

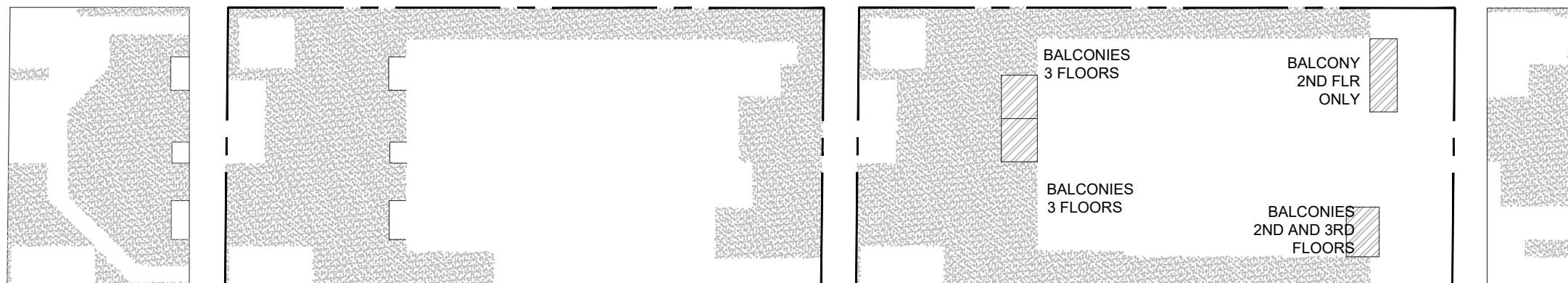
ZONING (APARTMENT UP TO 12 UNITS):

- R4UB ZONING DESIGNATION
- AREA X ON SCHEDULE 1A
- 12 DWELLING UNIT MAX, 16 UNITS PROPOSED, **VARIANCE REQ'D**
- 15m REQUIRED LOT WIDTH, PROVIDED
- 450m² REQUIRED LOT AREA, PROVIDED
- 11m HEIGHT LIMIT, PROVIDED
- REAR YARD SETBACK MUST BE AT LEAST 30% OF THE DEPTH OF THE LOT, PROVIDED
- 1.5m MIN. SIDE YARD SETBACK, PROVIDED
- 4.5m MIN. FRONT YARD SETBACK, PROVIDED
- 20% OF THE AREA OF THE FRONT FACADE MUST BE RECESSED AN ADDITIONAL 0.6m, PROVIDED
- FRONT FACADE TO HAVE 25% GLAZING (FRONT WINDOW SILLS MAX 1m AFF. WHERE INCLUDED IN GLAZING CALC.), PROVIDED
- 25% OF DWELLINGS MUST HAVE AT LEAST 2 BEDROOMS, PROVIDED
- 30% OF THE LOT AREA MUST BE PROVIDED AS LANDSCAPED AREA, PROVIDED, PROVIDED
- 50% OF THE REAR YARD MUST BE SOFT LANDSCAPED, AS WELL AS ANY AREA THAT IS NOT A DRIVE ISLE, PARKING SPACE, PATH, PATIO OR STORAGE SHED, PROVIDED
- LAND YARD LANDSCAPING MUST INCLUDE A RECTANGULAR AREA OF AT LEAST 25sq.m., NO LONGER THAN TWICE ITS WIDTH, PROVIDED
- 40% OF THE FRONT YARD MUST BE SOFT LANDSCAPED, PROVIDED
- FRONT YARD MUST HAVE PARKING PROHIBITORS, PROVIDED
- NO PARKING REQUIRED OR PROVIDED
- 0.5 BIKI PARKING SPACES REQUIRED FOR EACH DWELLING UNIT, 1 PROVIDED FOR EACH D.U.
- AMENITY AREAS MUST BE PROVIDED TO A TOTAL AREA OF 6sq.m./DU AND LOCATED INDOORS, ON BALCONIES OR IN THE REAR YARD, PROVIDED
- REAR YARD SHEDS ARE REQUIRED TO BE SETBACK 0.6m FROM LOT LINES, 0 SETBACK PROPOSED, **VARIANCE REQ'D**

