

Committee of Adjustment  
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City of Ottawa | Ville d'Ottawa  
Comité de dérogation



PERMISSION APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 1  
PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 296 Metcalfe Street  
Legal Description: Lot 11, Part of Lot 12 & 14, Reg Plan 15558  
File No.: D08-02-24/A-00102  
Report Date: May 30, 2024  
Hearing Date: June 5, 2024  
Planner: Margot Linker  
Official Plan Designation: Downtown Core, Minor Corridor  
Central and East Downtown Core Secondary Plan  
Centretown Community Design Plan  
Centretown Heritage Conservation District  
Zoning: R4UD[478] (Residential Fourth Density, Subzone UD, Exception 478)

## DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

## DISCUSSION AND RATIONALE

The subject site is zoned R4UD[478] (Residential Fourth Density, Subzone UD, Exception 478), which permits a wide variety of low-rise residential uses. The current mixed-use building containing a dental office and dental laboratory uses are not listed permitted uses in the zone and have legal non-conforming rights.

Staff have no concerns with the requested expansion of the legal non-conforming rights to facilitate the proposed addition. The proposed addition, which will contain an elevator and secondary staircase to introduce barrier-free access, has a building footprint and envelope that is smaller than what would be permitted for a low-rise apartment on this lot. There are no privacy concerns as the windows that face the property to the south, which is an embassy, appear to be for hallways rather than living spaces. Through discussions with staff, the applicant has proposed to reinstate part of the existing parking lot with soft landscaping to provide more soil volume for new trees.

## ADDITIONAL COMMENTS

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14  
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

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## Heritage Planning Branch

296 Metcalfe Street is a property designated under Part V of the *Ontario Heritage Act* as part of the Centretown Heritage Conservation District (HCD).

The HCD Plan acknowledges that barrier-free access to historic buildings is a goal for all. New elements that are required to allow for barrier-free access will be compatible in scale, materials and design with the existing building.

Heritage Planning staff are familiar with the proposed changes at 296 Metcalfe Street and provided comments to the applicant on several previous design iterations.

Overall, the size and location of the proposed addition, including its setback from Metcalfe Street, as well as the proposed landscape plan with several new trees, mitigate potential negative impacts on neighbouring heritage properties.

If permission is granted, the *Ontario Heritage Act* and the HCD Plan require the applicant to obtain a heritage permit prior to constructing the proposed addition and undertaking alterations at this historic property.

## 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.
5. Existing Catch Basin is not to be located within the driveway.

## Planning Forestry

Through pre-consultation, options were considered to design the addition to enable retention of the healthy protected tree in the rear yard, and a solution could not be found. To compensate for the loss of this significant tree, the applicant has revised the site plan to convert several existing parking spaces to soft landscaping to allow for planting of 4 new trees, which will improve the streetscape and canopy cover of the site.



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Margot Linker  
Planner I, Development Review All Wards  
Planning, Development and Building  
Services Department

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Erin O'Connell  
Planner III, Development Review All Wards  
Planning, Development and Building  
Services Department

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