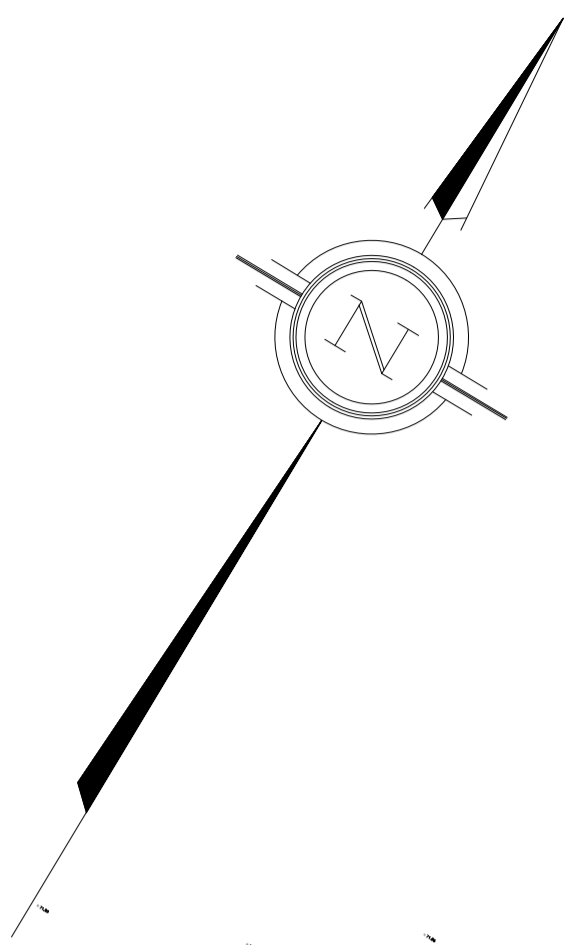


LEGEND

- DENOTES ANCHOR
- DENOTES CATCH BASIN
- DENOTES CONIFEROUS TREE
- DENOTES DECIDUOUS TREE
- DENOTES GAS METER
- DENOTES LIGHT STANDARD
- DENOTES MANHOLE-SANITARY
- DENOTES MANHOLE-STORM
- DENOTES SIGN
- DENOTES UTILITY POLE
- DENOTES WATER VALVE
- DENOTES ASPHALT
- DENOTES CONCRETE
- DENOTES RETAINING WALL
- DENOTES CENTER LINE OF ROAD
- DENOTES FENCE
- DENOTES HEDGE
- DENOTES MAJOR CONTOUR
- DENOTES MINOR CONTOUR
- DENOTES OVERHEAD CABLE
- DENOTES UNDERGROUND_GAS_SERVICE
- DENOTES UNDERGROUND_HYDRO
- DENOTES UNDERGROUND_UTILITY
- DENOTES VEGETATION

Committee of Adjustment
 Received | Reçu le
2023-12-20
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



SURVEYOR'S REAL PROPERTY REPORT
 PART 1 – PLAN OF SURVEY OF
**ALL OF LOT 46 &
 1/2 OF LOT 47**
REGISTERED PLAN 15558
 CITY OF OTTAWA

SCALE 1:200

GEOVERRA (ON) LTD.
 ONTARIO LAND SURVEYORS
 2022 © Protected by copyright.
 THE INTENDED PLOT SIZE OF THIS PLAN IS 860mm IN
 WIDTH BY 560mm IN HEIGHT WHEN PLOTTED AT A
 SCALE OF 1:200.

METRIC
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METERS
 AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**SURVEYOR'S REAL PROPERTY REPORT
 PART 2 – SURVEY REPORT**

DESCRIPTION OF LAND
 - ALL OF 46 AND 1/2 LOT OF 47, REGISTERED PLAN 15558, CITY OF OTTAWA

MUNICIPAL ADDRESS
 - 275 MACLAREN STREET, OTTAWA, CANADA

REGISTERED EASEMENTS
 - NO EASEMENT ON TITLE

AREA
 - 0.0894 ha. (0.2209 ac.)

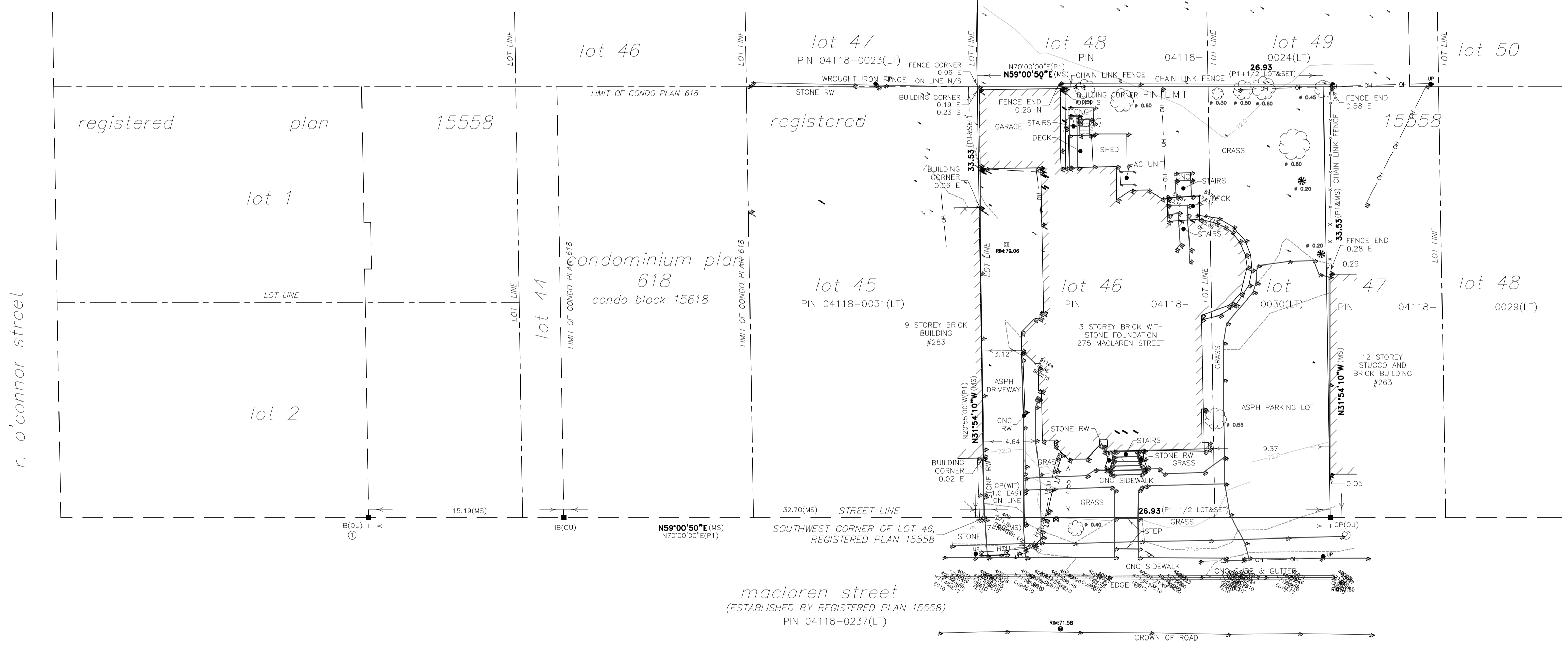
THIS PLAN AND REPORT WAS PREPARED FOR NATIONAL ASSOCIATION OF FRIENDSHIP CENTRES AND RELATED PARTIES AND THE UNDERSIGNED ACCEPTS NO RESPONSIBILITY FOR USE BY OTHER PARTIES