- 2 STOREY DWELLING WITH ATTACHED CARPORT
- TO BE DEMOLISHED

- 3.5 STOREY APARTMENT BUILDING WITH ? UNITS
- 4 LIVING LEVELS
- NO ON-SITE PARKING

2325sq.ft. x 85% EFFICIENCY = 1975sq.ft.
TOTAL LEASABLE AREA = 7900sq.ft.
16 UNITS @ 495sq.ft. AVG

$$\begin{array}{r} 65.46 \\ 65.50 \\ 65.53 \\ \underline{65.31} \\ 261.80 / 4 = 65.45 \end{array}$$


40% OF THE FRONT
YARD IS REQUIRED TO
BE SOFT LANDSCAPED
48.4% LANDSCAPING
PROVIDED

Consultants:

9		
8		
7		
6		
5	2022/09/15	ISSUED FOR COMMITTEE OF ADJUSTMENT
4	2022/05/16	ISSUED FOR SITE PLAN APPLICATION
3	2022/04/28	ISSUED FOR COORDINATION
2	2022/03/25	ISSUED FOR COORDINATION
1	2022/03/01	FOR CONSULTANT
No.	Y / M / D	REVISION

PH

SMALL APARTMENT BUILDING

368 Tweedsmuir Avenue, Ottawa, Ontario

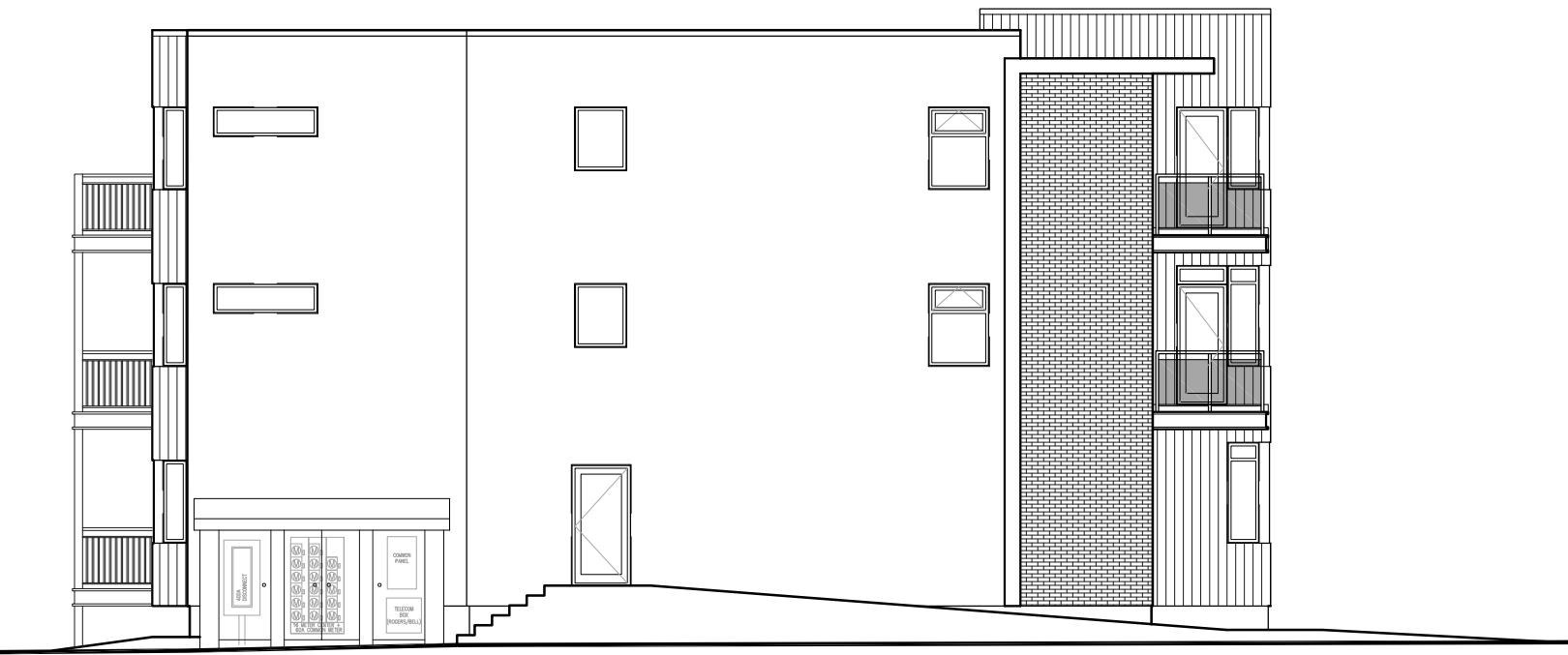
Drawn By: MP/RV	Date: SEPT 2022
Project No: 2131	Scale: 1:100

