

SINGLE DETACHED DWELLING (a) [PARTS 5 + 6 + 7]		
ZONING: R4U-UA [2686]H(8.5), R3R[2687]H(8.5)		
	REQUIRED	PROVIDED (a)
MIN. LOT WIDTH	10m	12.67m
MIN. LOT AREA	300 sq/m	319 sq/m
MIN. FRONT YARD SETBACK	4.5m	4.5m
MIN. CORNER SIDE YARD SETBACK	N/A	N/A
MIN. INTERIOR SIDE YARD SETBACK	1.5m	1.5m / 1.2m
MIN. REAR YARD SETBACK	30% OF LOT DEPTH (7.9m)	14% OF LOT DEPTH (3.9m)
REAR YARD SOFT LANDSCAPE BUFFER	4.5m	0m
MAX. BUILDING HEIGHT	8.5m	9.87m
MIN. REAR YARD AREA	25% OF LOT AREA (80sq/m)	13% OF LOT AREA (43sq/m)
MAX. DECK PROJECTION ABOVE 1ST FLOOR	0m	N/A

SINGLE DETACHED DWELLING (b) [PARTS 3 + 4]		
ZONING: R4U-UA [2686]H(8.5), R3R[2687]H(8.5)		
	REQUIRED	PROVIDED (b)
MIN. LOT WIDTH	10m	11.15m
MIN. LOT AREA	300 sq/m	225 sq/m
MIN. FRONT YARD SETBACK	4.5m	4.5m
MIN. CORNER SIDE YARD SETBACK	N/A	N/A
MIN. INTERIOR SIDE YARD SETBACK	1.5m	1.3m / 0.6m
MIN. REAR YARD SETBACK	25% OF LOT DEPTH (5.06m)	25% OF LOT DEPTH (5.16m)
REAR YARD SOFT LANDSCAPE BUFFER	4.5m	0m
MAX. BUILDING HEIGHT	8.5m	10.33m
MIN. REAR YARD AREA	25% OF LOT AREA (57sq/m)	26% OF LOT AREA (59sq/m)
MAX. DECK PROJECTION ABOVE 1ST FLOOR	0m	1.5m

SINGLE DETACHED DWELLING (c) [PARTS 1 + 2]		
ZONING: R4U-UA [2686]H(8.5), R3R[2687]H(8.5)		
	REQUIRED	PROVIDED (c)
MIN. LOT WIDTH	10m	12.04m
MIN. LOT AREA	300 sq/m	241 sq/m
MIN. FRONT YARD SETBACK	4.5m	4.5m
MIN. CORNER SIDE YARD SETBACK	3.3m	1.5m
MIN. INTERIOR SIDE YARD SETBACK	1.5m	1.2m
MIN. REAR YARD SETBACK	1.2m	5.13m
REAR YARD SOFT LANDSCAPE BUFFER	4.5m	0.2m
MAX. BUILDING HEIGHT	8.5m	10.58m
MIN. REAR YARD AREA	N/A	N/A
MAX. DECK PROJECTION ABOVE 1ST FLOOR	0m	1.5m

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2022-10-06
City of Ottawa | Ville d'Ottawa
Comité de dérogation

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DRAWING NOTES

PROPOSED AVERAGE GRADE:
(a) = 66.97
(b) = 66.83
(c) = 66.69

REVISIONS

NO.	DESCRIPTION	DATE
6	ISSUED FOR MINOR VARIANCE	9 SEPT 2022
5	ISSUED FOR MINOR VARIANCE	7 SEPT 2022
4	ISSUED FOR MINOR VARIANCE	23 AUG 2022
3	ISSUED FOR PRECONSULTATION	18 MAY 2022
2	ISSUED FOR PLANNING REVIEW	8 MAR 2022
1	ISSUED FOR PLANNING REVIEW	28 FEB 2022

PLANNING CONSULTANT



DEVELOPER / BUILDER



DESIGN FIRM



ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C | OTTAWA, ONTARIO
E: steve@ardington.ca | T: 613.882.3425 | BCIN 43329

PROJECT INFORMATION

432 RAVENHILL AVENUE
OTTAWA ONTARIO CANADA

DRAWING INFORMATION

ARCHITECTURAL SITE PLAN
SCALE = 1:100

DRAWN BY

S.A.

