

2026-01-29

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



**CONSENT APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

Site Address: 355 St-Denis Street  
Legal Description: Part of Lot 2, Registered Plan 636  
File No.: D08-01-25/B-00297  
Report Date: January 29, 2026  
Hearing Date: February 4, 2026  
Planner: Penelope Horn  
Official Plan Designation: Inner Urban Transect, Neighbourhood Designation  
Zoning: R4UA

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

**ADDITIONAL COMMENTS**

**Planning Forestry**

The TIR provided is outdated and applies to the adjacent parcels now known as 191 Granville and 353 St-Denis. A revised TIR is required, or confirmation by an arborist that there are no protected trees on site. There appears to be a hedge shared with the neighbouring property at 359 St-Denis. Its retention or removal should be discussed with the neighbouring property owner, prior to work happening on site.

**Right of Way Management**

The Right-of-Way Management Department has **no concerns** with the proposed consent application to subdivide the property into two parcels. A Private approach permit is required to construct any newly created or modified driveway/approaches or close

redundant approaches.

Please contact the ROW Department for any additional information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca) or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.

## Transportation Engineering

St-Denis Street along the site frontage is undergoing Road, Sewer, Water Management Renewal (Construction year, 2-3 years). Construction coordination is required with the City of Ottawa infrastructure project manager. Contact Pete Neff ([pete.neff@ottawa.ca](mailto:pete.neff@ottawa.ca)) to discuss installation plans and coordination.

## CONDITIONS

If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following conditions on the application:

1. That the Owner(s) enter into an Agreement with the City, at the expense of the Owner(s), which is to be registered on title to deal with the following covenant/notice that shall run with the land and bind future owners on subsequent transfers:

“The property is located next to lands that have an existing source of environmental noise (Granville Street) and may therefore be subject to noise and other activities associated with that use.”

The Committee shall be provided a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

2. If required, that the Owner(s) enter into a Joint Use and Maintenance Agreement, at the expense of the Owner(s), setting forth the obligations between the Owner(s) and the proposed future owners with respect to the joint use and maintenance of all common elements including, but not limited to, the common party walls, common structural elements such as roof, footings, soffits, foundations, common areas, common driveways and common landscaping.

The Owner shall ensure that the Agreement is binding upon all unit owners and successors in title and shall be to the satisfaction of Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, or City Legal Services. The Committee shall be provided written confirmation that the Agreement is satisfactory to the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, or is satisfactory to City Legal

Services, as well as a copy of the Agreement and confirmation that it has been registered on title.

3. That the Owner/Applicant(s) provide a revised Tree Information Report, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate. This report shall be prepared by an Arborist, identifying all trees protected under the City's Tree Protection by-law, and meeting the standards of the City's Tree Information Report Guidelines, including an assessment of impacts related to the current site plan, and specific mitigation measures where work is proposed within the Critical Root Zone of a protected tree.

OR

That the Owner/Applicant(s) provide confirmation from an Arborist that there are no protected trees on site, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate.

4. That the Owner/Applicant(s) provide a tree planting plan, prepared to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, showing the location(s) and species or ultimate size of at least one new tree (50 mm caliper) per lot, in addition to any compensation trees required under the Tree Protection By-law.
5. That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that the party wall meets the Ontario Building Code, O Reg. 332/12 as amended, which requires a fire separation from the basement through to the underside of the roof. Verification from the Building Inspector is required. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.



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Penelope Horn  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department



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James Ireland  
Planner III, Development Review All Wards  
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