

2024-02-01



**CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 275 King Edward Avenue
Legal Description: Lot 7 & Part of Lot B, North side of Clarence Street,
Registered Plan 43586
File No.: D08-01-23/B-00299
Report Date: February 1, 2024
Hearing Date: February 7, 2024
Planner: Margot Linker
Official Plan Designation: Downtown Core, Byward Market Special District, Mainstreet
Corridor
Zoning: TM[2789] S458 (Traditional Mainstreet, Urban Exception
2789, Schedule 458)
Site Plan Control (D07-12-21-0128)
Zoning By-law Amendment (D02-02-21-0146)

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 and designated Byward Market Special District along a Mainstreet Corridor. This area is planned to maintain a tourist, retail, and entertainment-focused area with a higher density of development with mixed-uses and active frontages, and extending street animation and foot traffic-generating uses to King Edward.

The site was rezoned to TM[2789] S458 (Traditional Mainstreet, Urban Exception 2789, Schedule 458) to facilitate the development of the proposed eight-storey hotel. This zone is intended to accommodate a broad range of uses to foster and promote compact, mixed-use, pedestrian-oriented development. The site-specific exception and schedule regulate the proposed building envelope, landscaping, loading and drive aisles.

Staff understand that 257 Clarence, which abuts the subject site, is occupied by buildings that have very small setbacks, and that an easement to address this is a

condition of Site Plan Control Approval. Staff have no concerns with the proposed easement to allow the owner of 257 Clarence Street to have access over Parts 1, 2, 3 and 4 for access on over the subject property to maintain the building and land on 257 Clarence.



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