



18 January 2024

City of Ottawa
Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7



Re: **538 MacLaren Street**
Application for Minor Variance

PRINCIPALS

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Paolo Marinelli
Dipl. Arch. Tech.

Dear Sir or Madam:

This application is for Minor Variances to permit a one-storey addition to an existing four-unit apartment building located at 538 MacLaren Street. The new addition will provide increased living space, light and views, and increased outdoor amenity space for the residents. The new addition will increase the number of residential units by one suite.

The proposed addition is set back more than 15m. from the front property line and is designed to be subordinate, compatible and distinguishable from the original house.

The requested relief from the Heritage Overlay to allow the proposed addition to extend west beyond the existing dwelling and to permit a west side yard setback of 1.058m (vs 1.5m) and permit a rear yard setback of 8.4 m (vs 9.9 m). The additional encroachment is needed to provide both sufficient living space as well as access to the additional unit. The dimensions will enable the additional bedroom on the ground floor to be designed to sufficient standards.

Below, you will find images showing an aerial view of the subject property and adjoining properties, and views of subject property from MacLaren Street.

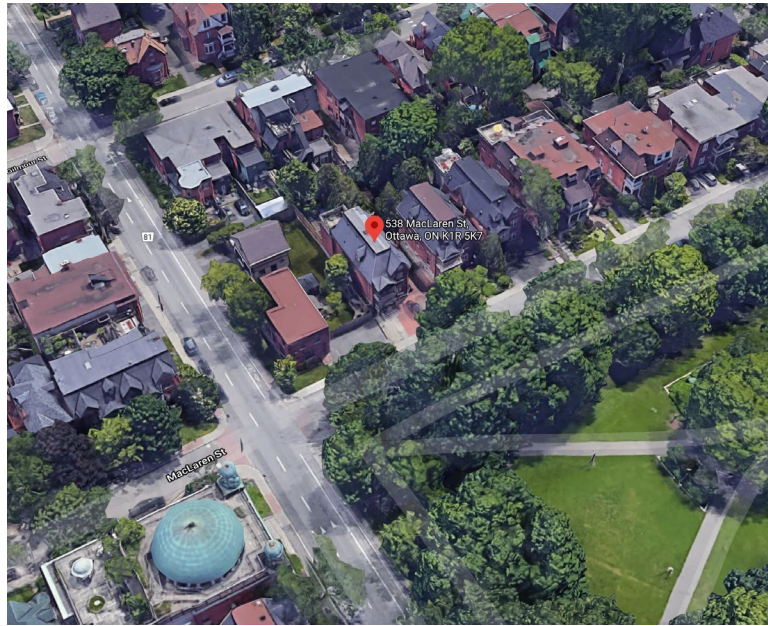


Figure 1: Aerial view of 538 MacLaren Street. *Photo Credit: Google Maps*



Figure 2: Streetscape
Photo Credit: CSV Architects, Street view from McLaren Street



Figure 3: Streetscape
Photo Credit: CSV Architects, Street view from McLaren Street.

We have applied the “four tests” and believe that this application meets the requirements of the Committee of Adjustment.

- The variances for relief from the Heritage Overlay and relief from setbacks, are minor;
- The variance is desirable for the appropriate development or use of the property, as four-unit apartment building;
- The general intent and purpose of the Zoning By-law, as a four-unit apartment building, is maintained;
- The general intent and purpose of the Official Plan, as a general urban area, is maintained.

Enclosed you will find the following:

1. Completed Application for Minor Variance including completed authorization signed by the Owner
2. Property Survey
3. Site Plan
4. Elevations

Yours sincerely,

Paolo Marinelli, CSV Architects