NOTE
 BEARINGS AND COORDINATES ARE UTM GRID AND ARE DERIVED FROM OBSERVED REFERENCE POINTS 1 AND 2, BY REAL TIME NETWORK (RTN) GPS OBSERVATIONS, MTM ZONE 9, NAD83 (CSRS) (2010.0).
 DISTANCES HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR 0.999943.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORPs) MTM ZONE 9 NAD83 (CSRS) (2010.0)		
COORDINATE VALUES ARE TO AN URBAN ACCURACY IN ACCORDANCE WITH SECTION 14 (2) OF O.REG 216/10.		
POINT ID	NORTHING	EASTING
1	5030964.22	367924.83
2	5031002.73	367988.97
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.		

BEARING COMPARISONS SHOWN HEREON ARE NOT ROTATED AND ARE AS SHOWN ON DOCUMENT REFERENCED.

- LEGEND**
- DENOTES SURVEY MONUMENT FOUND
 - DENOTES SURVEY MONUMENT PLANTED
 - DENOTES CONCRETE PIN
 - DENOTES IRON BAR
 - DENOTES MEASURED
 - DENOTES WITNESS
 - DENOTES ORIGIN UNKNOWN
 - DENOTES REGISTERED PLAN 15558



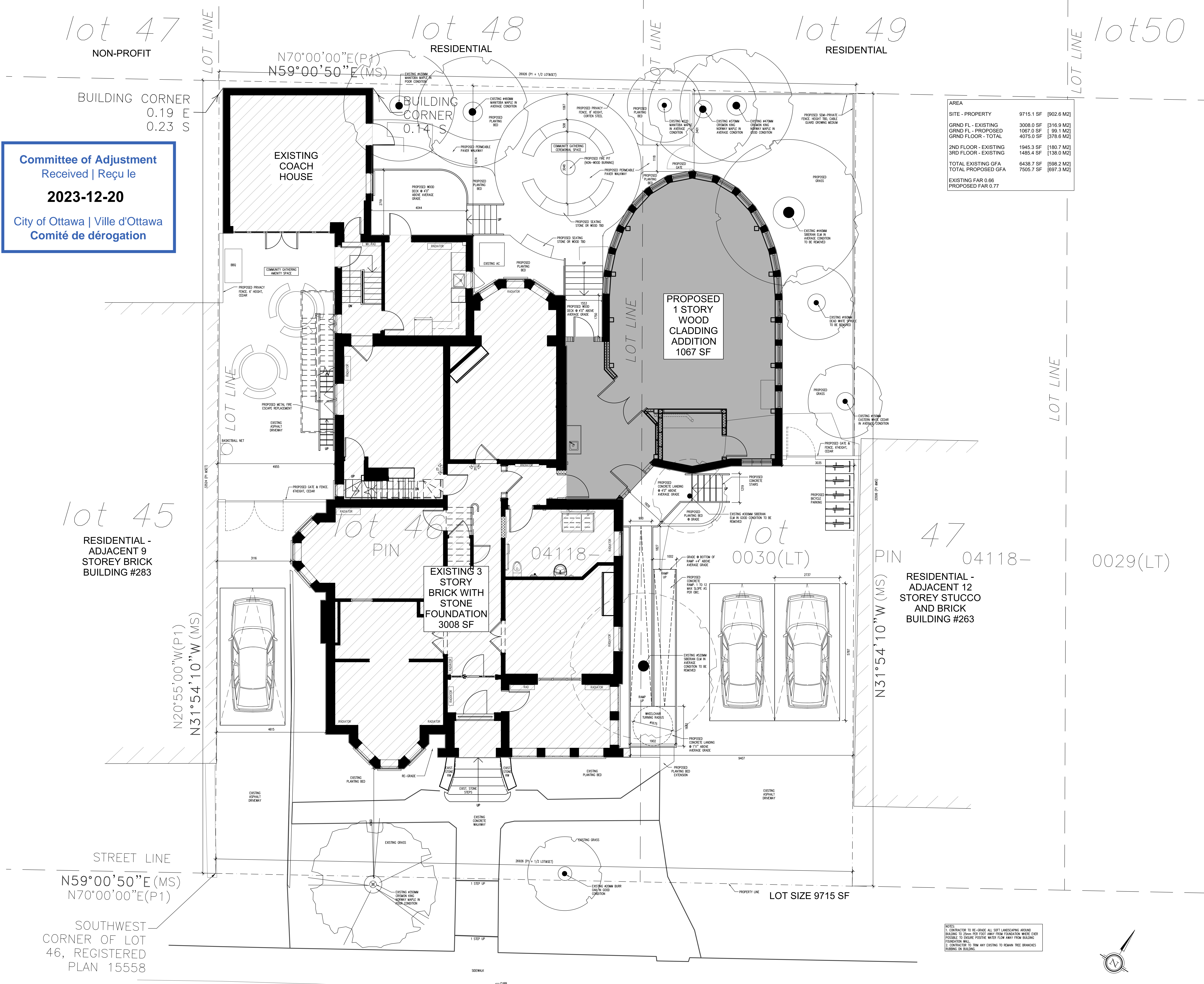
ALL BUILDING TIES ARE TAKEN TO THE FOUNDATION UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 21ST DAY OF JULY, 2022.

DATE _____ ADAM PAINE
 ONTARIO LAND SURVEYOR

	Ontario Land Surveyors 22-02409-001-RPR
	DRAWING NUMBER: 22-02409-001-RPR
SUITE 101, 1875 BUCKHORN GATE, MISSISSAUGA, ONTARIO, CANADA, L4K 5P1 T: 647-905-8887 WEBSITE: WWW.GEOVERRA.COM	
P.CHIEF: TC	DWG. BY: AC
JOB NUMBER: 22-02409-001	TAB NAME: A1 - SRPR
DWG FILE NAME:	22-02409-001-RPR.DWG



Committee of Adjustment
 Received | Reçu le
2023-12-20
 City of Ottawa | Ville d'Ottawa
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AREA	
SITE - PROPERTY	9715.1 SF [902.6 M ²]
GRND FL - EXISTING	3008.0 SF [316.9 M ²]
GRND FL - PROPOSED	1067.0 SF [199.1 M ²]
GRND FLOOR - TOTAL	4075.0 SF [378.6 M ²]
2ND FLOOR - EXISTING	1945.3 SF [180.7 M ²]
3RD FLOOR - EXISTING	1485.4 SF [138.0 M ²]
TOTAL EXISTING GFA	6438.7 SF [598.2 M ²]
TOTAL PROPOSED GFA	7505.7 SF [697.3 M ²]
EXISTING FAR 0.66	
PROPOSED FAR 0.77	

NOTES:
 1. CONTRACTOR TO RE-GRADE ALL SOFT LANDSCAPING AROUND BUILDING TO 2" MIN PER FOOT AROUND FOUNDATION WHERE EVER POSSIBLE TO ENSURE POSITIVE WATER FLOW AWAY FROM BUILDING TO ADJACENT LOT.
 2. CONTRACTOR TO TRIM ANY EXISTING TO REMAIN TREE BRANCHES BLENDING ON BUILDING.

