

2024-05-09



PERMISSION APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 275 MacLaren Street  
Legal Description: All of Lot 46 and Half of Lot 47, Reg Plan 15558  
File No.: D08-02-23/A-00315  
Report Date: May 9, 2024  
Hearing Date: May 15, 2024  
Planner: Margot Linker  
Official Plan Designation: Downtown Core Transect, Neighbourhood, Evolving Overlay  
Zoning: R4UD[479]

**DEPARTMENT COMMENTS**

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

**DISCUSSION AND RATIONALE**

The subject site is zoned Residential Fourth Density, Subzone UD, Urban Exception 479, which permits a wide variety of low-rise residential uses. The current “business and personal” use is not a listed permitted use in the zone and has legal non-conforming rights.

Staff have no concerns with the requested expansion of the legal non-conforming rights to facilitate the proposed addition. The addition is situated in the northeast corner of the site, and with the sufficient setbacks and single-storey height, staff do not anticipate adverse impacts to the public realm or abutting properties. As well, the surrounding abutting properties have parking lots in their rear yards which won't be negatively impacted by the proposed addition.

**ADDITIONAL COMMENTS**

**Heritage Planning Branch**

The subject property is designated as an individual property under Part IV of the Ontario Heritage Act, and as part of the Centretown Heritage Conservation District under Part V of the Ontario Heritage Act. A heritage permit for the proposed alterations was issued for this property in April 2024. Heritage Planning staff have no concerns with the permission requested.

## Infrastructure Engineering

1. The Planning, Development and Building Services 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, Development and Building Services Department.
4. Existing grading and drainage patterns must not be altered.

## Planning Forestry

Previously, options were considered to work around Tree 7, however this was found not to be possible. 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.



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Services Department



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