

2024-02-01



**CONSENT & MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1**

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

Site Address: 97 MacLaren Street  
Legal Description: Lot 63 (North Side MacLaren Street), Registered Plan No. 15558  
File No.: D08-01-23/B-00328-00329, D08-02-23/A-00301  
Report Date: February 01, 2024  
Hearing Date: February 07, 2024  
Planner: Jerrica Gilbert  
Official Plan Designation: Downtown Core, Neighbourhood, Evolving Neighbourhood  
Zoning: R4UC[478], Mature Neighbourhoods Overlay

**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **requests an adjournment of** the applications.

**DISCUSSION AND RATIONALE**

Staff are requesting an adjournment for the Consents and Minor Variance applications so that the applicant can provide additional information to the Committee regarding parking, driveways, and soft landscaping for the retained lot. Additional variances may be identified through this process. The applicant is aware of staff's concerns and request for an adjournment.

**ADDITIONAL COMMENTS**

**Heritage Planning Branch**

97 MacLaren St is a non-designated property listed on the City of Ottawa's Heritage Register under Section 27 of the Ontario Heritage Act. Heritage Planning staff reviewed the application and do not have concerns with the proposed severance.

**Infrastructure Engineering**

At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required. **Planning, Real Estate and Economic Development Department** will do a complete review of grading and servicing during the building permit process.

Any proposed works to be located within the road allowance requires prior written approval from the **Infrastructure Services Department**.

All trees on City property and private trees greater than 30cm in diameter in the Inner Urban area are protected under the Tree Protection By-law (2020-340), and plans are to be developed to allow for their retention and long-term survival. A Tree Removal Permit and compensation are required for the removal of any protected tree.

The surface storm water runoff including the roof water must be self-contained and directed to the City Right-of-Way, not onto abutting private properties. Existing grading and drainage patterns must not be altered.

### **Planning Forestry**

There is an existing City tree in front of the existing building (Part 4 on the survey). This tree must be protected in accordance with the City's Tree Protection Specifications through construction of the adjacent (new) lot. A grading plan must be provided showing details including the location of protected trees, protection fencing, and services located to minimize impacts to protected trees. A planting plan must also be provided, showing one new tree to be planted in front of the new lot following construction, to enhance the streetscape and canopy cover of the site.

### **Right of Way Management**

The Right-of-Way Management Department has no concerns with the proposed Consents and Minor Variance Application. However, the Owner shall be made aware that a private approach permit is required to construct the newly created entrance on MacLaren (over Parts 2 and 3) and additionally remove and reinstate the redundant portion of existing entrance on the MacLaren frontage to sod. As a result, a private approach permit will be required to modify the private approach on MacLaren Street. The Department has recommended two conditions to ensure that these changes are made to the site. The applicant may contact the ROW Department for any additional information at [rowadmin@ottawa.ca](mailto:rowadmin@ottawa.ca).



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