



**COMMITTEE OF ADJUSTMENT
OF THE CITY OF OTTAWA**

**DECISION
MINOR VARIANCE / PERMISSION
(Section 45 of the *Planning Act*)**

File Nos.: D08-02-21/A-00320 & D08-02-21/A-00321
Owner(s): Filament Realty Holdings Corp.
Location: 1387 & 1389, (1387B & 1389B) Raven Avenue
Ward: 16 - River
Legal Description: Lots 586 & 587, and Part of Lot 585, Reg. Plan 346,
Part 5 on Registered Plan 5R-13832
Zoning: R2H
Zoning By-law: 2008-250

Notice was given and a Public Hearing was held on **November 3, 2021**, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION:

The Owner has filed Applications for Consent (D08-01-21/B-00364 & D08-01-21/B-00365) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to construct secondary dwelling units in the basement of each semi-detached dwelling and the two proposed parcels will not be conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

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

A-00320: 1389, (1389B) Raven Ave., Part 1 on the Draft Plan, existing semi-detached dwelling

- a) To permit a reduced lot width of 7.67 metres, whereas the Zoning By-law requires a minimum lot width of 9.0 metres.
- b) To permit a reduced lot area of 232.4 square metres, whereas the Zoning By-law requires a minimum lot area of 270 square metres.

A-00321: 1387, (1387B) Raven Ave., Part 2 on the Draft Plan, existing semi-detached dwelling

- c) To permit a reduced lot width of 8.48 metres, whereas the Zoning By-law requires a minimum lot width of 9.0 metres.
- d) To permit a reduced lot area of 252.7 square metres, whereas the Zoning By-law requires a minimum lot area of 270 square metres.

The Applications indicate that the Property is the subject of the above noted Consent applications under the *Planning Act*.

PUBLIC HEARING:

The Chair administered an oath to Jessica D'Aoust, Agent for the Owner, who confirmed that the statutory notice posting requirements were satisfied.

The Committee also noted that the legal description set out in the Public Notice should be amended to read as follows: Lots 586 & 587, and Part of Lot 585, Reg. Plan 346, **Part 5 on Registered Plan 5R-13832.**

With the concurrence of Ms. D'Aoust, the applications was amended accordingly.

Christina Culley of the City's Planning, Infrastructure and Economic Development Department (PIEDD) was also in attendance Also in attendance was Gershon Thambiah, Owner of the property.

DECISION AND REASONS OF THE COMMITTEE: APPLICATIONS GRANTED

The Committee considered any written and oral submissions relating to the application in making its Decision.

The Committee notes that the PIEDD report raises "no concerns" with the application, stating that "the semi-detached dwelling units are existing and the proposed secondary dwelling units will result in no alterations to the exterior, there are no built form changes which would impact compatibility with surrounding properties to consider for these applications." The report also noted that nearby lots 1418 and 1420 Raven Avenue "have approximate lot widths of 7.61 metres and lot areas of 229.44, which are below the minimum requirements outlined in the *Zoning By-law* and the sought relief."

Based on the evidence, the Committee is satisfied that the requested variances meet all four requirements under subsection 45(1) of the *Planning Act*.

Considering the circumstances, the Committee finds that, because the proposal will have no impact to the site functionality or to the existing lot fabric, the requested variances are, from a planning and public interest point of view, desirable for the appropriate use of the land, building or structure on the property, and relative to the neighbouring lands. The Committee also finds that, because the proposal offers a diversity of housing types and choices, and supports intensification and infill development within the General Urban Area, the requested variances maintain the

general intent and purpose of the Official Plan. In addition, the Committee finds that, because the proposal will regularize an existing condition, the requested variances maintain the general intent and purpose of the Zoning By-law. Moreover, the Committee finds that the requested variances are minor because they will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.

The Committee therefore authorizes the requested variances.

NOTICE OF RIGHT TO APPEAL:

To appeal this decision to the Ontario Land Tribunal (OLT), an appeal form along with a certified cheque or money order payable to the Ontario Minister of Finance must be filed with the Secretary-Treasurer of the Committee of Adjustment by **December 2, 2021**, delivered to the following address:

Secretary-Treasurer, Committee of Adjustment,
101 CentrepoinTE Drive, 4th floor, Ottawa, Ontario, K2G 5K7

The Appeal Form is available on the OLT website at <https://olt.gov.on.ca/>. The OLT has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application. If you have any questions about the appeal process, please contact the Committee of Adjustment office by calling 613-580-2436 or by email at cofa@ottawa.ca.

Only individuals, corporations and public bodies may appeal Decisions in respect of applications for consent to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a Member of the Association or group on its behalf.

**DECISION SIGNATURE PAGE
PAGE DE SIGNATURE DE LA DÉCISION**

File No. / Dossier n°: D08-02-21/A-00320 & D08-02-21/A-00321
Owner(s) / Propriétaire(s): Filament Realty Holdings Corp.
Location / Emplacement: 1387 & 1389, (1387B & 1389B) Raven Avenue

We, the undersigned, concur in the decision and the reasons set out by the Committee of Adjustment.

Nous, soussignés, souscrivons à la décision et aux motifs rendus par le Comité de dérogation.

"Ann M. Tremblay"

**ANN M. TREMBLAY
CHAIR / PRÉSIDENTE**

"Kathleen Willis"

**KATHLEEN WILLIS
MEMBER / MEMBRE**

"Scott Hindle"

**SCOTT HINDLE
MEMBER / MEMBRE**

"Colin White"

**COLIN WHITE
MEMBER / MEMBRE**


"Julia Markovich"

**JULIA MARKOVICH
MEMBER / MEMBRE**

I, Michel Bellemare, Secretary-Treasurer of the Committee of Adjustment for the City of Ottawa, certify that the attached is a true copy of the Decision of the Committee with respect to the application recorded.

Je, soussigné, Michel Bellemare, secrétaire-trésorier du Comité de dérogation pour la Ville d'Ottawa, confirme que l'énoncé ci-joint est une copie conforme de la décision rendue par le Comité à l'égard de la demande visée.

Date of Decision / Date de la décision
November 12, 2021 / 12 novembre 2021


Michel Bellemare
Secretary-Treasurer / Secrétaire-trésorier