

DECISION MINOR VARIANCE

Date of Decision:	April 25, 2025
Panel:	2 - Suburban
File No.:	D08-02-25/A-00072
Application:	Minor Variance under section 45 of the <i>Planning Act</i>
Applicant:	Concorde Properties
Property Address:	2506 Innes Road
Ward:	2 - Orléans West-Innes
Legal Description:	Part of Lot 15, Concession 3, (Ottawa Front), Geographic Township of Gloucester
Zoning:	AM11 [2208]
Zoning By-law:	2008-250
Heard:	April 15, 2025, in person and by videoconference

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION

- [1] The Applicant wants to construct a Planned Unit Development with two three-storey residential buildings containing a total of 44 stacked-townhouse dwelling units, shown as "Building A" and "Building B" on plans filed with the Committee.

REQUESTED VARIANCES

- [2] The Applicant seeks the Committee's authorization for the following minor variances from the Zoning By-law:
- a) To permit a reduced rear yard setback of 8.158 metres, whereas the By-law requires a minimum required rear yard setback of 10 metres.
 - b) To permit a reduced interior side yard setback of 3.5 metres (beyond the first 20m from the front lot line on the west side), whereas the By-law requires a minimum interior side yard setback of 7.5 metres beyond the first 20m from the front lot line.
 - c) To permit an increased building height for "Building B" of 12.58 metres, whereas the By-law permits a maximum building height of 11 metres.

- d) To permit a reduced first floor height of 3.05 metres, whereas the By-law requires a minimum first floor height of 4.5 metres.
 - e) To permit a reduced parking rate of 1.11 parking spaces per dwelling unit, whereas the By-law requires a minimum of 1.2 parking spaces per dwelling unit.
 - f) To permit a reduced area of transparent glazing of 31% “Building A” and 32% “Building B” of the ground floor façades facing Innes Road, with no active customer entrance doors, whereas the By-law requires a minimum area of transparent glazing of 50% of the ground floor façade with active customer entrance doors.
 - g) To permit 32% of the frontage along the front lot line to be occupied by building walls located within 3 metres of the lot line, whereas the By-law requires at least 50% of the frontage along the front lot line to be occupied by building walls located within 3 metres of the lot line.
- [3] The property is the subject of a Site Plan Control application (File No. D07-12-24-0038).

PUBLIC HEARING

Oral Submissions Summary

- [4] Gillian Henderson, agent for the Applicant, and City Planner Elizabeth King were present.
- [5] There were no objections to granting this unopposed application as part of the Panel’s fast-track consent agenda

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED

Application Must Satisfy Statutory Four-Part Test

- [6] The Committee has the power to authorize minor variances from the provisions of the Zoning By-law if, in its opinion, the application meets all four requirements under subsection 45(1) of the *Planning Act*. It requires consideration of whether the variances are minor, are desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained.

Evidence

- [7] Evidence considered by the Committee included all oral submissions made at the hearing, as highlighted above, and the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:
- Application and supporting documents, including cover letter, plans, tree information report, plans, photo of the posted sign, and a sign posting declaration.
 - City Planning Report received April 9, 2025, with no concerns.
 - Rideau Valley Conservation Authority email dated April 10, 2025, with no objections.
 - Hydro Ottawa email dated April 4, 2025, with comments.

Effect of Submissions on Decision

- [8] The Committee considered all written and oral submissions relating to the application in making its decision and granted the application.
- [9] Based on the evidence, the Committee is satisfied that the requested variances meet all four requirements under subsection 45(1) of the *Planning Act*.
- [10] The Committee notes that the City's Planning Report raises "no concerns" regarding the application.
- [11] The Committee also notes that no evidence was presented that the variances would result in any unacceptable adverse impact on neighbouring properties.
- [12] Considering the circumstances, the Committee finds that, because the proposal fits well in the area, the requested variances are, from a planning and public interest point of view, desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.
- [13] The Committee also finds that the requested variances maintain the general intent and purpose of the Official Plan because the proposal respects the character of the neighbourhood.
- [14] In addition, the Committee finds that the requested variances maintain the general intent and purpose of the Zoning By-law because the proposal represents orderly development that is compatible with the surrounding area.

- [15] Moreover, the Committee finds that the requested variances, both individually and cumulatively, are minor because they will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.
- [16] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the application is granted and the variances to the Zoning By-law are authorized, **subject to** the location and size of the proposed construction being in accordance with the plans filed, Committee of Adjustment date stamped March 19, 2025, as they relate to the requested variances.

Absent
FABIAN POULIN
VICE-CHAIR

Absent
JAY BALTZ
MEMBER

"George Barrett"
GEORGE BARRETT
ACTING PANEL CHAIR

"Heather MacLean"
HEATHER MACLEAN
MEMBER

"Julianne Wright"
JULIANNE WRIGHT
MEMBER

"Gary Duncan"
GARY DUNCAN
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **April 25, 2025**

"Michel Bellemare"
MICHEL BELLEMARE
SECRETARY-TREASURER

NOTICE OF RIGHT TO APPEAL

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form and the filing fee must be submitted via one of the below options and must be received no later than **3:00 p.m. on May 15, 2025**.

- **OLT E-FILE SERVICE** – An appeal can be filed online through the [E-File Portal](#) . First-time users will need to register for a My Ontario Account. Select [Ottawa (City): Committee of Adjustment] as the Approval Authority. To complete the appeal, fill in all the required fields and provide the filing fee by credit card.

- **BY EMAIL** - Appeal packages can be submitted by email to cofa@ottawa.ca. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). Please indicate on the appeal form that payment will be made by credit card.
- **IN PERSON** – Appeal packages can be delivered to the Secretary-Treasurer, Committee of Adjustment, 101 Centrepoin Drive, 4th floor, Ottawa, Ontario, K2G 5K7. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). In person payment can be made by certified cheque or money order made payable to the Ontario Minister of Finance, or by credit card. Please indicate on the appeal form if you wish to pay by credit card.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of filing, the appeal must be filed with one of the other two options.

The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

If you have any questions about the appeal process, please visit [File an Appeal | Ontario Land Tribunal](#)

Ce document est également offert en français.

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