

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, July 8, 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(s):** D08-01-25/B-00130 & D08-02-25/A-00146  
**Application(s):** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*  
**Applicant(s):** 773891 Ontario Inc  
**Property Address:** 1330 Ogilvie Road  
**Ward:** 11 - Beacon Hill-Cyrville  
**Legal Description:** Blocks, C, D, and L, Registered Plan M-172  
**Zoning:** AM10 H(40)  
**Zoning By-law:** 2008-250

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

The Applicant wants to enter into a long-term lease, for a period greater than 21 years, and proposes to construct a 4-storey, 39-unit, low-rise, apartment building on the leased land, as shown on plans filed with the Committee. The new apartment building will replace the stacked townhouse dwellings destroyed by fire in 2022. The five existing residential buildings and associated surface parking will remain with the on the site.

## **CONSENT REQUIRED**

The Applicants seek the Committee's consent for a long term Lease in excess of 21 years.

The subject property is shown as Parts 1 to 32 on 4R-6335 and has a lot area of 1.82 hectares. This property contains two, mid-rise apartment buildings (1370 & 1380 Ogilvie Road)

The leased lands are shown as Parts 1, 2, 3, and 32 said plan, and will have a frontage of 47.68 metres, an irregular depth, and an area of 5,323.54 square metres. This parcel contains two blocks of stacked townhouse dwellings (1330 and 1340 Ogilvie Road) and the proposed low-rise apartment building, which will be known municipally as 1360 Ogilvie Road.

The property is subject to existing easements as set out in LT566720, LT566722, LT566717, LT483129, and CT153251.

## **REQUESTED**

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

- a) To permit an increased front yard setback of 6.1 metres, whereas the By-law permits a maximum front yard setback of 4.5 metres.
- b) To permit 0 active entrances facing Ogilvie Road, whereas the By-law requires a minimum of 1 active entrance in the case of residential buildings.
- c) To permit a reduced parking space rate for resident parking of 0.7 spaces per dwelling unit, for a total of 137 parking spaces, whereas the By-law requires a minimum parking space rate of 1.2 spaces per dwelling unit, for a total of 230 resident parking spaces.
- d) To permit a reduced parking space rate for visitor parking of 0.16 spaces per dwelling unit, for a total of 32 parking spaces, whereas the By-law requires a minimum parking space rate of 0.2 spaces per dwelling unit, for a total of 38 visitor parking spaces.
- e) To permit a reduced amount of glazing along Ogilvie Road of 10% of the surface area of the façade, whereas the By-Law requires that 50% of the surface area of the ground floor façade be glazing.
- f) To permit a reduced width of 4 metres for a private way, whereas the By-law requires a minimum width of 6 metres for a private way.

The property is the subject of a Site Plan Control application (File No.D07-12-24-0061) under the *Planning Act*.

### **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** 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: June 20, 2025



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436