

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, April 22, 2026

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: D08-02-26/A-00024
Application: Minor Variance under section 45 of the *Planning Act*
Applicant: 11096001 Canada Corporation
Property Address: 52 Garland Street
Ward: 15 - Kitchissippi
Legal Description: Part of Lots 40 and 42, Registered Plan 57
Zoning: LC1 [2256]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION

The Applicant is currently constructing a 12-unit, mixed-use building and wants to convert the ground-floor commercial unit to a residential dwelling unit, as shown on the plans filed with the Committee. This would result in the building being fully residential with 13 dwelling units in total.

REQUESTED VARIANCES

The Applicant requests that the Committee authorize a minor variance from the following Zoning By-laws:

- a) To permit a reduced westerly interior side yard setback of 0 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- b) To permit a reduced easterly interior side yard setback of 0 metres (for the upper levels only), whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- c) To permit a reduced front yard setback of 1.5 metres, whereas the By-law requires a minimum front yard setback of 3 metres.
- d) To permit a reduced rear yard setback of 6.3 metres (for the upper levels only), whereas the By-law requires a minimum required rear yard setback of 7.5 metres.
- e) To permit a reduced width for a front yard landscape area of 1.5 meters, whereas the By-law requires a minimum width of landscaped area abutting a street of 3 meters.
- f) To permit 0 parking spaces, whereas the By-law requires a minimum of 0.5 parking spaces per dwelling unit for units in excess of 12, in this case 1 parking space is required.
- g) To permit a reduced total amenity area of 73.3 square metres, whereas the By-law requires 6 square metres of total amenity area per dwelling unit, in this case 78 square metres is required.
- h) To permit a reduced aggregated communal amenity area of 45.6 square metres, whereas the By-law requires at least one aggregated communal amenity area of 54 square metres when more than one aggregated area is provided.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION

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: April 7, 2026



Ce document est également offert en français.

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