DRAWINGS ARE NOT TO BE SCALED
 Contractor must verify all dimensions on the drawings and report any discrepancies to the architect before proceeding with the work.
 All drawings and specifications are instruments of service and the property of the architect, and must be returned at the completion of the work.

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

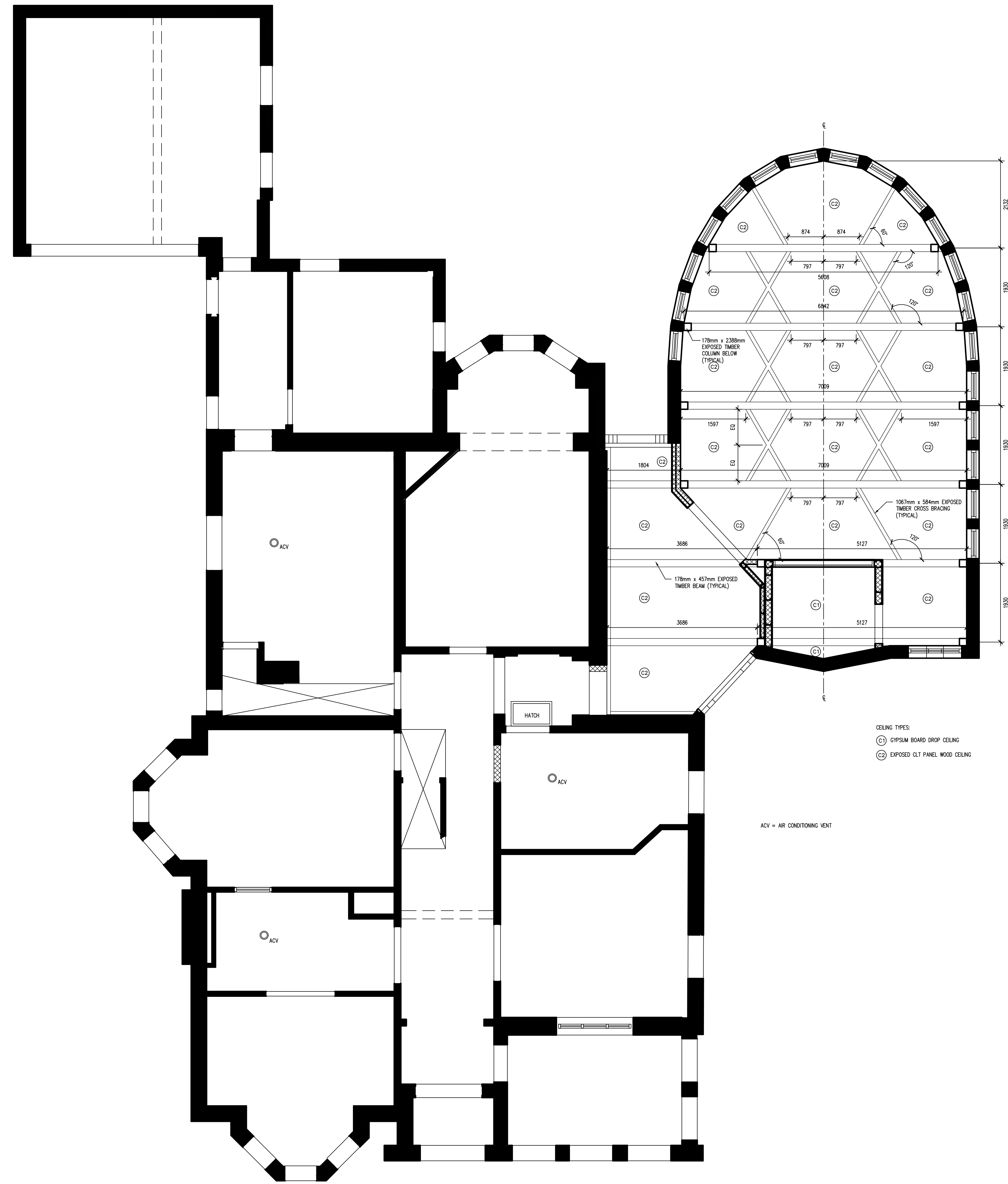
Iss. No.	By	Description	Date

Revisions:
 All previous issues of this drawing are superseded.

Project:
**THE NATIONAL ASSOCIATION OF FRIENDSHIP CENTRES
 HEAD OFFICE RENOVATION PROJECT**

275 MacLaren Street, Ottawa, ON, K2P 0L9
 Drawing:
SITE PLAN

scale: As indicated
 drawn by: RT
 reviewed by: BP
 job number: 22061
 plot date: Issue Date
 drawing number:



1 FIRST FLOOR - REFLECTED CEILING PLAN
 A1.11 1/2

DRAWINGS ARE NOT TO BE SCALED

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**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

No.	By	Description	Date

Revisions:
 All previous issues of this drawing are superseded.

Professional Certification

Project:
**THE NATIONAL ASSOCIATION OF
 FRIENDSHIP CENTRES
 HEAD OFFICE RENOVATION
 PROJECT**

275 MacLaren Street, Ottawa, ON K2P 0L9

Drawing:
**FIRST FLOOR
 REFLECTED CEILING PLAN**

scale: As indicated
 drawn by: RT
 reviewed by: BP
 job number: 22061
 plot date: Issue Date
 drawing number:



11 EXISTING EAST ELEVATION
1/8" = 1'0"



12 PROPOSED EAST ELEVATION
1/8" = 1'0"

DRAWINGS ARE NOT TO BE SCALED
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**PRELIMINARY
NOT FOR
CONSTRUCTION**

Iss.	By	Description	Date

Issuance Schedule
Revisions:
All previous issues of this drawing are superseded.

Professional Certification
Project:
**THE NATIONAL ASSOCIATION OF
FRIENDSHIP CENTRES
HEAD OFFICE RENOVATION
PROJECT**

275 MacLaren Street, Ottawa, ON K2P 0L9
Drawing:
**EAST ELEVATION
EXISTING AND
PROPOSED/ RESTORATION**
scale: As indicated
drawn by: RT
reviewed by: BP
job number: 22061
plot date: Issue Date
drawing number: **A2.01**

2023-12-20



203 Blue 77 - 1804 6th Line - Charlewood Rd. Ottawa, ON, N2A 1A3
519-482-2117 www.tworow.com info@tworow.com



12.03 EXISTING WEST ELEVATION
1/8"



12.04 PROPOSED WEST ELEVATION
1/8"

DRAWINGS ARE NOT TO BE SCALED
Contractor must verify all dimensions on the drawings and report any discrepancies to the architect before proceeding with the work.

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**PRELIMINARY
NOT FOR
CONSTRUCTION**

Iss.	By	Description	Date

Issuance Schedule

Revisions: All previous issues of this drawing are superseded.

