



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

**COMITÉ DE DÉROGATION
POUR LA VILLE D'OTTAWA**

**DECISION/DÉCISION
MINOR VARIANCE/PERMISSION
DEMANDE DE DÉROGATIONS MINEURES/PERMISSION**
(Section 45 of the *Planning Act*)
(Article 45 de la *Loi sur l'aménagement du territoire*)

File No./Dossier n°: D08-02-18/A-00436 & D08-02-18/A-00437
Owner(s)/Propriétaire(s): Ted Lewandowski
Location/Emplacement: 86-88 Doane Street
Ward/Quartier: 7 - Bay
**Legal Description/
Description officielle:** Part of Lots 10 and 11, Registered Plan 458
Zoning/Zonage: R3A
**Zoning By-law/
Règlement:** 2008-250

Notice was given and a Public Hearing was held on April 17, 2019, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION/OBJET DE LA DEMANDE:

The Owner has filed Consent Applications (D08-01-18/B-00293 and D08-01-18/B-00361) which, if approved will have the effect of creating four separate parcels of land. Two of the parcels will not be in conformity with the requirements of the Zoning By-law, as shown on plans filed with the Committee.

RELIEF REQUIRED/DISPENSE REQUISE:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00436: 86 Doane Street, Part 2 on the plan filed with the applications, one unit

- a) To permit 0 parking spaces for the existing townhouse unit at 86 Doane Street, whereas the By-law requires a minimum of one parking space per unit.

A-00437: 88 Doane Street, Part 3 on the plan filed, one unit

- b) To permit 0 parking spaces for the existing townhouse unit at 88 Doane Street, whereas the By-law requires a minimum of one parking space per unit

The Applications indicate that the Property is the subject related current Consent Applications as noted above under the *Planning Act*.

PUBLIC HEARING/AUDIENCE PUBLIQUE:

The Committee heard from Mr. S. Murray, the solicitor for the Owner, who provided the Committee with a brief presentation. Also in attendance was Mr. T. Lewandowski, the Owner of the property.

Mr. M. Walker of the City's Planning, Infrastructure and Economic Development Department (PIEDD) also addressed the Committee, and confirmed that he had no concerns with the applications.

**DECISION AND REASONS OF THE COMMITTEE:
DÉCISION ET MOTIFS DU COMITÉ:****APPLICATIONS GRANTED
DEMANDES ACCORDÉES**

The Committee, having considered the evidence presented and reviewed the plans and correspondence on file, notes that the approval of these applications will allow for the conveyance of existing townhouse dwelling units, and that no new development is proposed. It is therefore the opinion of the Committee that the relief sought will have no adverse impacts on adjacent neighbours or on the community more generally.

The Committee is therefore satisfied, in all the circumstances and in this instance, that the variances sought are minor, that they are desirable for the appropriate development or use of the land and that the general intent and purpose of the Zoning By-law and the general intent and purpose of the Official Plan are maintained. These applications are granted.

NOTICE OF RIGHT TO APPEAL/AVIS DE DROIT D'APPEL:

To appeal this Decision to the Local Planning Appeal Tribunal, 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 the **16th day of May, 2019**, 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 Tribunal's website at www.elto.gov.on.ca. The Tribunal has established a filing fee of \$300.00 per type of application with an additional filing fee of \$25.00 for each secondary application. If you have any questions about the

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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 Local Planning Appeal Tribunal. 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.

NOTICE TO APPLICANT/AVIS AU RÉQUÉRANT:

If your application has been approved, it should be noted that this Decision is not to be construed as satisfying all the requirements of Hydro Ottawa or the Building Code for the issuance of a building permit.

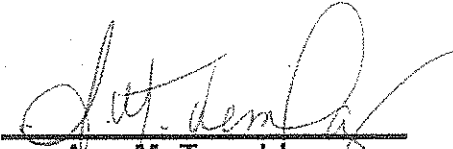
Applicants are advised to take note of comments received from City departments and other technical agencies like Hydro Ottawa and to consult where appropriate.

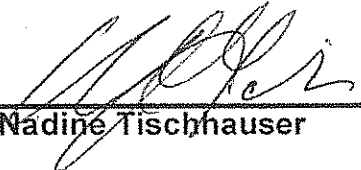
DECISION SIGNATURE PAGE
PAGE DE SIGNATURE DE LA DÉCISION

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

Nous, soussignés, souscrivons à la décision et à la justification ci-devant rendues par le Comité de dérogation.



Ann M. Tremblay
Vice-Chair/ vice-présidente


Nadine Tischhauser

ABSENT


Gino Nicolini


Guillaume Vincent



Pierre Maheu

I, Krista Libman, 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, soussignée, Krista Libman, secrétaire-trésorière 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.

April 26, 2019

Date of Decision
Date de la décision


Krista Libman
Secretary-Treasurer/Secrétaire-trésorière