

2026-04-02



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 85 Gemini Way, 1 CentrepoinTE Drive
Legal Description: Block 39, Part Blocks 22, 23, and 41, Registered Plan 4M-623 and Part of Lot 35, Concession 2 (Rideau Front), Geographic Township of Nepean
File No.: D08-02-26/A-00020
Report Date: April 2, 2026
Hearing Date: April 7, 2026
Planner: Penelope Horn
Official Plan Designation: Outer Urban Transect, Mainstreet Corridor, Hub
Zoning By-law 2008-250: MC F(2.0) H(34)
Zoning By-law 2026-50: H2 H34

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 meets the “four tests”.

ADDITIONAL COMMENTS

Planning Forestry

The TCR for the Site Plan should be provided to the Committee for review, rather than the severance TIR which does not include the plan for the site. All existing trees on site will need to be removed for this build.

The proposed floor plate consumes the majority of the lot leaving almost no greenspace available for planting trees to improve the pedestrian environment or to provide

screening or canopy cover in alignment with direction in section 4.8.2 of the Official Plan. The most recent Landscape Plan submitted through the Site Plan process includes no trees within the Gemini frontage. While there are no concerns with the intensification of this lot, Forestry staff do have concerns with the requested increased FSI if it affects the amount of plantable space on the lot. Designs should prioritize providing sufficient space and soil volume to plant trees within the Gemini ROW.

Transportation Engineering

Comments have been provided on the Site Plan at 85 Gemini Way through review of this development's associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Mike Giampa) and has been assigned record #20247 in Transportation Engineering Services' circulation feedback system.

The site is located within 300 m of the future O-Train Line 1 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. Centrepointe Drive along the site frontage is undergoing Area Traffic Management Measures Renewal (Construction year, 2026). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact Rene Monast (rene.monast@ottawa.ca) to discuss installation plans and coordination.



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