

2025-05-29

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Address:	827 Riddell Avenue
Legal Description:	Part of Lot 17, Registered Plan 303
File No.:	D08-02-25/A-00111, D08-02-25/A-00112
Report Date:	May 29, 2025
Hearing Date:	June 3, 2025
Planner:	Dylan Geldart
Official Plan Designation:	Inner Urban Transect, Evolving Neighborhood Overlay
Zoning:	R2F

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**DEPARTMENT COMMENTS**

Through the review period, Staff determined the proposed lot width for 825-827 Riddell Avenue is 7.61 meters, which is 0.09 meters less than indicated on the original application to the Committee of Adjustment. Despite the minor discrepancy, 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. Staff are satisfied the requested minor variance meets the “four tests”.

**ADDITIONAL COMMENTS**

**Infrastructure Engineering**

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.

- 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.
- Existing grading and drainage patterns must not be altered.
- Existing services are to be blanked at the owner's expense.
- Asphalt overlay would be required if three or more road-cuts proposed on City Right of way. This includes the road cut for blanking of existing services, and any other required utility cuts (ie, gas, hydro, etc.).
- Provide a minimum of 1.5m between the proposed driveway and the utility pole.
- Service lateral spacing shall be as specified in City of Ottawa Standard S11.3.
- Existing street sign to be relocated at the owner's expense.
- Infrastructure Services Department expects the applicant to work together to provide SWM best management practices to reduce and mitigate impacts of development at the time of grading & drainage review.

## Planning Forestry

There are no tree-related concerns with the requested variances. The application will result in the removal of 2 of the 7 protected trees on site. The planting plan shows all required replacement trees. Compensation for the City tree will be determined through the Building Permit process. The applicant will be responsible for the installation and maintenance of tree protection fencing through construction.

## Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Consent Application. However, the owner shall be made aware that Private Approach permits are required to establish any proposed new entrances for both properties, as well as to modify or close an existing entrance that becomes redundant. No permits have been applied for at the time this report was written. Please contact the ROW Department for further information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca).




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