

2024-02-16



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

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 275 MacLaren Street
Legal Description: Lot 46, Part lot 47, Reg Plan 15558
File No.: D08-02-23/A-00315
Report Date: February 15, 2024
Hearing Date: February 21, 2024
Planner: Margot Linker
Official Plan Designation: Downtown Core, Neighbourhood, Evolving Overlay
Central and East Downtown Core Secondary Plan
Centretown Community Design Plan
Centretown Heritage Conservation District
Zoning: R4UD[479] (Residential Fourth Density, Subzone UD, Urban
Exception 479)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

The subject site is located within the Centretown Heritage Conservation District and requires a heritage permit for the proposed addition. Staff request an adjournment until a heritage permit is received.

ADDITIONAL COMMENTS

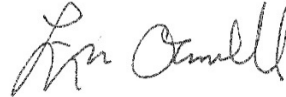
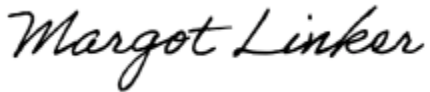
Infrastructure Engineering

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. 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 as approved by **Planning, Real Estate and Economic Development Department**.
4. Existing grading and drainage patterns must not be altered.

Planning Forestry

The proposed addition would require the removal of Tree 7, which appears to be retainable with reasonable design modifications and preservation methods.

As per the approved TIR, the proposed removal of three (3) distinctive trees will require replanting at a 1:1 ratio. A permit will be required for the trees to be removed.



Margot Linker
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Planning, Real Estate and Economic
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