



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1545A Merivale Road
Legal Description: Part of Lot 16, Registered Plan 353 and Part of Lot 34, Concession A (Rideau Front), former Geographic Township of Nepean
File No.: D08-02-24/A-00091
Report Date: May 9, 2024
Hearing Date: May 15, 2024
Planner: Samantha Gatchene
Official Plan Designation: Outer Urban Transect, Mainstreet Corridor
Evolving Neighbourhood Overlay
Zoning: AM10

Committee of Adjustment
Received | Reçu le
2024-05-08
City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

The site is zoned AM10 and designated Mainstreet Corridor under the Official Plan. The intent of the AM10 is to accommodate a broad range of uses, including service commercial uses, such as the approved medical imaging facility.

Staff do not have concerns with the requested variances to reduce the number of parking spaces from 103 spaces to 78 spaces and, to reduce the number of required loading spaces from 2 spaces to 0 spaces. Based on the materials submitted, staff are satisfied that the variances are appropriate for the development and can accommodate its parking demands. The variances meet the general intent of the Zoning By-law by ensuring there is sufficient parking supply for the users of the development.

There are no concerns with the variance for a reduced landscape buffer width from 1.5 metres to 1.2 metres. The landscape buffer is located along the northern edge of the

parking lot where minimal plantings are proposed. The reduced landscape buffer will allow for a wider landscaped parking island internal to the site where trees are proposed.

ADDITIONAL COMMENTS

Planning Forestry

This is an approved site plan application with all tree retention and planting opportunities determined through the development review process. There are no tree-related concerns with the proposed variances.

Infrastructure Engineering

- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Provide a minimum of 3m between the proposed driveway and the fire hydrant.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- In accordance with the Sewer Connection By-Law a minimum spacing of 1.0m is required between service laterals and the foundation face.

Transportation Engineering Services

Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Mike Giampa) and has been assigned record #18865 in Transportation Engineering Services' circulation feedback system.



Samantha Gatchene, MCIP, RPP
Planner I
Development Review, All Wards
Planning, Development and Building Services
Department



Erin O'Connell, MCIP, RPP
Planner III
Development Review, All Wards
Planning, Development and Building Services
Department