Professional Certification

Project:
**THE NATIONAL ASSOCIATION OF
FRIENDSHIP CENTRES
HEAD OFFICE RENOVATION
PROJECT**

275 MacLaren Street, Ottawa, ON, K2P 0L9

Drawing:
**WEST ELEVATION
EXISTING AND
PROPOSED/ RESTORATION**

scale: As indicated
drawn by: RT
reviewed by: BP
job number: 22061
plot date: Issue Date
drawing number:

275 MACLAREN STREET



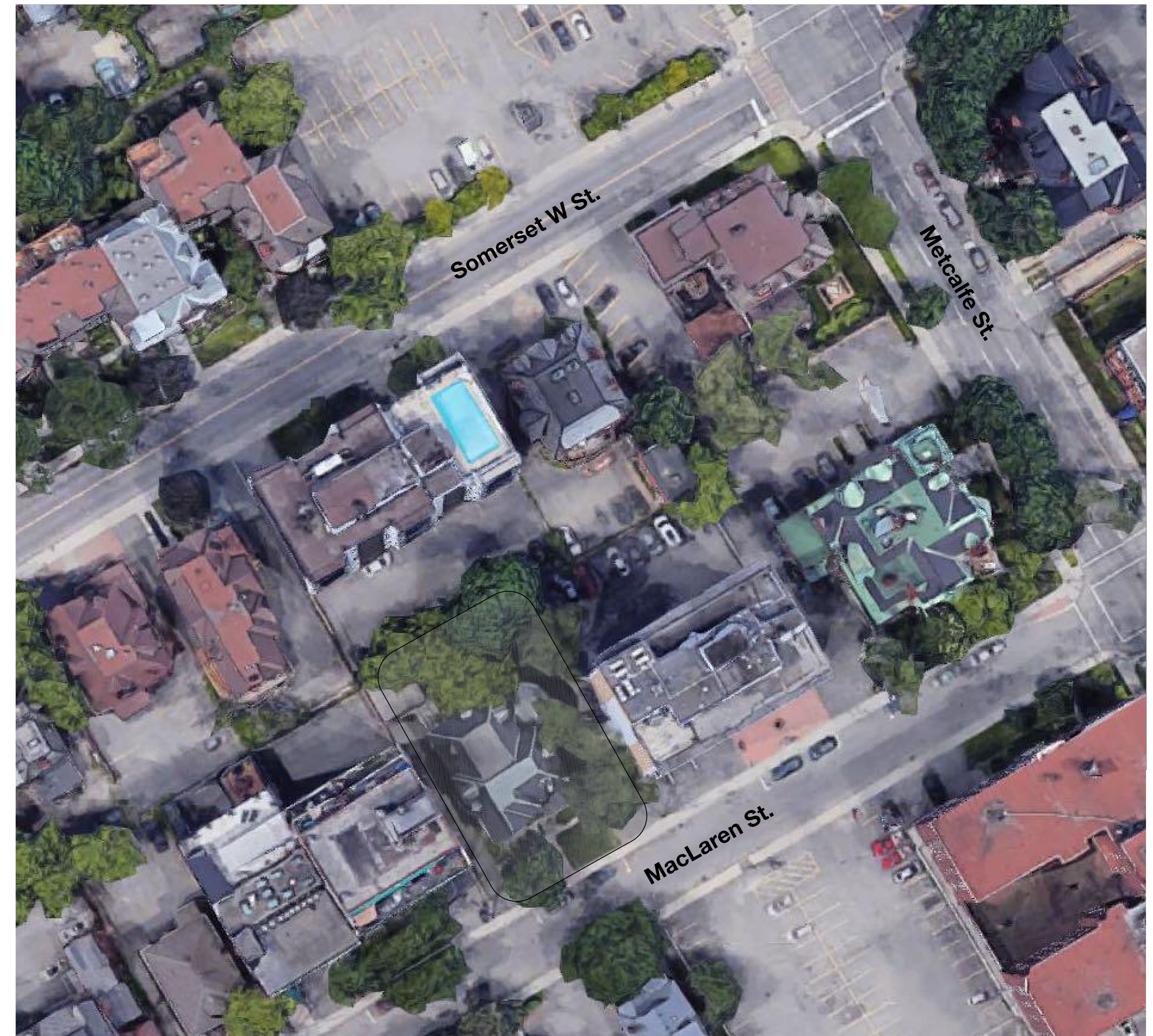
**LASHLEY
+ASSOCIATES**
LANDSCAPE ARCHITECTURE
AND SITE ENGINEERING

200-250 GLADSTONE AVENUE
OTTAWA, ON K1Y 3E8
T 613 233 8579
F 613 233 4051
W LashleyLA.com
E Mail@LashleyLA.com

