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Engineering + Architecture + Innovation

Committee of Adjustment

Received | Reçu le

2025-07-07

City of Ottawa | Ville d'Ottawa

Comité de dérogation

INNOVATIVE ENGINEERING DESIGN FOR VALUE ENGINEERED PROJECT DELIVERY

JUNE 23, 2025

RE: 293 MACLAREN STREET, OTTAWA – COMMITTEE OF ADJUSTMENT PERMISSION APPLICATION TO EXPAND EXISTING NON-CONFORMING RIGHTS-COVER LETTER

This is an application for the permission to expand an existing non-conforming rights establishment (file No D02-03-11-0007 dated 7 February 2012). The proposed project objective is to demolish the existing rear side building addition and construct a new addition at same location with more office space at the 2nd floor level (see attached site plan and elevations).

This application for permission will be in conformance to section 45(2) of the planning act and will not have any adverse impact to neighboring property owners because it is a replacement of an existing rear yard building addition and is proposed to be constructed at same location when the existing structure is demolished. The addition is not visible for the street.

A variance is also requested to reduce the setback of the new addition from the side property line by 0,60m as required by section 60(3)(b) of the Zoning By-Law. This request is in conformance with the four criteria set under section 45(1) of the planning act and meets the intent of the zoning by-law because the required side yard setback is 1.2m but the existing building setback from property line is 2.3m and the proposed addition aligns with the existing (see attached site plan).

Justin C. Enendu, P.Eng



293 Maclaren st Rear side Building Addition - Permission/Minor Variance Application



Tree Pr...ngual.pdf



Committee of Adjustment Trees/Comité de Dérogation Arbres <cofa_trees@ottawa.ca>



To: 📧 Rockville Engrng; **+1 other**

Mon 2025-06-16 3:52 PM



Tree Protection Specification ...

731 KB



Hi Justin,

Thank you for the information. If all works and variances are proposed within the rear yard, I can waive the requirement for a Tree Information Report.

Tree protection fencing will need to be installed and maintained around the City tree during construction in accordance with the attached tree protection specifications.

Regards,
Nancy



Nancy Young, RPF (she/her)

Planning Forester | Forestier - Plannification

Natural Systems | Systèmes Naturelles

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