



**Committee of Adjustment
Public Hearing Notice**

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

**Wednesday, November 18, 2020
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*. The City of Ottawa remains in a State of Emergency to help stop the spread of COVID-19. The Committee of Adjustment will hold online hearings until further notice.

This hearing may be viewed online on the Committee of Adjustment YouTube Channel <https://www.youtube.com/channel/UCZ9Z3-VJcSMSqrWRORMIRiQ>

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 48 hours in advance of the hearing.

File Nos.: D08-02-20/A-00275 & D08-02-20/A-00276
Owner(s): Michael D. Currey Holdings Inc.
Location: 440, (440B, 442, 442B & 444) Roosevelt Avenue & (407 & 407B) Ravenhill Avenue
Ward: 15-Kitchissippi
Legal Description: Lot 14, Reg. Plan 204
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Applications for Consent (D08-01-20/B-00299 & D08-01-20/B-00300) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and to construct two, three-storey semi-detached dwellings on the property, with one semi-detached dwelling on each newly created parcel, and with secondary dwelling units in the basements of three of the units. The proposed parcels and proposed dwellings will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

A-00275: 440, (440B, 442, 442B) Roosevelt Ave., Part 1 on Draft 4R-Plan, proposed three-storey semi-detached dwelling with two secondary dwelling units

- a) To permit an increase in building height to 11.0 metres, whereas the By-law permits a maximum building height of 8.0 metres.
- b) To permit a reduced rear yard setback of 15% of the lot depth or 3.0 metres, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth which, in this case, is 5.1 metres.
- c) To permit a reduced rear yard area of 15% of the lot area or 23.1 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area which, in this case, is 38.5 square metres.
- d) To permit a reduced lot area of 153 square metres, whereas the By-law requires a minimum lot area of 180 square metres for a semi-detached dwelling.

It should be noted that the property containing this semi-detached dwelling is not being severed and the variance above would apply to both portions of the lot on which each individual semi-detached dwelling unit is to be located.

A-00276: (444) Roosevelt Ave. & (407 & 407B) Ravenhill Ave., Part 2 on Draft 4R-Plan, proposed three-storey semi-detached dwelling with one secondary dwelling unit

- e) To permit an increase in building height to 11.0 metres, whereas the By-law permits a maximum building height of 8.0 metres.
- f) To permit a reduced lot area of 139 square metres, whereas the By-law requires a minimum lot area of 180 square metres for a semi-detached dwelling.

It should be noted that the property containing this semi-detached dwelling is not being severed and the variance above would apply to both portions of the lot on which each individual semi-detached dwelling unit is to be located.

- g) To permit a reduced interior yard of 15% of the lot depth or 3.0 metres and 30% of the affected lot's actual width or 4.5 metres (in the northwest corner of the property, abutting 411 Ravenhill Avenue), whereas the By-law states that an interior yard must be provided, and created by extending a parallel line from the minimum required rear yard setback of the abutting lot, across the longest shared common lot line, into the affected lot for a distance from that shared lot line equal to 30% of the affected lot's actual lot width, after which the rear yard may be reduced to 1.2 m.

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

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning these applications 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 these applications, 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 Local Planning Appeal 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 these applications is available online at <https://ottawa.ca/en/planning-development-and-construction/committee-adjustment>, 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: November 2, 2020

Committee of Adjustment

City of Ottawa

101 CentrepoinTE Drive

Ottawa, ON K2G 5K7

613-580-2436

cofa@ottawa.ca

Annex A - Public Participation Details

Remote Participation – Committee Members, Staff and General Public

City facilities are temporarily closed to help stop the spread of COVID-19. Although in-person Committee of Adjustment hearings have been postponed until further notice, there are several ways in which the general public can participate in this electronic hearing.

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 at <https://www.youtube.com/channel/UCZ9Z3-VJcSMSgrWRORMIRiQ>. You can also contact cofa@ottawa.ca to obtain the link.

Submit comments in writing: submit comments in writing, by email, to cofa@ottawa.ca. Comments received **by noon (12 p.m.) the Monday before the hearing** will be provided to Committee Members prior to the hearing. Comments received after this time will be forwarded to Committee Members as soon as possible but may not be received by Committee Members prior to the hearing.

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).

Register to Speak at the Committee Hearing prior to 4 p.m. the Monday before the hearing, by phone or e-mail by contacting the Coordinator (contact details below). Details for those wishing to make visual presentations to the Committee can be provided to you upon request, by email.

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.