

Committee of Adjustment
Received | Reçu le
2023-12-20

400-116 Lisgar Street
K2P 0C2 Ottawa ON
Canada

City of Ottawa | Ville d'Ottawa
Comité de dérogation

19 December 2023

Watson MacEwen Teramura Architects
a partnership of corporations
E.S. MacEwen Architect Inc
Allan Teramura Architect Inc

Re: Committee of Adjustments, Permission
275 MacLaren Street, National Association of Friendship Centres (NAFC)

Dear Committee of Adjustments,

We are submitting to the Committee of Adjustments for permission, to proceed with a small addition to an existing nonconforming use for the NAFC at 275 MacLaren Street, Ottawa. The NAFC has owned the property since 1997 and has used it for Group D, Business and Personal Services since that time. The property is currently zoned R4UD [479] residential 4th density.

The proposed scope of work for this project includes the removal verandah addition, currently converted to use as a boardroom. It will be replaced with a new single storey boardroom designed to suit the cultural requirements of the Indigenous-led organisation and the communities it serves. The scope also includes rehabilitation of the building to restore and stabilize the original brick finish. Life safety will be addressed with the removal and replacement of fire escape and the provision of a ramp for accessible access. The project will require the removal of 4 trees. One tree is already dead and the other three will be replaced as per the TIR.

The building is individually Designated under Part IV of the Ontario Heritage Act, but as it is located in the Centretown Heritage Conservation District, Part V regulations concerning its modifications apply. We have consulted with the Heritage Planner, who is satisfied the proposed alterations comply with the objectives of the HCD Plan.

The design was submitted to the Ward Councillor's office, and no feedback was received. As a result no further public engagement has been undertaken. The building sits among many residential rental towers, a parking lot and a few similar 2-3 storey brick buildings. As the neighbours are predominantly renters, there has been no direct consultation with these neighbours.

We have prepared a tree report and had it reviewed by COFA in advance of this submission. Our engineers are familiar with the requirements of Hydro Ottawa.

Included in the Submission is the following:

- Completed Application Form (1 copy)
- Tree Information Report reviewed by COFA (1 copy)
- Survey Plan (1 full size copy and 1 reduced copy)
- Site Plan (1 full size copy and 1 reduced copy)
- Elevations (1 full size copy and 1 reduced copy)
- Application Fee by Cheque to the City of Ottawa \$2,937.00

t. (613) 232 0330

info@wmta.ca

wmta.ca

wmta | architecture

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We hope the Committee finds our application in order. We look forward to presenting to the Committee when assigned.

Regards,

A handwritten signature in black ink, appearing to read 'ATeramura', is written over a light grey rectangular background.

Allan Teramura