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architects collective

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

1301 Prince of Wales Drive

Temple Israel Ottawa

Application for Minor Variance

January 17, 2025



FIG. 1 3550 Saint-Antoine O., Montréal QC H4C 1A9 T 514 861-5122
FIG. 2 252 Argyle Ave, Ottawa ON K2P 1B9 T 613 695-6122

Temple Israel Ottawa – Proposed Addition/Renovation

1301 Prince of Wales Drive
Ottawa, Ontario K2C 1N2

Application for Minor Variance to the Committee of Adjustment City of Ottawa

To Whom it May Concern,

Figurr Architects Collective (Agent) have been retained to apply for a minor variance on behalf of The Jewish Reform Congregation of Ottawa - Temple Israel (Applicant) intending to construct a 49.5 square meters (533 square feet) addition at the existing entrance. The addition will house a new secure entrance vestibule, an elevator, and a universal washroom. This would provide significant security and barrier-free accessibility improvements. The applicant is seeking permission to reduce the interior side yard setback from 3m to 1.8m.

- The variance is minor in nature:*
The encroachment of 1.2m beyond the permitted interior side yard setback is minor in nature. The side yard property line borders a parking lot with the nearest neighboring building located over 60 m away. The proposed addition would not affect the existing parking lot nor the adjacent Hellenic Centre.
- The variance is desirable for the appropriate development or use of the property;*
The proposed single-storey addition will improve security to the building and barrier-free accessibility for its users, which include diverse age groups and ability levels.
- The variance maintains the general intent and purpose of the Zoning By-law;*
The subject property as well as the adjacent lot are zoned under I1A Minor Institutional. There is no proposed change of use for Temple Israel as it will remain a place of worship and gathering.
- The variance maintains the general intent and purpose of the Official Plan.*
The proposed addition and minor variance do not include changes to the neighborhood character/designation. The design of the addition is intended to complement the existing architectural signature of the building.

Please refer to the attached requisite documents for more information:

- Application and Signed Authorization Forms
- Official Site Survey (Annis, O'Sullivan, Vollebakk Ltd.)
- Proposed Site Plan (Figurr Architects Collective)
- Proposed Elevations (Figurr Architects Collective)
- Tree Information Report (IFS Associates)

I trust we have conveyed both the architectural intent of the proposed renovation and new addition as well as provided adequate justification for the minor variances being requested.

Sincerely,



Roberto Campos, OAA