275 MACLAREN STREET
OTTAWA, ONTARIO
ISSUED FOR
COMMITTEE OF ADJUSTMENT
20 OCTOBER 2023

DRAWING INDEX

PRE-DEVELOPMENT PLAN TP -1
POST-DEVELOPMENT PLAN TP-2
PLANTING PLAN L-01



KEY PLAN

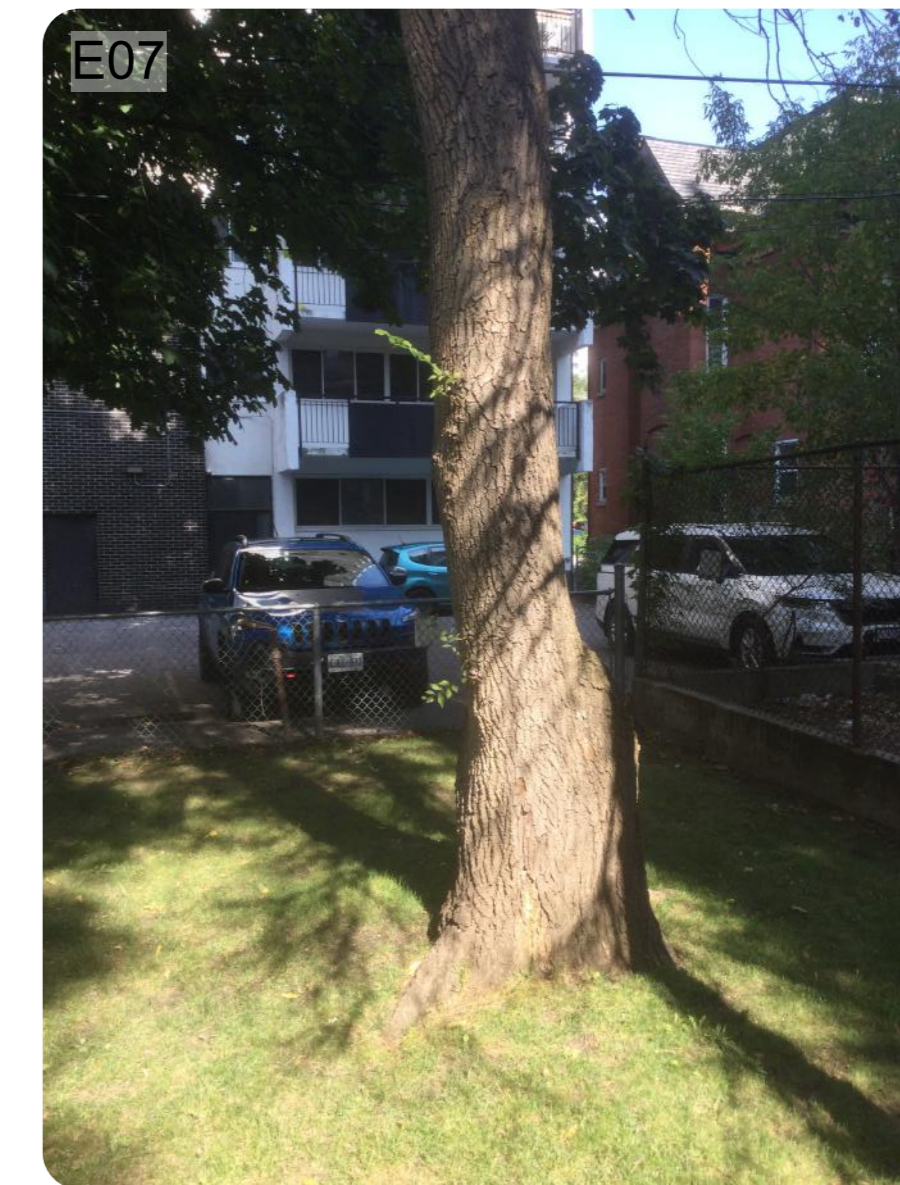
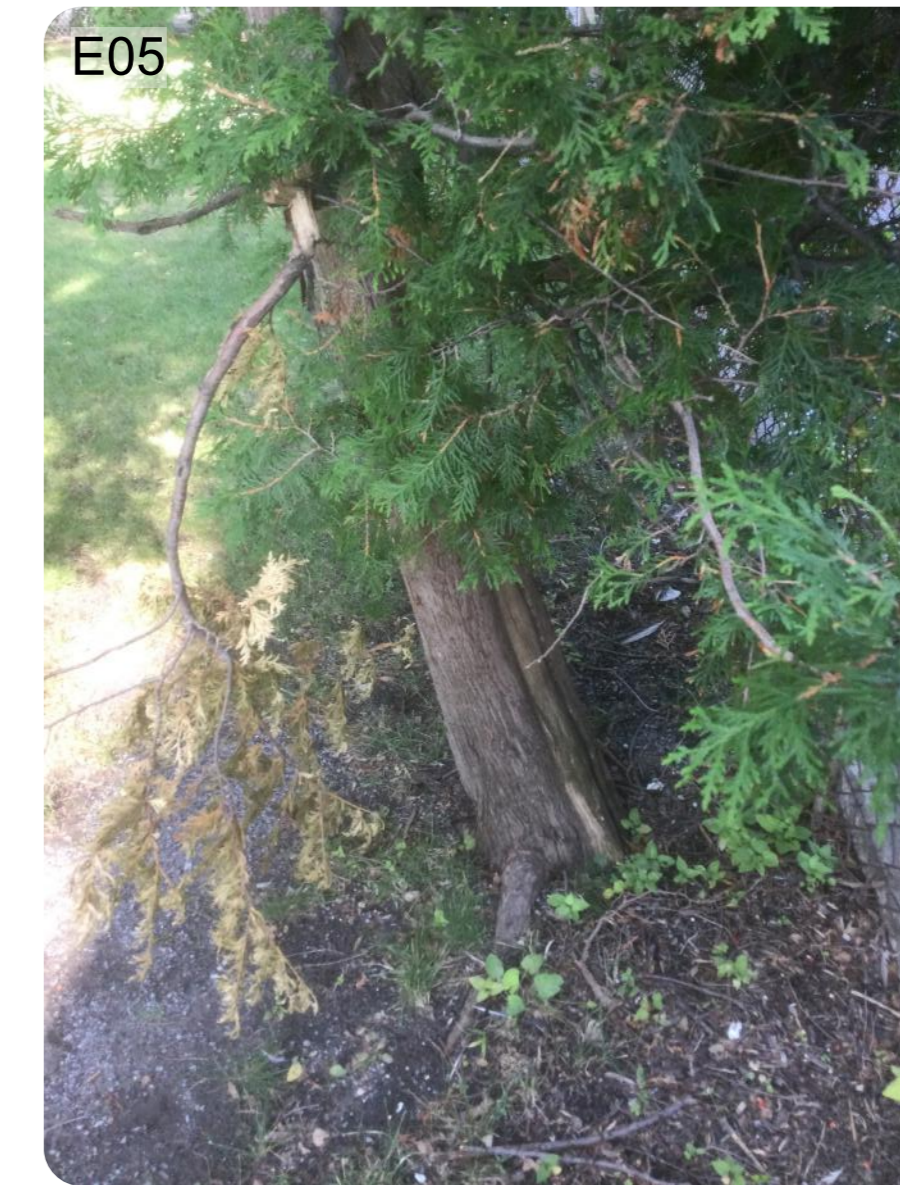
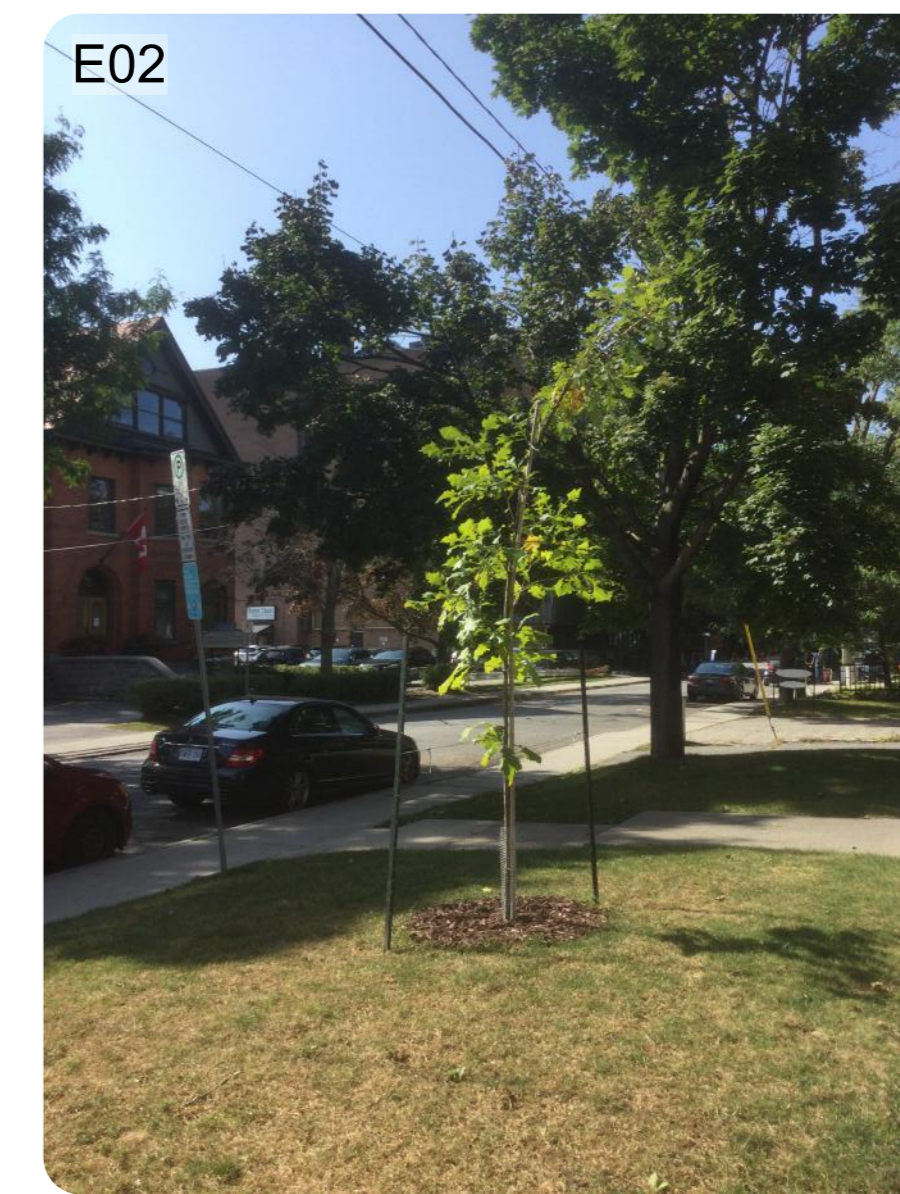
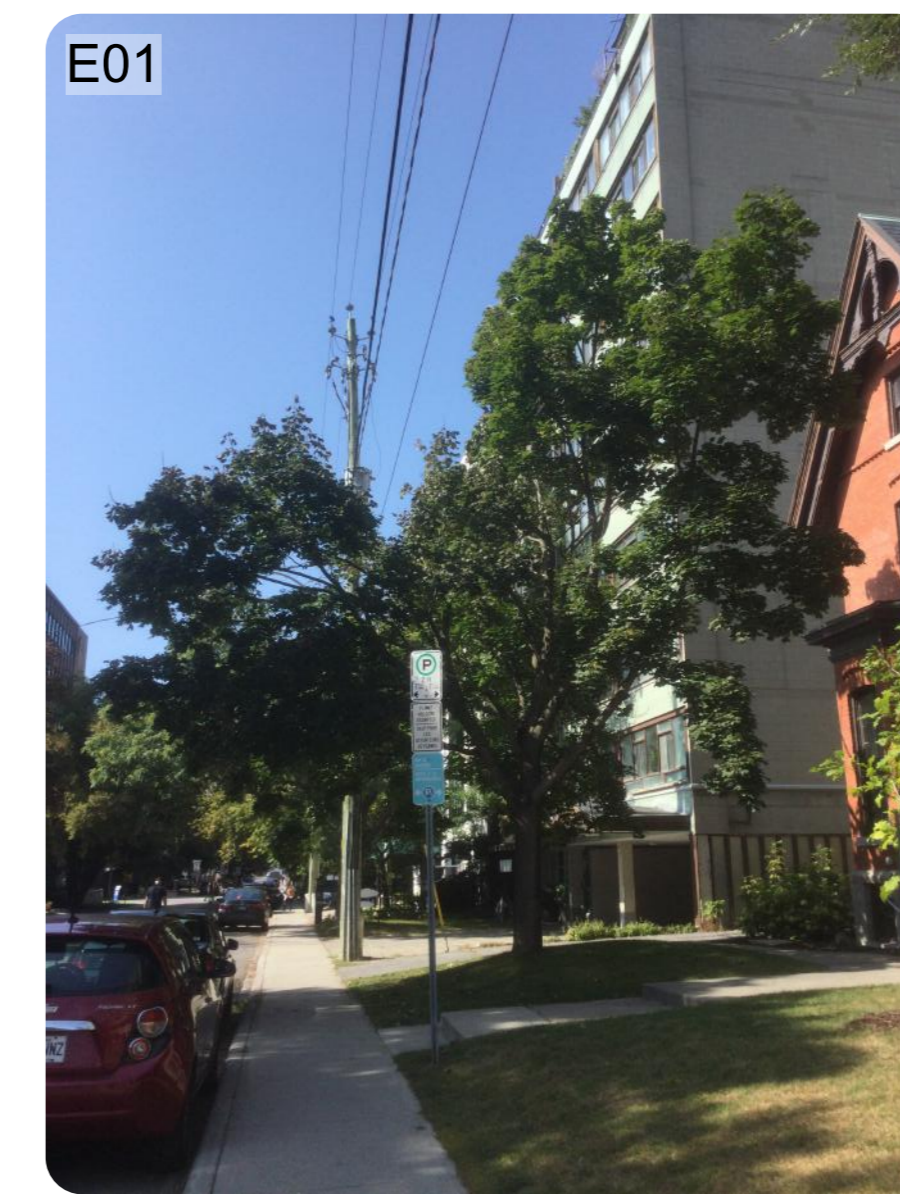




