

2026-04-16

City of Ottawa | Ville d'Ottawa  
Comité de dérogation



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

**PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT**

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Site Address: 1900 City Park Drive  
Legal Description: Part of Block 2, Registered Plan 4M-648  
File No.: D08-01-26/B-00072  
Report Date: April 16, 2026  
Hearing Date: April 21, 2026  
Planner: Elizabeth King  
Official Plan Designation: Outer Urban Transect, Hub, Evolving Neighbourhood Overlay  
Zoning By-law 2008-250: MC F (2.0)H(48), TD2[2087], TD[3076]S519-h, O1  
Zoning By-law 2026-50: H2 F(2.0)H(48), GRN, H2G[2087]H(61.5), H2G[3076]S5-19-h

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**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.

However, Staff note that there is an existing private stormwater sewer that supports 1900 City Park that crosses the severance line and the lands to be conveyed. Staff note that it either needs to be removed to demonstrate independent services or requires a part specific easement to allow 1900 City Park to access and maintain.

1900 City Park and 2000 City Park are subject to an approved Official Plan Amendment (File No. D01-01-23-0005) and an approved Zoning By-law Amendment (File No. D02-02-23-0033).

## ADDITIONAL COMMENTS

### Planning Forestry

Through pre-consultation, it was confirmed that no protected trees would be impacted by the proposed severance.

### Transportation Engineering

Please note that 1900 City Park Drive is in a designated Design Priority Area per Schedule C7A of the Official Plan and is also in a Protected Major Transit Station Area per Schedule C.

## 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 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.



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Elizabeth King  
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Planning, Development and Building  
Services Department



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Planning, Development and Building  
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