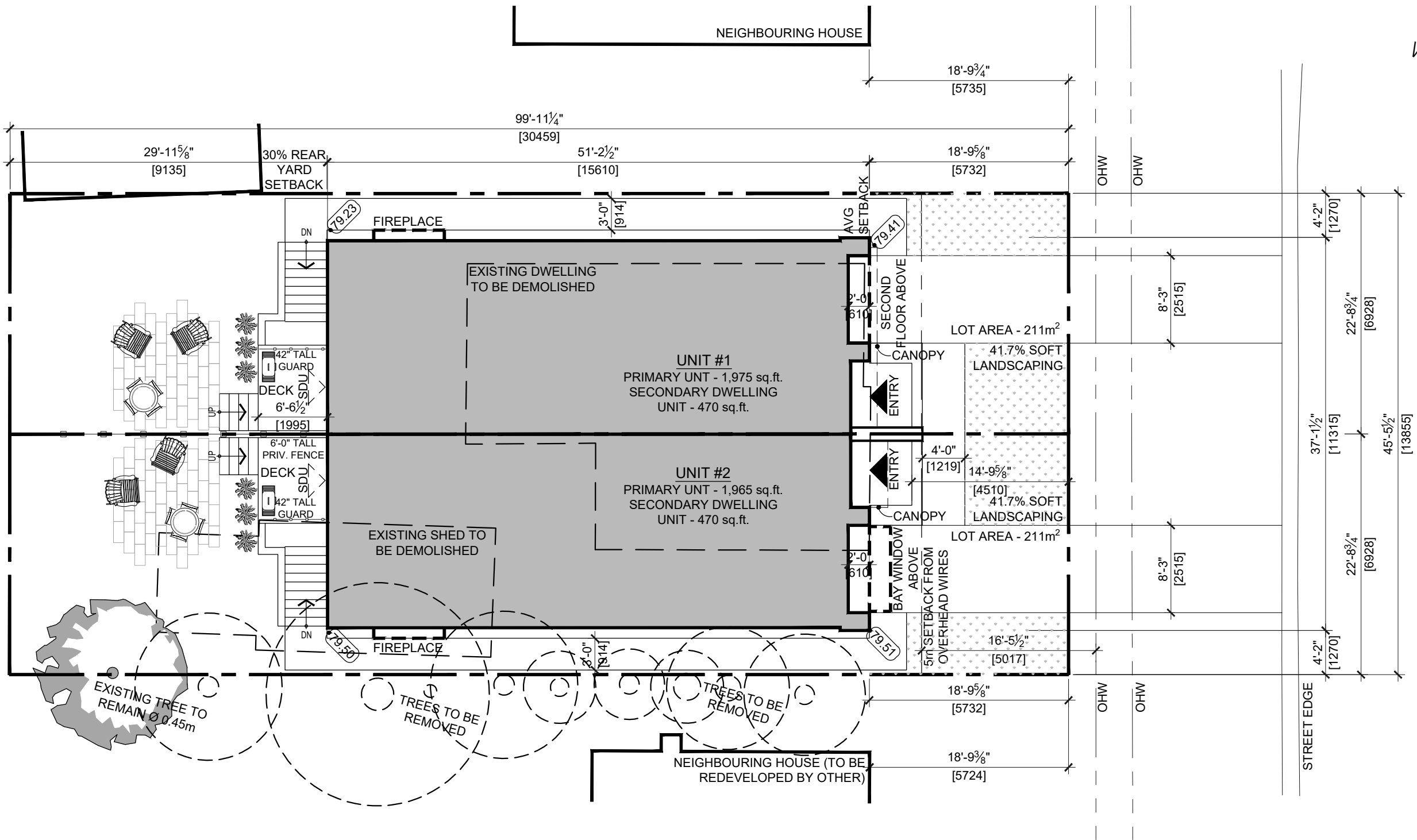




ZONING:

- R3R [2687] H(8.5) ZONING DESIGNATION
- 6m REQUIRED LOT WIDTH, PROVIDED
- 180m² REQUIRED LOT AREA, PROVIDED
- 8.5m HEIGHT LIMIT, 10.1m PROVIDED, **VARIANCE REQUIRED**
- 30% MIN. REAR YARD SETBACK, PROVIDED
- 1.5m MIN. SIDE YARD SETBACK, 1.2m PROVIDED, **VARIANCE REQUIRED**
- MIN. FRONT YARD SETBACK AVERAGE OF NEIGHBOUR'S SETBACKS, PROVIDED
- 40% FRONT SOFT LANDSCAPING REQUIRED, PROVIDED
- SCA LIMITS PARKING OPTIONS AND PROHIBITS ATTACHED GARAGES, FRONT FACING GARAGES PROPOSED, **VARIANCE REQUIRED**

EXISTING BUILDING:

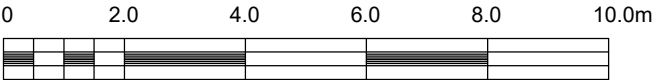
- ONE STOREY DWELLING WITH ATTACHED GARAGE
- TO BE DEMOLISHED

PROPOSED BUILDING:

- SEMI DETACHED DWELLING WITH SDU'S
- ATTACHED SINGLE CAR GARAGES

PARTS 1 & 2 AVERAGE GRADE (2012-147):

79.23
79.41
79.51
79.50
317.65 / 4 = 79.41



Committee of Adjustment
Received | Reçu le

2022-10-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

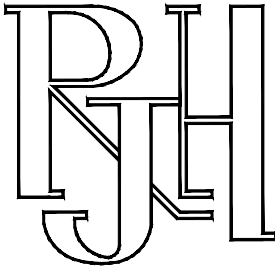
TWEEDSMUIR SEMI'S

608 Tweedsmuir Avenue, Ottawa, Ontario

OCT 2022

SCALE: 1:125

SITE PLAN



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