1 TP-1 TREE CONSERVATION PLAN
Scale: 1:75

Existing Tree List

ID	Botanical Name	Common Name	DBH	Condition	Action	Notes
E01	<i>Acer platanoides</i>	Crismon King Norway Maple	0.35	Poor	Retain	Large vertical split in trunk. Significant splitting in branches above crotch. Some response wood around previous pruning wounds. Dead branches in canopy.
E02	<i>Quercus macrocarpa</i>	Burr Oak	0.02	Good	Retain	Good. Young sapling.
E03	<i>Ulmus pumila</i>	Siberian Elm	0.52	Average	Remove	Imbalanced crown, heavy lean to east over driveway. Dead branches in upper canopy. Compression roots raising driveway and tension roots likely attached to building foundation.
E04	<i>Ulmus pumila</i>	Siberian Elm	0.3	Good	Remove	Dead branches in upper canopy. Well-developed buttress roots.
E05	<i>Thuja occidentalis</i>	Eastern White Cedar	0.15	Average	Retain	Some trunk damage. Response wood evident around wounds.
E06	<i>Picea glauca</i>	White Spruce	0.16	Dead	Remove	Dead.
E07	<i>Ulmus pumila</i>	Siberian Elm	0.44	Average	Remove	East leaning stem historically removed at 0.9m. Remaining stem leans southwest over existing building. Dead branches in upper canopy.
E08	<i>Acer platanoides</i>	Crismon King Norway Maple	0.47	Good	Retain	North lean over adjacent property. Conflicts with overhead wires
E09	<i>Acer platanoides</i>	Crismon King Norway Maple	0.37	Average	Retain	Heavily conflicted with overhead wires
E10	<i>Acer negundo</i>	Manitoba Maple	0.22	Average	Retain	Imbalanced crown heavily leaning to south over building. Little buttress support. Stem/upper canopy resting on E11
E11	<i>Acer negundo</i>	Manitoba Maple	0.46	Average	Retain	Heavy lean to southeast over existing building. Intertwined with and provides structural support to E10
E12	<i>Acer negundo</i>	Manitoba Maple	0.43	Poor	Retain	Leans to the northwest over the building. Internal rot at base. Large broken branch hanging from tree.



