

Committee of Adjustment

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City of Ottawa | Ville d'Ottawa
Comité de dérogation



MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 388 Richmond Road
Legal Description: Part Lot 10, Plan 204
File No.: D08-02-24/A-00186
Report Date: August 29, 2024
Hearing Date: September 4, 2024
Planner: Margot Linker
Official Plan Designation: Inner Urban Transect, Mainstreet Corridor
Richmond Road / Westboro Secondary Plan
Zoning: TM H(24) (Traditional Mainstreet, Maximum Building Height
24 Metres)

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, and have no concerns regarding the proposed restaurant use providing zero parking spaces on site.

The zoning by-law permits a restaurant use with a GFA of 350sqm or less to have no off-street motor vehicle parking requirements. However, since the proposed restaurant is 366sqm, it is subject to the full parking rate (5 spaces/100sqm GFA).

The subject site is zoned Traditional Mainstreet and is located within the Inner Urban Transect and designated Mainstreet Corridor on Schedules A and B2 of the Official Plan. This area is encouraged to prioritize walking, cycling and transit. There is an existing sidewalk along Richmond Road. Richmond Road is also identified as a Transit Priority Corridor and is a suggested cycling route (Official Plan, Schedules C2 and Transportation Master Plan, Map 1) . Byron Avenue, to the south, has bike lanes, and the site is located approximately 325 metres from the Kitchi Sibi O-Train Station. The Official Plan does contemplate eliminating minimum parking requirements along corridors to support the shift towards sustainable modes of transportation.

The applicant proposes bicycle parking spaces at the remaining space in the rear yard, and there is a loading zoning across the street.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree-related concerns with the requested variance. The existing City tree must be protected through any work on the building's front exterior, in accordance with the TIR and City of Ottawa tree protection specifications.



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