

2025-07-03

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 1330 Ogilvie Road  
Legal Description: Blocks, C, D, and L, Registered Plan M-172  
File No.: D08-01-25/B-00130 & D08-02-25/A-00146  
Report Date: July 3, 2025  
Hearing Date: July 8, 2025  
Planner: Shoma Murshid  
Official Plan Designation: Outer Urban Transect, Mainstreet Corridor Designation,  
Evolving Neighborhood Overlay  
Zoning: AM10, H(40)

**REQUESTED APPLICATIONS**

**1. Consent Application**

- a. Consent for a long-term lease in excess of 21 years.

**2. Variance Application**

- a. To permit ~~an increased~~ a front yard setback of 6.1 metres, whereas the By-law permits a maximum front yard setback of 4.5 metres, **and to permit a minimum of 35% of building walls along the front lot line, whereas the By-law requires at least 50% of the frontage along the front lot line to be occupied by building walls.**
- b. To permit 0 active entrances facing Ogilvie Road, whereas the By-law requires a minimum of 1 active entrance in the case of residential buildings.
- c. To permit a reduced parking space rate for resident parking of 0.7 spaces per dwelling unit, for a total of 137 parking spaces, whereas the By-law requires a minimum parking space rate of 1.2 spaces per dwelling unit, for a total of 230 resident parking spaces.
- d. To permit a reduced parking space rate for visitor parking of 0.16 spaces per dwelling unit, for a total of 32 parking spaces, whereas the By-law requires a minimum parking space rate of 0.2 spaces per dwelling unit, for a total of 38 visitor parking spaces.

- e. To permit a reduced amount of glazing along Ogilvie Road of 10% of the surface area of the façade, whereas the By-Law requires that 50% of the surface area of the ground floor façade be glazing.
- f. To permit a reduced width of 4 metres for a private way, whereas the By-law requires a minimum width of 6 metres for a private way.

## DEPARTMENT COMMENTS

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

## DISCUSSION AND RATIONALE

The proposed development is subject to an ongoing Site Plan Control Application (File Number: D07-12-24-0061).

### Minor Variance Application

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 variances meet the “four tests”.

### Lease Agreement in Excess of 21 Years

The property owner is proposing to enter into a 49-year lease agreement with Better Living, a local residential housing co-operative. The original lease was executed in 1988 and is set to expire in June 2028. As the proposed lease exceeds 21 years, consent from the Committee of Adjustment is required under Section 50(3)(f) of the Planning Act.

Staff have reviewed the consent application against the criteria set out under Section 51(24) of the Planning Act, R.S.O. 1990 c. P.13, as amended, and have no concerns with the application.

## ADDITIONAL COMMENTS

### **Planning Forestry**

The site is subject to a Site Plan Control Application (D07-12-24-0061). Tree-related impacts have been addressed through the SPC process and there are no additional impacts associated with the requested severance and minor variances.

### **Right of Way Management**

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application and Consent Application as the property is under Site Plan Control

(D07-12-24-0061).

### **Transportation Engineering**

Ogilvie Road has a right of way (ROW) protection of 44.5m per Schedule C16 of the Official Plan. For more details, refer to Policy 2.1.1 (a) of Schedule C16. While it is understood that the protected ROW cannot be provided along the full property frontage due to only a portion of the property being redeveloped and existing buildings to be retained being located in the protected ROW, ensure that the frontage of the portion being redeveloped dedicates the protected ROW and has no structures (e.g. stairs, underground parking) or other obstructions encroaching in it.



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