



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 1600 James Naismith Drive
Legal Description: Part Lots 21 and 22, Concession 2 (Ottawa Front), Geographic Township of Gloucester
File No.: D08-01-25/B-00269 & D08-01-25/B-00270
Report Date: January 8, 2026
Hearing Date: January 13, 2026
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Hub
Inner East Lines 1 and 3 Stations Secondary Plan
Zoning: TD1[2087], TD2[2087]

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.

The existing building is subject to an approved Site Plan Control application (D07-12-22-0084). A subsequent application or amendment may be required for a proposal on the severed lands.

ADDITIONAL COMMENTS

Planning Forestry

There are no tree impacts associated with this severance application. Future development will be subject to Site Plan Control and will need to prioritize retention of existing trees. Tree retention and future planting opportunities will be addressed through the site plan process.

Right of Way Management

The Right of Way Management has no concerns with the Consent Applications, as there are no proposed changes to the existing approach or indications that a new approach is being established on the property.

Transportation Engineering

Please note the north side of the site frontage is undergoing MUP Renewal (Construction year, 1-2 years). Construction coordination is required with the City of Ottawa Project Manager. Contact Joseph Lolli to discuss construction plans and coordination. Active Transportation Planning may have conditions for the MUP (Shuhaibar, Mazen <mazen.shuhaibar@ottawa.ca>).

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) provide evidence to the satisfaction of both the **Chief Building Official and Development Review Manager, 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 to 7.1.5.4(1) of the Ontario Building Code, O. Reg. 332/12 as amended. If necessary, a plumbing permit shall be obtained from Building Code Services for any required alterations.
2. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of **Development Review All Wards Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate** to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of **Development Review All Wards Manager of the Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate**.



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