A1.0

Drawing name: C:\Users\Alastair\Desktop\Work From Home March 16\2131 Tweedsmuir Apt\2131 dwgs\2131 AutoCAD\2131 EL01 ELEV-SECT-DET.dwg



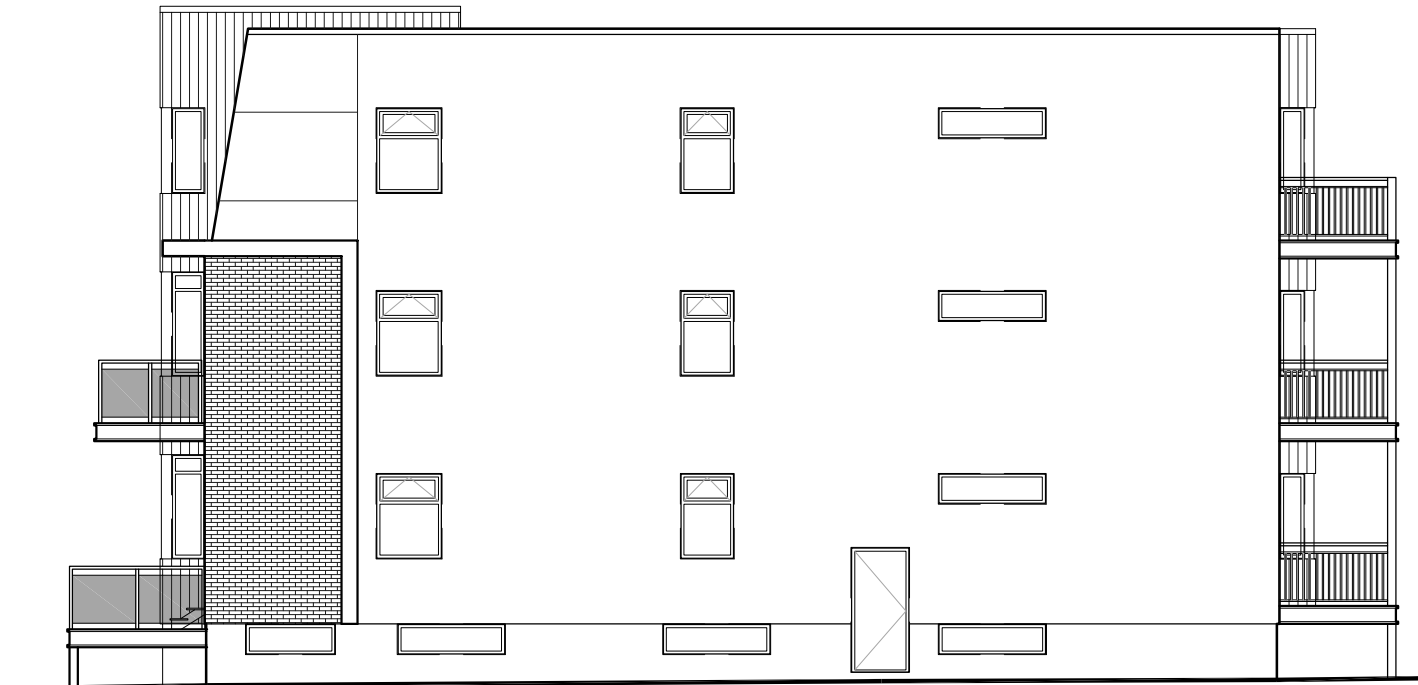
FRONT ELEVATION



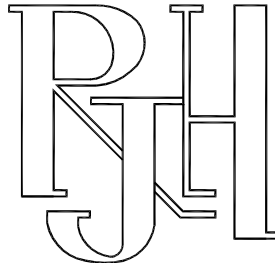
LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



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Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2022-09-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SMALL APARTMENT BUILDING
368 Tweedsmuir Avenue, Ottawa, Ontario
SEPT 19 2022 SCALE: 1/8" = 1'-0"
ELEVATIONS