CHECKED BY

S.A.

DRAWING NO.

A1



FRONT ELEVATION



REAR ELEVATION

Committee of Adjustment
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DRAWING NOTES

REVISIONS		
NO.	DESCRIPTION	DATE
4	ISSUED FOR MINOR VARIANCE	9 SEPT 2022
3	ISSUED FOR PRECONSULTATION	18 MAY 2022
2	ISSUED FOR PLANNING REVIEW	8 MAR 2022
1	ISSUED FOR PLANNING REVIEW	28 FEB 2022

DEVELOPER / BUILDER

DESIGN FIRM

ARDINGTON AND ASSOCIATES DESIGN INC.
43 ECCLES STREET UNIT C | OTTAWA, ONTARIO
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DESIGNER

The undersigned has reviewed and takes responsibility for design activities as described in Ontario Building Code 1.4.1.2 and has the qualifications and meets the requirements set out in the Ontario Building Code

Stephen Ardington, BCIN # 35964

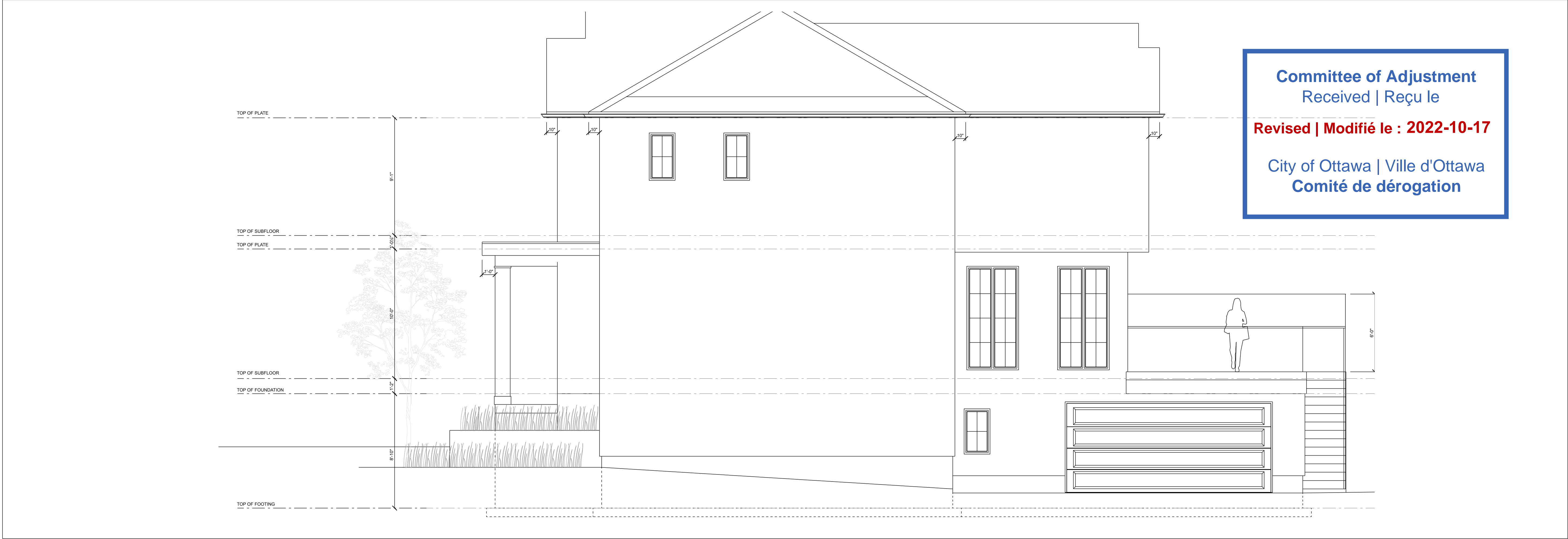
PROJECT INFORMATION

432 RAVENHILL AVENUE
OTTAWA ONTARIO CANADA
BLOCK A

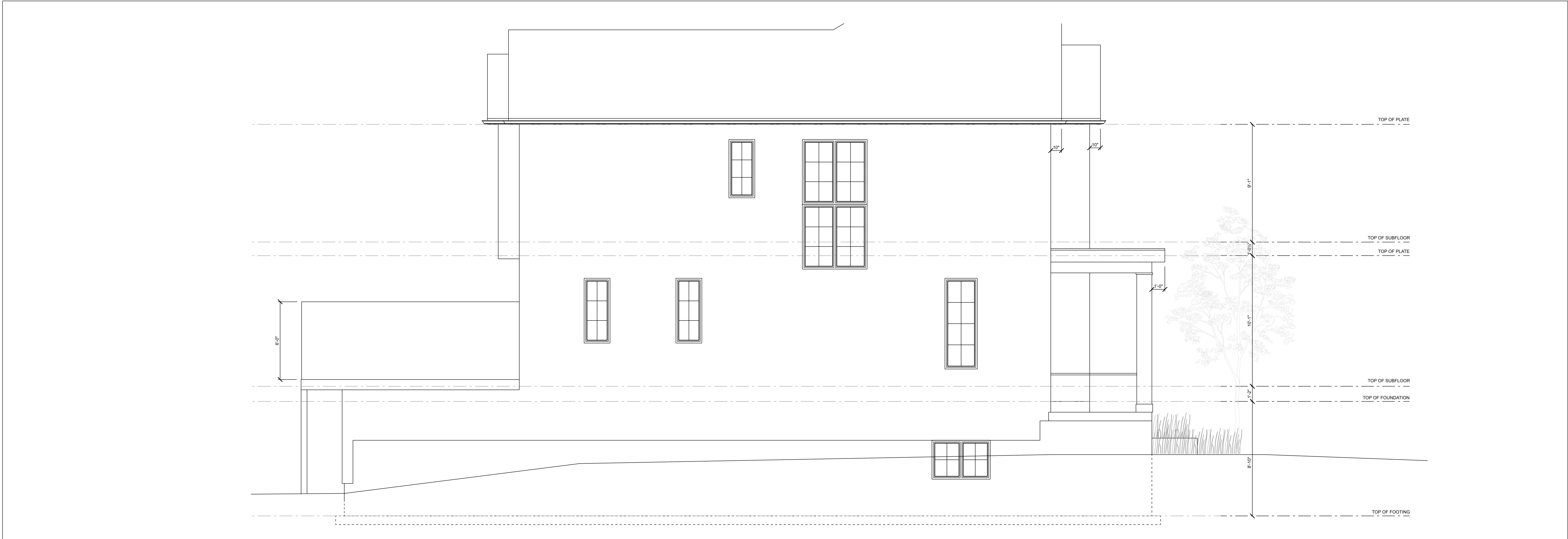
DRAWING INFORMATION

FRONT AND REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	
PROJECT NO.		A2



RIGHT ELEVATION



LEFT ELEVATION

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Stephen Ardington, BCIN # 35964

PROJECT INFORMATION

432 RAVENHILL AVENUE
OTTAWA ONTARIO CANADA
BLOCK A

DRAWING INFORMATION

RIGHT AND LEFT ELEVATIONS
SCALE: 1/4" = 1'-0"

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S.A.	S.A.	

PROJECT NO.

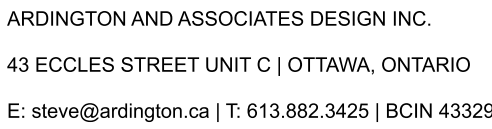
A3



Revised | Modifié le : 2022-10-17

DRAWING NOTES

REVISIONS		
4	ISSUED FOR MINOR VARIANCE	9 SEPT 2022
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1	ISSUED FOR PLANNING REVIEW	28 FEB 2022
NO.	DESCRIPTION	DATE
DEVELOPER / BUILDER		




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Stephen Ardington, BCIN # 35954

432 RAVENHILL AVENUE
OTTAWA ONTARIO CANADA
BLOCK B

FRONT AND REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

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PROJECT NO.		

