

2025-07-30

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

Site Address: 851 Richmond Road
Legal Description: Part of Lot 26, Concession 1 (OF) Geographic Township of Nepean
File No.: D08-02-25/A-00159
Report Date: July 30, 2025
Hearing Date: August 05, 2025
Planner: Wendy Yang
Official Plan Designation: Inner Urban Transect, Neighbourhood, Evolving Neighbourhood Overlay, Mature Neighbourhoods Overlay, Major Corridor
Zoning: TM[2497] H(33)

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. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

The subject site is in the Inner Urban Transect and designated as a neighbourhood, as per outlined in Schedules A and B2 of the Official Plan. The zoning for the subject lot is Traditional Mainstreet (TM), with exception 2497 that permits office and residential uses on the entirety of the ground floor.

The existing building previously served as a mixed-use building with ground floor commercial spaces until 2024, when it was converted into a fully residential building. The intent of the 50% glazing requirement in the TM zone only applies to non-residential uses and is to facilitate interest along the street through building materials and encourage foot-traffic for commercial uses located on the ground floor. In the absence of commercial uses at-grade, the provision no longer applies, hence, a variance is not required, and staff therefore have no concerns with reducing the glazing percentage to 24%.

ADDITIONAL COMMENTS

Planning Forestry

- Through pre-consultation, it was confirmed that no trees would be impacted by the proposed variances.
- The existing trees on site must be protected through construction by implementing the [Tree Protection Specification](#), to ensure no encroachment into the Critical Root Zone.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Minor Variance Applications. From the plans, there is no proposed changes to the entrance.

Transportation Engineering

- Please note that Richmond Road is designated as a Mainstreet Corridor within a Design Priority Area per Schedule C7A of the Official Plan.
- Please note that Richmond Road is designated as a Crosstown Bikeway per the Transportation Master Plan.
- The site is located within 300 m of the future O-Train Line 1/3 rail corridor. The City of Ottawa will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.



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