

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 2
Tuesday, April 7, 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 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: D08-01-26/B-00054
Application: Consent under section 53 of the *Planning Act*
Applicant: 2717208 Ontario Inc., TC Core GP Inc., and TC Core LP
Property Address: 2851 Baycrest Drive
Ward: 18 - Alta Vista
Legal Description: Block C, Registered Plan 796
Zoning By-law: 2008-250
Zoning: R5B H (18)

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION

The Applicants want to subdivide their property into two separate parcels of land.

In its decision dated December 19, 2025, the Committee granted consent applications D08-01-25/B-00217 and D08-01-25/B-00249 to sever one new lot and to establish easements. This application seeks to sever the other lot.

CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land.

The severed land, shown as Parts 1 to 5 on a draft 4R-plan and Parts 4 to 6 on Plan 4R-37336, will have frontage of 143.32 metres on Heron Road, a depth of 81.11 metres, and a lot area of 43,455.66 square metres. This parcel will be known municipally as 2851 Baycrest Drive and will contain existing high-rise apartment buildings.

The retained land, consent to the severance of which was granted (D08-01-25/B-00217), is shown as Parts 1 to 3 on Plan 4R-37336 and will have frontage of 140.62 metres on Heron Road, an irregular depth, and a lot area of 11,798.28 square metres. This parcel will be known municipally as 2811 Sandalwood Drive and will contain a Planned Unit Development.

The application indicates the property is subject to existing easements CT123932, CT123933 and OC795112 and the following additional easements, consent to which was granted (D08-01-25/B-00217 and D08-01-25/B-00249):

- Over Part 4 to 6 on Plan 4R-37336 for access, egress and stormwater maintenance, in favour of Parts 1 to 3 on Plan 4R-37336.
- Blanket easement over Parts 1 to 3 on Plan 4R-37336, in favour of Parts 1 to 5 on the draft 4R-plan and Parts 4 to 6 on Plan 4R-37336.

The property is not the subject of any other current application under the *Planning Act*.

For the purposes of the transition and continuation provisions of Zoning By-law 2026-50, these applications were deemed to be complete on March 6, 2026.

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](https://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 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. 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: March 24, 2026



Ce document est également offert en français.

Committee of Adjustment

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