-01-25/B-00014, D08-01-25/B-00015, D08-01-25/B-00016, D08-01-25/B-00018, D08-02-25/A-00016
Applications:	Consent under section 53 of the <i>Planning Act</i> Minor Variance under section 45 of the <i>Planning Act</i>
Applicants:	Tina Martins-Campagna, Fernando Martina, Albertina Martins
Property Address:	280, 282, 284 Somerset Street East, 105 Sweetland Avenue and 146 Russell Avenue.
Ward:	12 - Rideau-Vanier
Legal Description:	Lot 35, Lots D, E, & F and Part of Lot 23, Registered Plan 81868
Zoning:	R4UC [480]-c
Zoning By-law:	2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION

The Applicants want to construct four, three-storey, ten-unit apartment buildings, as shown on the plans filed with the applications. The existing buildings on the property will be demolished.

CONSENT REQUIRED

The Applicants seek the Committee's consent to sever land, establish easements, and establish a joint use and maintenance agreement. The property is shown as Parts 1 to 21 on a draft 4R-plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00014	16.01 metres	28.95 metres	463.5 sq. metres	1 to 6, 21	146 Russell Avenue
B-00015	19.66 metres	23.62 metres	464.1 sq. metres	7 to 12	284 Somerset Street
B-00016	17.90 metres	30.48 metres	482 sq. metres	13 to 17	282 Somerset Street
B-00018	18.28 metres	46.15 metres	765.2 sq. metres	18 to 20	105 Sweetland Avenue

It is proposed to establish the following easements:

B-00014: 146 Russell Avenue, Parts 1 to 6 and 21

- Over Parts 3, 4, and 6 in favour of Parts 7 to 20 for pedestrian access and maintenance.

B-00015: 284 Somerset Street, Parts 7 to 12

- Over Parts 9 and 10 in favour of Parts 1 to 6 and 13 to 21 for pedestrian access and maintenance.

B-00016: 282 Somerset Street, Parts 13 to 17

- Over Parts 15 & 16 in favour of Parts 1 to 12 and 18 to 21 for pedestrian access and maintenance.
- Over Part 17 in favour of Parts 1 to 12 and 18 to 21 for pedestrian access and maintenance.
- Over Part 17 in favour of Parts 1 to 6 and 18 to 21 for vehicular access.

B-00018: 105 Sweetland Avenue, Parts 18 to 20

- Over Part 20 in favour of Parts 1 to 17 and 21 for pedestrian access and maintenance.
- Over Part 20 in favour of Parts 1 to 6 and 21 for vehicular access.

The proposed construction on Parts 7 to 12 will not be in conformity with the requirements of the Zoning By-law and therefore, a minor variance application (D08-02-25/A-00016) has been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES

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

A-00016: 284 Somerset Street East, Parts 7 to 12, proposed apartment building:

- a) To permit a reduced interior yard area of 0.0 square metres, whereas the By-law requires a minimum interior yard area of 41.89 square metres.
- b) To permit a reduced soft landscaped area of 21.9 square metres, whereas the By-law requires a minimum soft landscaped area of 25 square metres.

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 Applicants 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: April 11, 2025



Ce document est également offert en français.

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