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Committee of Adjustment  
Received | Reçu le

04-04-2024

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

400-116 Lisgar Street  
K2P 0C2 Ottawa ON  
Canada

04 April 2024

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

Re: Committee of Adjustments, Permission (File D08-02-23/A-00315)  
275 MacLaren Street, National Association of Friendship Centres (NAFC)

Dear Committee of Adjustments,

We are requesting re-activation of our submission to the Committee of Adjustments for permission of nonconforming use. We were adjourned sine die in February 2023 to obtain a Heritage Permit prior to coming back to the Committee of Adjustments.

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. A Heritage Permit is in place as of April 2, 2024.

Our request for permission is 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 4<sup>th</sup> 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 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 prepared a tree report and had it reviewed by COFA in advance of the original COA submission. The project requires the removal of 4 trees. One tree is already dead and the other three will be replaced as per the updated TIR. In our first round of COA, Forestry requested additional details on Tree 7 and suggested an alternate replacement species for 1 of the 3 replacement trees. We have satisfied all previous questions and updated the TIR to reflect these comments.

Our engineers are familiar with the requirements of Hydro Ottawa.

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Included in the previous Submission on file was 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

Included in this submission for reactivation of COA process:

- Heritage Permit and Letter (1 copy)
- Updated Tree Report reviewed and accepted by Julian Alvarez-Barkham (City of Ottawa Forestry) (1 copy)
- Correspondence regarding the TIR comments (1 copy)
- Reactivation fee \$675.00 as confirmed by COA coordinator, Sarah Shuel

There is no change to application for permission. We hope the Committee finds everything in order. We look forward to presenting to the Committee when re-assigned.

Regards,



Emily Webster Mason  
Associate, WMTA