

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, January 13, 2026  
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive  
and by videoconference

**Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.**

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

*Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.*

**File:** D08-01-25/B-00173, B-00174, B-00268  
D08-02-25/A-00187

**Application(s):** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*

**Applicant(s):** 2668867 Ontario Inc.

**Property Address:** 4836 Bank Street, 155 Dun Skipper Drive

**Ward:** 22 - Riverside South-Findlay Creek

**Legal Description:** Part of Lot 22, Concession 4 (Rideau Front), geographic Township of Gloucester; Parts 1 to 5 on Plan 4R-33187, City of Ottawa

**Zoning:** GM [2615]

**Zoning By-law:** 2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicant wants to subdivide its property into three separate parcels of land. One parcel will contain a proposed nine-storey, mixed-use building containing 141 apartment dwelling units and commercial uses on the ground floor ("Building B"). Another parcel will contain a future one-storey commercial building ("Building C"), and the third parcel

will contain the existing one-storey commercial building (Home Hardware – “Building A”), all as shown on plans filed with the Committee.

At its hearing on September 16, 2025, the Committee adjourned the applications to allow the Applicant time to provide additional information regarding servicing and the location of service and access easements.

### CONSENT REQUIRED

The Applicant seeks the Committee’s consent to sever land and for grants of easements/rights of way. The property is shown as Parts 1 to 25 on a revised plan filed with the applications and the separate parcels will be as follows:

*Table 1 Proposed Parcels*

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00173	51.37 m	Irregular	5,463 sq. m	15, 17 and 20	155 Dun Skipper Drive (Building B)
B-00174	59.64 m	Irregular	4,141.3 sq. m	14	4834 Bank Street (Building C)
B-00268	108.13 m	Irregular	14,666.9 sq. m	1 to 13, 16, 18 and 19	4836 Bank Street (Building A)

The Application indicates that the property is subject to existing easements as set out in instruments OC2273365, OC2083996, and OC2301591.

It is proposed to establish easements/rights of way as follows:

#### **B-00173: 155 Dun Skipper Drive, Parts 15, 17 and 20, Building B**

- Over Part 15, in favour of Parts 1 to 13, 16, 18 and 19 (Building A), for drainage and underground stormwater tanks.

#### **B-00268: 4836 Bank Street, Parts 1 to 13, 16, 18 and 19, Building A**

- Over Parts 6 and 19 and Parts 7, 11 and 12, in favour of Parts 15, 17 and 20 (Building B) and Part 14 (Building C), for water main, sanitary and storm sewer services.
- Over Parts 5, 6, 7 to 9, 12 and 13, in favour of Parts 15, 17 and 20 (Building B) and Part 14 (Building C), for access.

The proposed nine-storey, mixed-use building does not conform with requirements of the Zoning By-law and therefore a minor variance applications (File Nos) have been filed and will be heard concurrently with these applications.

## REQUESTED VARIANCES

The Applicant seeks the Committee's authorization for a minor variance from the Zoning By-law:

### **A-00187: 155 Dun Skipper Drive, Parts 15, 17 and 20, Building B**

- a) To permit an increased building height of 31 metres, whereas the By-law permits a maximum building height of 18 metres.

The property is also the subject of a Site Plan Control application (D07-12-24-0169) and a Zoning By-law Amendment application (D07-12-19-0092) under the *Planning Act*.

## FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

## HOW TO PARTICIPATE

**Submit written or oral comments before the hearing:** Email your comments to [cofa@ottawa.ca](mailto:cofa@ottawa.ca) at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

**Register to Speak at the hearing at least 24 hours before** by contacting the Committee Coordinator at 613-580-2436 or at [cofa@ottawa.ca](mailto:cofa@ottawa.ca). You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

## ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

## COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: December 30, 2025



*Ce document est également offert en français.*

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