A4



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A5



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REVISIONS

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NO.	DESCRIPTION	DATE



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PROJECT INFORMATION

432 RAVENHILL AVENUE
OTTAWA ONTARIO CANADA
BLOCK C

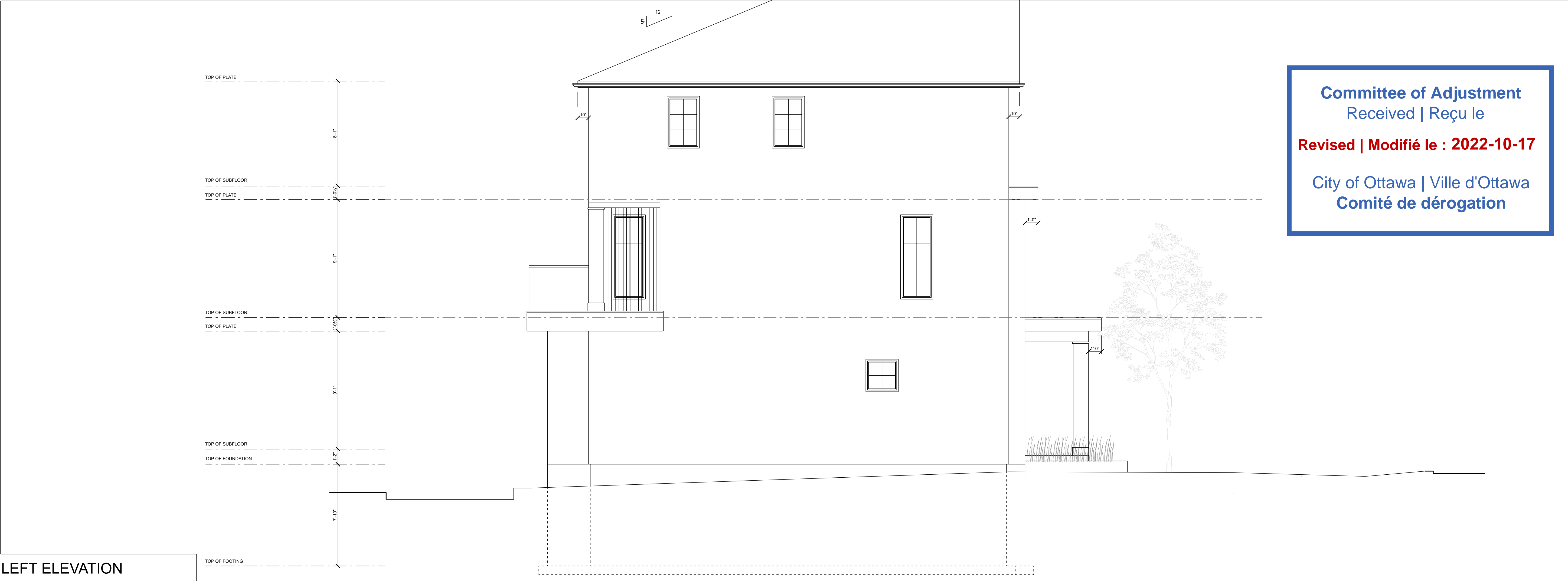
FRONT AND REAR ELEVATIONS
SCALE: 1/4" = 1'-0"

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S.A.	S.A.	AC
PROJECT NO.		

A6



RIGHT ELEVATION



LEFT ELEVATION

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Stephen Ardington, BCIN # 35964

PROJECT INFORMATION

432 RAVENHILL AVENUE
OTTAWA ONTARIO CANADA
BLOCK C

DRAWING INFORMATION

RIGHT AND LEFT ELEVATIONS
SCALE: 1/4" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	
PROJECT NO.		

A7



FRONT ELEVATION



REAR ELEVATION

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PROJECT INFORMATION

432 RAVENHILL AVENUE
OTTAWA ONTARIO CANADA

DRAWING INFORMATION

STREETSCAPE ELEVATIONS
SCALE: 1/4" = 1'-0"

DRAWN BY	CHECKED BY	DRAWING NO.
S.A.	S.A.	
PROJECT NO.		

A11