

Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation



Consent  
**COMMENTS TO THE COMMITTEE OF ADJUSTMENT**  
Panel 1

Site Address: 1 Rideau Street

Legal Description: Part of Lot B, Concession C (Rideau Front)

File No.: D08-01-23/B-00096

Date: April 28, 2023

Hearing Date: May 3, 2023

Planner: Margot Linker

Official Plan Designation: Downtown Core Transect, Parliament and Confederation Boulevard Special District, subject to Heritage Overlay

Zoning: MD F(4.5) (Mixed-Use Downtown Zone, Floor Space Index 4.5)

Mature Neighbourhood Bylaw: n/a

#### DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department has **no concerns** with the application.

#### DISCUSSION AND RATIONALE

The subject site is located within the Downtown Core Transect Policy Area on Schedule A and is designated Parliament and Confederation Boulevard Special District on Schedule B2 in the Official Plan. The Downtown Core is a mature built environment and is planned for higher-density, urban development forms. The Special District contextually links the Chateau Laurier to other institutions of national or international significance, and new development in this Special District will maintain high standards of architectural quality, respecting built form, proportions, forms, sizes and scale in either a sympathetic or distinctive way.

Staff note that the MD F(4.5) (Mixed-Use Downtown Zone, Floor Space Index 4.5) zone permits a wide variety of uses which facilitate more intense, compatible and complementary development while imposing development standards that will protect the visual integrity and symbolic primacy of the Parliament Buildings.

The subject addition went through an extensive review through the Site Plan Control process (D07-12-16-0193, D07-12-20-0039 (Extension), D07-12-20-0158 (Revision)), and was issued a Heritage Permit by Council (D09-04-20-0015). Consideration and analysis of architectural expression and built form was completed through those processes, and building design is not part of the review of this application. If the consent application is granted, the addition will be compliant



with the Zoning By-law.

With respect to the criteria for the subdivision of land listed in Section 51(24) of the Planning Act, R.S.O. 1990, c.P.13, Staff have no concerns with the requested severance and reciprocal blanket easements over Part 1 on the draft reference plan and over the retained parcel. The proposed consent application will appropriately accommodate the financing and construction of the accompanying addition to the existing Chateau Laurier Hotel.

**The Department further requests that the following conditions be imposed on the minor variance and consent application if approved:**

1. No Conditions

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Margot Linker  
Planner I  
Development Review, Central Branch  
Planning, Real Estate and Economic  
Development Department

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Development Review, Central Branch  
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