



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 1545A Merivale Road  
Legal Description: Part of Lot 16, Registered Plan 353 and Part of Lot 34,  
Concession A (Rideau Front)  
File No.: D08-02-23/A-00120  
Report Date: June 15, 2023  
Hearing Date: June 20, 2023  
Planner: Samantha Gatchene  
Official Plan Designation: Outer Urban Transect, Mainstreet Corridor  
Zoning: AM10

**Committee of Adjustment**  
Received | Reçu le

**2023-06-15**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **has no concerns** with the application.

**DISCUSSION AND RATIONALE**

The Official Plan designates the property Mainstreet Corridor within the Outer Urban Transect. The Official Plan provides policy direction that development along Mainstreet Corridors in the Outer Urban Transect permit a mix of uses which support residential uses and the evolution of a neighbourhood towards 15-minute neighbourhoods.

The property is zoned Arterial Mainstreet, Subzone 10 (AM10). The purpose of this zone is to accommodate a broad range of uses including retail, service commercial, offices, residential and institutional uses in mixed-use and standalone buildings.

Staff have no concerns with the requested variance to permit a reduction in the minimum percentage of the building frontage occupied by building walls from 50% to 0%. The relief is requested from a specific AM10 subzone provision which is intended to support the development of a continuous street frontage along arterial roads, including Merivale Road. However, the site is a uniquely shaped flag lot with a narrow frontage along Merivale Road that is 4.59 m wide and provides the site's only driveway access. Therefore, it would be impossible for the proposed building to front along Merivale Road given the current lot shape. The requested variance would enable the current driveway access to be maintained with some modifications to accommodate the new development.

The variance maintains the intent of the Zoning By-law as the extremely narrow frontage of the site already precludes the development of a building along the street. Staff are satisfied that the variance that the variance is minor as it will not negatively affect the streetscape or the ability of the abutting properties to redevelop in the future.



## ADDITIONAL COMMENTS

### Planning Forestry

This is a site plan application and all tree protection and planting opportunities will be determined through the development review process. There are no tree-related concerns with the requested minor variance.

### Right-of-Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application, as the property is subject to Site Plan Control which will address any private approach/driveway issues.

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Samantha Gatchene, MCIP, RPP  
Planner I  
Development Review, West Branch  
Planning Real Estate and Economic  
Development Department

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Lisa Stern, MCIP, RPP  
Planner III  
Development Review, West Branch  
Planning Real Estate and Economic  
Development Department