

2024-02-01



PERMISSION APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 233 Gilmour Street
Legal Description: Southerly Limit of Lot 4 (East Metcalfe Street) and the Southerly Limit of Lot 49 to 53 (North Gilmour Street) Reg Plan 15558
File No.: D08-02-23/A-00295
Report Date: February 1, 2024
Hearing Date: February 7, 2024
Planner: Margot Linker
Official Plan Designation: Downtown Core Transect, Evolving Overlay, Minor Corridor
Zoning: R4UD[479] (Residential Fourth Density, Subzone UD, Urban Exception 479)
Heritage Overlay
Mature Neighbourhoods Overlay

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The subject site is zoned R4UD[479] (Residential Fourth Density, Subzone UD) which permits a wide mix of residential building forms ranging from detached to low-rise apartment dwellings. The “office” use has existed since 1967 when a building permit was issued for the 12-storey office building.

When considering applications for permission to expand the legal non-conforming rights, planning considers issues such as desirability for the development of the property and impact on the surrounding area.

Staff have no concerns with the proposed vestibule addition, as shown on the plans stamped 2023-12-05. The vestibule addition will be 9.7 metres wide along the 126.4 metre Gilmour frontage, appearing to not impact the majority of the building façade or street frontage. Small or no front yard setbacks are common characteristic to the area.. The addition will be located on the existing concrete walkway, and will not result in the loss of trees or soft landscaping.

The plan stamped January 31, 2024 demonstrate that the door swing will not encroach within the City's Right-of-Way.

ADDITIONAL COMMENTS

Heritage Planning Branch

233 Gilmour Street is a contributing property designated under Part V of the *Ontario Heritage Act* located in the Centretown Heritage Conservation District (HCD).

Heritage staff are in support of the proposed vestibule addition and have already issued a heritage permit for the alterations. Staff determined that the proposed alterations do not negatively impact the character of the Centertown HCD and are necessary for barrier free access and security purposes.

As acknowledged in the HCD Plan, *“barrier-free access is a goal for all. New elements such as ramps or railings required to allow for barrier-free access will be compatible in scale, materials, and design with the existing building.”* Barrier free access along with safety is of the utmost importance, and thus the addition of a new entrance is supported. The new vestibule is compatible with the surrounding properties and does not dominate or obscure the façade.

The applicant has not yet decided on materials as they were waiting to receive city approval. Suggestions have been made to use a matte brown metal panel that compliments the detailing on the existing floorplates. We have asked the applicant to send a material spec sheets once they have chosen a product.

Given the uniqueness of the property in Centretown and the safety and access concerns, heritage staff are in support.

Infrastructure Engineering

1. **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.
2. Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department.
3. Existing grading and drainage patterns must not be altered.
4. Existing street sign to be relocated at the owner's expense.

Planning Forestry

Through pre-consultation it was determined that all construction will be within the area of the existing concrete slab, with no excavation in close proximity to the existing City trees. Tree protection fencing must be installed and maintained around the existing trees for the full duration of construction.

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