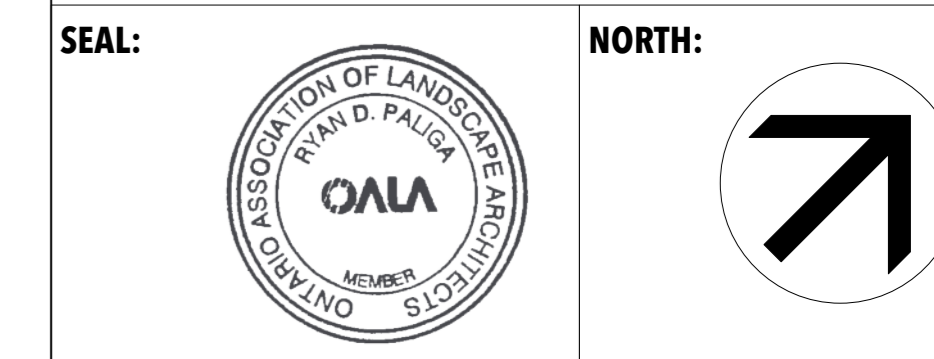
KEY PLAN, NTS

GENERAL NOTES

1. ALL GENERAL SITE INFORMATION AND CONDITIONS COMPILED FROM ARCHITECT'S AND ENGINEER'S PLANS AND SURVEYS.
2. DO NOT SCALE THIS DRAWING.
3. REPORT ANY DISCREPANCIES PRIOR TO COMMENCING WORK. NO RESPONSIBILITY IS BORN BY THE LANDSCAPE ARCHITECT FOR UNKNOWN SUBSURFACE CONDITIONS.
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F 2023-10-20 Issued for Committee of Adjustment
C 2023-10-19 Issued for Committee of Adjustment
B 2023-10-03 Issued for Committee of Adjustment
A 2023-09-26 Issued for Review

NO. DATE DESCRIPTION



PROJECT:
MACLAREN TREE INVENTORY
275 MacLaren Street, Ottawa,
ON K2P 0L9

DRAWING TITLE:
PRE-DEVELOPMENT PLAN

DATE: 2023-09-20 **DRAWING NO.:**
DRAWN SCALE: 1:200 **TP-1**
DRAWN BY: NG/RP
LA PROJECT NO.: 23870-1 **REV NO.:** 0



KEY PLAN, NTS

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D	2023-10-19	Issued for Committee of Adjustment
B	2023-10-03	Issued for Committee of Adjustment
A	2023-09-26	Issued for Review

NO.	DATE	DESCRIPTION
SEAL:		
		NORTH:

LASHLEY + ASSOCIATES
LANDSCAPE ARCHITECTURE AND SITE ENGINEERING
OTTAWA - MONTREAL

202 590 GLADSTONE AVENUE
OTTAWA, ON K1Y 3E6
T 613 233 8579 x102
F 613 233 4051
W LashleyLA.com
E Mail@LashleyLA.com

PROJECT:
MACLAREN TREE INVENTORY
275 MacLaren Street, Ottawa,
ON K2P 0L9

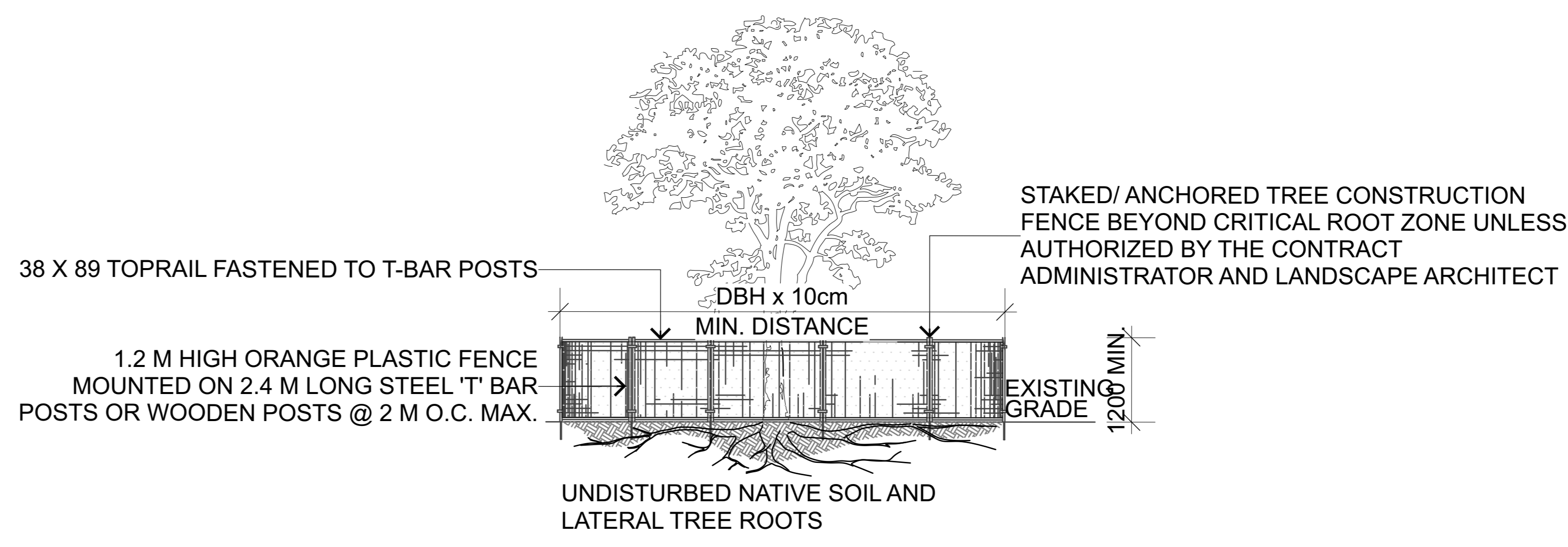
DRAWING TITLE:
POST-DEVELOPMENT PLAN

DATE: 2023-09-20 **DRAWING NO.:**
DRAWN SCALE: 1:200 **TP-2**
DRAWN BY: NG/RP
LA PROJECT NO.: 23870-1 **REV NO.:** 0



LEGEND

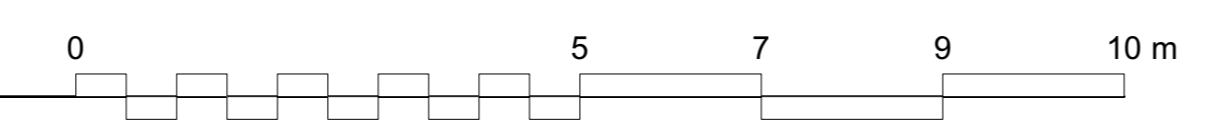
- PROPERTY LINE
- TREE PROTECTION FENCE
- PROPOSED BUILDING
- EXISTING TREE TO REMAIN
- EXISTING TREE TO REMOVE



NOTES:
THE FOLLOWING PROTECTION MEASURES MUST BE IMPLEMENTED FOR RETAINED TREES, BOTH WITHIN THE WORK AREA AND ON ADJACENT PARCELS.

