



**Committee of Adjustment
Public Hearing Notice**

**Minor Variance Application
Section 45 of the *Planning Act***

**Wednesday, July 20, 2022
1:00 p.m.**

**613-580-2436
cofa@ottawa.ca**

By Electronic Participation

This hearing will be held through electronic participation in accordance with the *Statutory Powers Procedure Act*. To help stop the spread of COVID-19, the Committee of Adjustment will continue to hold online hearings until further notice.

The hearing can be viewed on the Committee of Adjustment [YouTube](#) page. For more information, visit [Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)

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 48 hours before the hearing.

File No.: D08-02-22/A-00146
Owner(s): Jordan Tannis
Address: 87 Melrose Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 2176, Registered Plan 201
Zoning: R4UB
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to convert the existing three unit dwelling to a low-rise apartment dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

The Owner requires the Authority of the Committee for the following Minor Variances from the Zoning By-law:

- a) To permit a reduced lot area of 257.5 square meters, whereas the By-law requires a minimum lot area of 300 square meters.
- b) To permit a reduced minimum rear yard setback of 6.43 metres (25.1%), whereas the By-law requires a minimum rear yard setback of 7.68 metres (30% of the lot depth).
- c) To permit a reduced front yard setback of 2.38 metres, whereas the By-law requires a minimum front yard setback of that aligns with the average of the abutting lots' front yard setbacks which in this case is 2.52 metres
- d) To permit a reduced northerly interior yard setback of 1.2 metres, whereas the By-law requires a minimum interior yard setback of 1.5 metres.
- e) To permit a reduced canopy projection of 0.2 meters to the northern lot line, whereas the By-law requires a maximum canopy projection of 0.6 meters to a lot line.
- f) To permit a front facade to be 18.8% windows, whereas the By-law requires a minimum of 25% of the front facade to be windows.
- g) To permit 39.8% of the front facade to be recessed an additional 0.43 meters from the front setback line than the rest of the building facade, whereas the By-law requires at least 20% of the front facade must be recessed an additional 0.6 meters from the front setback line.
- h) To permit one parking space, whereas the By-law requires no parking for a low-rise apartment building on a lot less than 450 square metres in area.

THE APPLICATION indicates that the Property is the subject of a Site Plan Control Application (D07-12-21-0105) under the *Planning Act*.

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning this application because you are an assessed owner of one of the neighbouring properties. See *Annex A – Public Participation Details* below on providing written submissions or verbal comments in advance of the hearing, and how to register to speak at the hearing. The Committee asks that any presentations be limited to five minutes or less, and any exceptions will be at the discretion of the Committee Chair. You may require the Committee to hold the hearing as an oral (in person) hearing if you satisfy the Committee that holding the hearing as an electronic hearing is likely to cause you significant prejudice. To do so, you must provide written submissions to the Committee at least 48 hours in advance of the hearing.

IF YOU DO NOT PARTICIPATE in this Public Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings. If you have specific comments regarding this application, you may submit a letter to the Secretary-Treasurer of the Committee at the address shown below, and such written submissions shall be available for inspection by

any interested person. Information you choose to disclose in your correspondence, including your personal information, will be used to receive your views on the relevant issues to enable the Committee to make its decision on this matter. The information provided will become part of the public record. Every attempt should be made to file your submission five days prior to the Public Hearing date.

A COPY OF THE DECISION of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the Public Hearing AND who filed with the Secretary Treasurer a written request to receive the decision. This will also entitle you to be advised of a possible Ontario Land Tribunal Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment's Decision may be appealed to the Local Planning Appeal Tribunal by the Applicant or another member of the public.

ADDITIONAL INFORMATION regarding this application is available online at [Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment), by navigating to "Public Hearings" and selecting the Panel 1 agenda under the applicable Hearing date. The website also contains additional information about the mandate of the Committee and its processes.

DATED: July 5, 2022



Committee of Adjustment

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Remote Participation – Committee Members, Staff and General Public

The chosen technology for this hearing is Zoom (<https://zoom.us/>) which allows for participation by computers and mobile devices. To reduce the number of participants in the electronic hearing and to allow for a more efficient process, the general public will be asked to participate by viewing the webcast via the Committee of Adjustment YouTube channel. For more information, visit Ottawa.ca/CommitteeofAdjustment

Submit verbal comments in advance of the hearing (Prior to noon (12 p.m.) the Monday before the hearing) you may call the Coordinator to have comments transcribed (contact details below).

Upon receipt of your registration to speak at the hearing, delegates will be provided the Zoom hearing details and password prior to the hearing.

For more information, please contact the Coordinator by e-mail at cofa@ottawa.ca or (613) 580-2436.