

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, August 20, 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):	D08-02-25/A-00127
Application(s):	Minor Variance under section 45 of the <i>Planning Act</i>
Applicant(s):	2763079 Canada Inc.
Property Address:	122A Osgoode Street
Ward:	12 - Rideau-Vanier
Legal Description:	Part of Lot 17 (South Osgoode Street), Registered Plan 25223
Zoning:	LC1 [2263]
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION

The Applicant wants to construct a three-storey addition at the rear of the existing mixed-use building. The existing building will be converted into two residential units and four more residential units will be added within the new addition, for a total of six units, as shown on plans filed with the Committee.

At its scheduled hearing on June 18, 2025, the Committee adjourned this application to allow the Applicant time to apply for additional variances. The application was revised

and notice of a scheduled hearing on August 6, 2025, was circulated. It has since been determined that additional variances are required from the Heritage Overlay provisions of the Zoning By-law.

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 6.19 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres.
- b) To permit a reduced (east) interior side yard setback of 0.61 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- c) To permit a reduced (west) interior side yard setback of 0 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- d) To permit a reduced front yard setback of 0 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- e) To permit an increased building height for an addition of 10.66 metres, whereas the By-law states that an addition to a building in an area to which a heritage overlay applies is permitted only if the height of the walls and height and slope of the roof do not exceed those of the building, or 9.09 metres in this case.
- f) To permit projections into both interior side yards (concrete steps), whereas the By-law states that projections are not permitted into the front, corner side or side yard in an area to which a heritage overlay applies.

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](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: Friday, August 1, 2025



Ce document est également offert en français.

Committee of Adjustment

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