1. UNDER THE GUIDANCE OF AN ARBORIST, ERECT A MODULAR FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES WHERE THE CRZ IS ESTABLISHED AS BEING 10 CENTIMETERS FROM THE TRUNK FOR EVERY CENTIMETER OF TRUNK DIAMETER AT BREAST HEIGHT.
2. TREE PROTECTION SHALL BE ERECTED TO PROVIDE A CONTINUOUS BARRICADE BETWEEN DESIGNATED TREES AND THE WORK AREA PRIOR TO CONSTRUCTION.
3. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE.
4. ENSURE ALL EQUIPMENT AND CONSTRUCTION RELATED MATERIAL ARE NOT PLACED OR TEMPORARILY STORED WITHIN THE CRZ.
5. ENSURE EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY.
6. FLOODING OR DEPOSITION OF SEDIMENT SHALL BE PREVENTED WHERE TREES ARE LOCATED.
7. ALL DISTURBED ROOT SYSTEMS SHALL BE EXPOSED AND BACKFILLED IN ONE CONTINUOUS OPERATION TO MINIMIZE DESICCATION.
8. EXPOSED ROOTS SHALL BE KEPT CONTINUOUSLY MOIST DURING EXCAVATION.
9. REMOVE BROKEN AND DAMAGED ROOTS WITH SHARP PRUNING SHEARS.
10. THE TREE PROTECTION MODULAR FENCE IS TEMPORARY, SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION OPERATIONS, AND SHALL BE REMOVED UPON COMPLETION OF WORK WHEN AGREED TO BY THE CONTRACT ADMINISTRATOR AND LANDSCAPE ARCHITECT.

1 POST DEVELOPMENT PLAN
TP-2 Scale: 1:75



2 TREE PROTECTION FENCE
TP-2 Scale: 1:50

MACLAREN ST.



KEY PLAN, NTS

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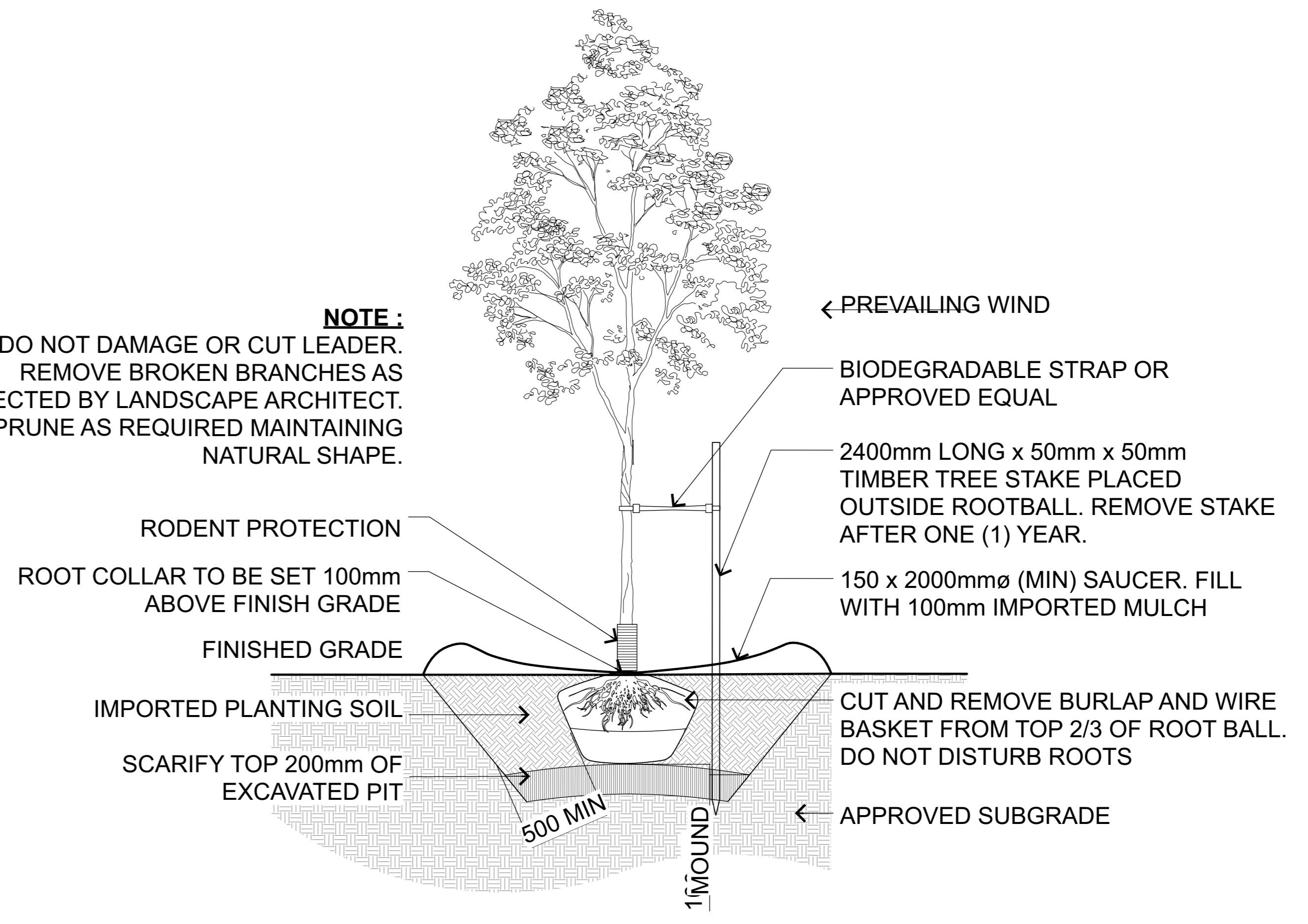
LEGEND

- PROPERTY LINE
- TREE PROTECTION FENCE
- PROPOSED BUILDING
- EXISTING TREE TO REMAIN
- PROPOSED TREE

Plant List

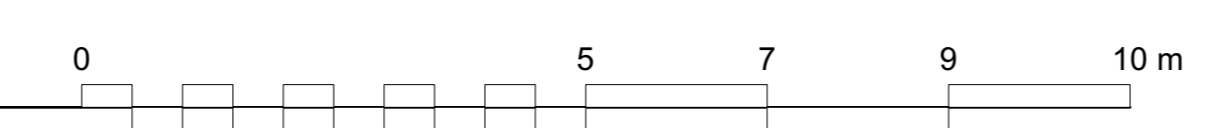
ID	Qty	Botanical Name	Common Name	Size	Comments
AC	3	Amelanchier canadensis	Shadblow Serviceberry	50mm WB.	TREEFORM

NOTE:
DO NOT DAMAGE OR CUT LEADER.
REMOVE BROKEN BRANCHES AS DIRECTED BY LANDSCAPE ARCHITECT.
PRUNE AS REQUIRED MAINTAINING NATURAL SHAPE.



MACLAREN ST.

1 PLANTING PLAN
L-01 Scale: 1:75



2 DECIDUOUS TREE PLANTING
L-01 Scale: 1:25

NO.	DATE	DESCRIPTION
H	2023-10-20	Issued for Committee of Adjustment
E	2023-10-19	Issued for Committee of Adjustment
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W LashleyLA.com
E Mail@LashleyLA.com

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PLANTING PLAN

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DRAWN SCALE: 1:200 **L-01**
DRAWN BY: NGR/JP
LA PROJECT NO.: 23870-1 **REV NO.:** 0