

2025-07-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation



PERMISSION & MINOR VARIANCE APPLICATIONS
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 293 MacLaren Street
Legal Description: Part of Lots 1 and 2 (East O'Connor Street Lots) and Part of Lot 44 (North MacLaren Street Lots), Registered Plan 15558
File No.: D08-02-25/A-00168
Report Date: July 30, 2025
Hearing Date: August 6, 2025
Planner: Dylan Geldart
Official Plan Designation: Downtown Core Transect, Neighborhood Designation, Evolving Neighborhood Overlay, Central and East Downtown Core Secondary Plan
Zoning: R5B[491], H(19)

DEPARTMENT COMMENTS

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

DISCUSSION AND RATIONALE

Permission Application

Staff have reviewed the subject permission application as outlined in Section 45(2)(a) of the Planning Act, R.S.O. 1990 c. P.13, as amended. Staff have no concerns with the request to expand a legal non-conforming use to facilitate the proposed development.

Minor Variance Application

Staff have reviewed the subject minor variance application against the "four tests" as outlined in Section 45 (1) of the Planning Act, R.S.O. 1990 c. P.13, as amended. Staff are satisfied the requested minor variance meets the "four tests".

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- 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.
- 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.
- Existing grading and drainage patterns must not be altered.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

Through pre-consultation, it was confirmed no trees would be impacted by the proposed addition and requested variance.

Right of Way Management

The Right-of-Way Management Department has no concerns with the proposed Minor Variance Application and Permission Application as there appears to be no requested changes to the existing private approach.


Heritage Planning

The subject property is designated under Part V of the Ontario Heritage Act as part of the Centertown Heritage Conservation District. The Council-approved plan for the Centertown Heritage Conservation District provides guidance on additions to buildings within the district.

Heritage Planning Staff reviewed the application for compliance with the Centertown Heritage Conservation District Plan and have no concerns with the proposal. A heritage permit approving demolition of the existing rear addition and construction of the proposed rear addition was issued by Staff in July 2025.



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