

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, August 6, 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-00127 & D08-01-25/B-00128
D08-02-25/A-00141 & D08-02-25/A-00142

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

Applicant: L. Abraham

Property Address: 574 Kirkwood Avenue

Ward: 15 - Kitchissippi

Legal Description: Part of Lot 14, Registered Plan 152

Zoning: R4UC

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicant wants to subdivide the property into two separate parcels of land for the construction of a three-storey, low-rise apartment building containing eight units. The existing low-rise apartment building will remain. The detached garage will be demolished.

CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land. The property is shown as Parts 1 and 2 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 No.	Municipal Address
B-00127	18.98 m (Kirkwood Avenue)	25.74 m	488.5 sq. m	1	574 Kirkwood Avenue (existing low-rise apartment building)
B-00128	18.98 m (Westhaven Crescent)	13.98 m (irregular)	264.3 sq. m	2	174 Westhaven Crescent (proposed low-rise apartment building)

The proposal does not conform to the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-25/A-00141 & D08-02-25/A-00142) 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-00127: 574 Kirkwood Avenue, Part 1 on draft 4R-plan, existing low-rise apartment dwelling:

- a) To permit a reduced rear yard area of 61.6 square metres (12.5% of the lot area), whereas the By-law requires a minimum rear yard area of 122.12 square metres (25% of the lot area).
- b) To permit a reduced rear yard setback of 3.4 metres (13.22% of the lot depth), whereas the By-law requires a minimum rear yard setback of 7.71 metres (30% of the lot depth).
- c) To permit a reduced aggregated rectangular area of soft landscaping in the rear yard of 23.12 square metres, whereas the By-law requires that at least one aggregated rectangular area of soft landscaping be at least 25 square metres.

A-00128: 174 Westhaven Crescent, Part 2 on draft 4R-plan, proposed low-rise apartment dwelling:

- d) To permit a reduced aisle width accessing a bicycle parking space of 0.0 metres, whereas the By-law requires a minimum aisle width accessing a bicycle parking space of 1.5 metres.

- e) To permit a reduced front yard setback of 1.5 metres, whereas the By-law requires a minimum front yard setback of 7.0 metres.
- f) To permit a reduced rear yard area of 61 square metres (23% of the lot area), whereas the By-law requires a minimum rear yard area of 66 square metres (25% of the lot area).
- g) To permit a reduced rear yard setback of 3.3 metres (23.5% of the lot depth), whereas the By-law requires a minimum rear yard setback of 3.5 metres (25% of the lot depth).
- h) To permit a reduced area for soft landscaping in the rear yard of 31.2 square metres, whereas the By-law requires a minimum area for soft landscaping in the rear yard of 35 square metres.
- i) To permit a reduced aggregated rectangular area of soft landscaping in the rear yard of 12.5 square metres, whereas the By-law requires that at least one aggregated rectangular area of soft landscaping be at least 25 square metres.
- j) To permit a reduced lot area of 264 square metres, whereas the By-law requires a minimum lot area of 300 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](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: July 18, 2025



Ce document est également offert en français.

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