

2026-01-08



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 4836 Bank Street, 155 Dun Skipper Drive
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
File No.: D08-01-25/B-00173, D08-01-25/B-00174 & D08-01-25/B-00268
D08-02-25/A-00187
Report Date: January 8, 2026
Hearing Date: January 13, 2026
Planner: Elizabeth King
Official Plan Designation: Suburban Transect, Mainstreet Corridor, Evolving Neighbourhood Overlay, Airport Vicinity Development Zone
Zoning: GM [2615]

DEPARTMENT COMMENTS

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

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.

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”.

Section 3.2 (14) of the Official Plan states a minor variance to the Zoning By-law is permitted for any increase in height, provided that is it within the same height category. The Official Plan defines the height category as mid-rise development between 5 and 9 full stories. Mid-rise apartment dwelling is defined as a residential use that is more than 4

storeys but less than 10 storeys in height as per the Zoning By-law. The proposal is located on Bank Street which is identified as a Mainstreet Corridor in the Official Plan. Section 6.2.1(2) of the Official Plan guides development within the Corridor designation to establish buildings to locate the maximum heights and densities close to the Corridor and ensure appropriate height transitions to where it meets abutting designations such as Neighbourhood.

Section 6.6.3.1 (4) and 10.2.2 (10) also state development within runway approach surfaces is subject to the overall building height provisions of the approved Ottawa Macdonald-Cartier International Airport Zoning Regulations (AZR). The applicant is advised to provide the required documentation to satisfy the AZR to the airport authority to ensure the proposal does not conflict with the federal requirements.

155 Dun Skipper Drive is also subject to an active Site Plan Control Application (File No. D07-12-24-0169). Staff are requesting that the decision be tied to the requested minor variance and not tied to the plans submitted, to allow flexibility with any revisions to the plans from the Site Plan Control process.

ADDITIONAL COMMENTS

Planning Forestry

The site is subject to Site Plan Control, tree impacts will be addressed through that process; there are no tree impacts specifically related to this minor variance application.

Transportation Engineering

4836 Bank

Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Mike Giampa) and has been assigned record #14549 in Transportation Engineering Services' circulation feedback system.

155 Dun Skipper

Comments have been provided through review of its associated Transportation Impact Assessment, which was circulated through the Transportation Project Manager (Rochelle Fortier) and has been assigned record #20176 in Transportation Engineering Services' circulation feedback system.

CONDITIONS

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

1. That the Owner(s) provide evidence to the satisfaction of both the Chief Building Official and the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department or designates, that

both severed and retained parcels have their own independent water, sanitary and storm connection as appropriate, and that these services do not cross the proposed severance line and are connected directly to City infrastructure. Further, the Owner(s) shall comply with 7.1.5.4(1) of the Ontario Building Code, O. Reg. 163/24 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.

2. That the Owner(s) satisfy the Chief Building Official, or designate, by providing design drawings or other documentation prepared by a qualified designer, that as a result of the proposed severance the existing building on Part 18 on 4M-1617 shall comply with the Ontario Building Code, O. Reg. 332/12 as amended, in regards to the limiting distance along the proposed Southern property line. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.
3. That the Owner(s) provide a servicing plan or other proof, to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate, that each existing building and/or unit on the severed and retained parcels has its own independent water, sanitary and sewer connection, as appropriate, that are directly connected to City infrastructure and do not cross the proposed severance line.

If the services are shared, and there is sufficient justification for the service locations to remain, the Owner(s) may be required to obtain all necessary approvals from the Ontario Ministry of Environment, Conservation and Parks, the approval of the Committee to grant easement(s) for access and maintenance of the services, and/or to register on title, a Joint Use and Maintenance Agreement, between the Owners of the services, which shall be at their own costs.

4. 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.



Elizabeth King
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



James Ireland
Planner III, Development Review All Wards
Planning, Development and Building
Services Department