

2026-04-02



CONSENT APPLICATIONS
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 200 Dalhousie Street
Legal Description: Part of Lots 15 & 16 (South of St. Andrew Street) and Part of Lot 16 (North Guigues Avenue), Registered Plan 42482
File No.: D08-01-26/B-00059 & D08-01-26/B-00060
Report Date: April 02, 2026
Hearing Date: April 08, 2026
Planner: Wendy Yang
Official Plan Designation: Downtown Core Transect, Minor Corridor, Neighbourhood Designation, Evolving Neighbourhood Overlay
Zoning By-law 2008- 250: TM
Zoning By-Law 2025-50: CM1

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.

Staff note that 200 Dalhousie Street is subject to Easement INST CR429746, which grants the City of Ottawa the rights to undertake any required work to a truck sewer located 15.24m below grade.

ADDITIONAL COMMENTS

Heritage Planning Branch

- The property at 200 Dalhousie is a Contributing property designated under Part V of the Ontario Heritage Act as part of the Lowertown West Heritage Conservation District. Heritage staff have no objections to the application for consent. As the

site is located in the Lowertown West Heritage Conservation District, new construction will require a heritage permit to ensure it meets the policies and guidelines outlined in the Lowertown West Heritage Conservation District Plan. A pre-application consultation meeting with heritage staff is recommended to discuss how a new building can meet the Plan.

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Consent Application. The Owner shall be made aware however, that a private approach permit is required to construct any new entrance, as well as to modify or close an existing entrance that becomes redundant. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca or visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.

CONDITIONS

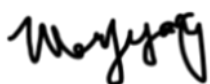
If approved, the Planning, Development, and Building Services Department requests that the Committee of Adjustment impose the following conditions on the applications:

1. That the Owner(s) provide evidence, to the satisfaction of the Manager of Development Review All Wards, Planning, Development and Building Services Department, that each existing parcel has its own independent storm, sanitary and water services connected to City infrastructure and that these services do not cross the proposed severance line. If they do cross or are not independent, the Owner(s) will be required, at their own cost, to relocate the existing services or construct new services from the City sewers/watermain. Notice shall be provided in writing to the Committee from the Department confirming this condition has been fulfilled.
2. That, if required, the Owner provide a Construction Management Brief prepared by a Professional Engineer, licensed in the Province of Ontario, to the City to explain how construction will be undertaken without impact on the existing municipal trunk sewer located under the subject property. There may be requirement for additional plans and studies to ensure limited impacts to this trunk sewer, all to the satisfaction of the Manager of Development Review All Wards Branch within Planning, Development and Building Services Department, or their designate. If the accepted brief recommends specific mitigation measures or design requirements, the Owner(s) may be required to enter into a Development Agreement with the City, at the expense of the Owner.
3. 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 (collector road) 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.

4. That the Owner(s) satisfies 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 on Draft R-plan shall comply with the Ontario Building Code, O. Reg. 332/12 as amended, in regard to the limiting distance along the proposed property line westerly side are affected. If necessary, a building permit shall be obtained from Building Code Services for any required alterations.



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