

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1
Wednesday, July 23, 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 applications 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-00138 & D08-01-25/B-00139,
D08-02-25/A-00155, D08-02-25/A-00161
and D08-02-25/A-00162

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

Applicant: Ravenhill Properties Limited Partnership

Property Address: 432 and 436 Ravenhill Avenue

Ward: 15 - Kitchissippi

Legal Description: Part of Lots 10 and 11, West side of Cole Avenue,
Registered Plan 235

Zoning: R4UA (2686) H (8.5) and R3R (2687) H (8.5)

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicant wants to subdivide their property into two separate parcels of land to construct four townhouse dwellings, with six additional dwelling units, on the newly created parcel. The existing half of the semi-detached dwelling will remain. The existing garage and detached dwelling will be demolished.

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On May 17, 2023, the Committee granted provisional consent application (File No. (D08-01-23/B-00138 & D08-01-23/B-00139) to subdivide the property into three lots. However, the conditions of provisional consent were not fulfilled within the statutory time period and the application was deemed to be refused under the *Planning Act*.

CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land and grant of easement/right-of-way. The property is shown as Parts 1 to 10 on a Plan 4R-35588 filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00138	35.99 metres (Cole) 15.34 metres (Ravenhill)	Irregular	704.9 sq. metres	1, 2, 6, 8, 9 and 10	452 to 458 Cole
B-00139	6.58 metres	irregular	217.7 sq. metres	3, 4, 5 and 7	436 Ravenhill

It is proposed to establish easements/rights-of-way as follows:

- Over Parts 2 and 6 in favour of Parts 3, 4, 5 and 7 and 438 Ravenhill Avenue for vehicular and pedestrian traffic
- Over Parts 3 and 5 in favour of Parts 1, 2, 6, 8, 9 and 10 and 438 Ravenhill Avenue for vehicular and pedestrian traffic

Approval of these applications will have the effect of creating separate parcels of land and development that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos/ D08-02-25/A-00155, D08-02-25/A-00161 & D08-02-25/A-00162) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES

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

A-00155: 458 Cole Avenue, Unit 1 proposed townhouse dwelling:

- a) To provide a reduced rear yard soft landscaping buffer of 2.41 metres, whereas the By-law requires a minimum rear yard soft landscape buffer of 4.5 metres.

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and D08-02-25/A-00162

A-00161: 456 Cole Avenue, Unit 2 proposed townhouse dwelling:

- b) To permit a reduced lot area of 130 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

A-00162: 454 Cole Avenue, Unit 3 proposed townhouse dwelling:

- c) To permit a reduced lot area of 130 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

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** 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

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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: July 4, 2025



Ce document est également offert en français.

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