

2 LOCATION MAP
A0 NOT TO SCALE

**Committee of Adjustment
Received | Reçu le**
Revised | Modifié le : 2023-01-06
**City of Ottawa | Ville d'Ottawa
Comité de dérogation**

SITE STATISTICS:

LEGAL DESCRIPTION: PART1 PLAN OF LOT 69
REGISTERED PLAN 3459
CITY OF OTTAWA
CIVIC ADDRESS: 33 ARTHUR STREET, OTTAWA

ZONING: R4UB RESIDENTIAL FOURTH DENSITY ZONE
PERMITTED USE: 3 UNIT DWELLING...
ZONING PROVISIONS AND MINIMUM REQUIREMENTS

MINIMUM LOT WIDTH	10 m
MINIMUM LOT AREA	300 m ²
MAXIMUM BUILDING HEIGHT	11 m
MINIMUM FRONT YARD SETBACK	4.5 m
MINIMUM REAR YARD SETBACK	30% OF LOT DEPTH
MINIMUM REAR YARD AREA	25% OF LOT AREA
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m
MAX. LOT COVERAGE	N/A
REQUIRED PARKING SPACE	NOT REQUIRED

PROPOSED THREE STOREY 3 UNIT DWELLING

LOT WIDTH	9.42 m
LOT DEPTH	30.18 m
LOT AREA	289 m ²
BUILDING HEIGHT	10.13 m, FROM E.A.G. TO MID-HEIGHT OF ROOF
FRONT YARD SETBACK	3.68 m (AVERAGE OF 3.49m AND 3.87m)
REAR YARD SETBACK	9.05 m
REAR YARD LOT AREA	90.10 m ²
SIDE YARD SETBACKS	1.20 m (MIN.)

MINOR VARIANCE REQUESTED:
1. LOT WIDTH FROM 10m TO 9.42m
2. LOT AREA FROM 300m² TO 289m²

02	JAN4-23	REV. AS PER CITY COMMENT
01	NOV16-22	ADDED EXISTING TREES
00	JUL18-22	ISSUED FOR MINOR VARIANCE
No.	Date	Revision

PROJECT:
**PROPOSED 3 UNIT DWELLING
(MINOR VARIANCE APPLICATION)
33 ARTHUR ST. OTTAWA**

DRAWING TITLE:
ARCHITECTURAL SITE PLAN

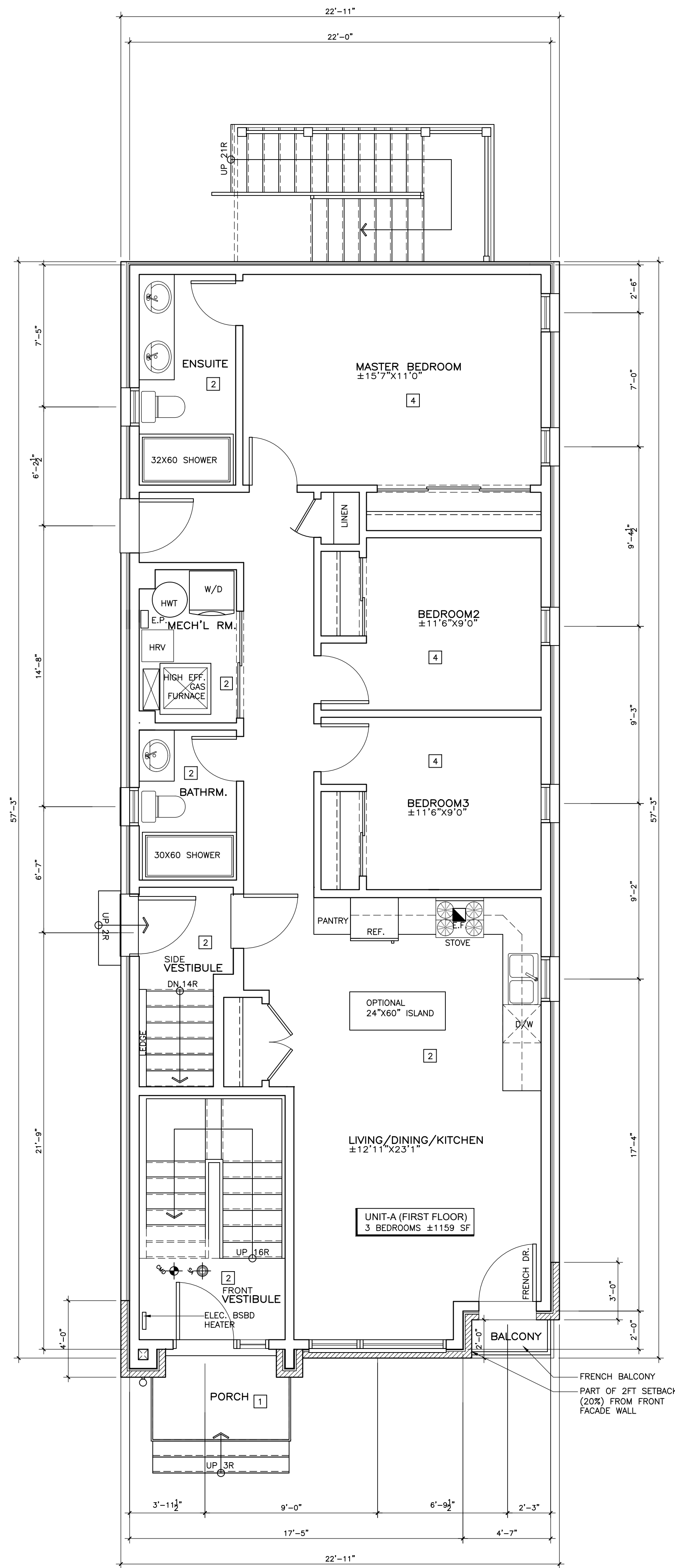
DESIGNED: S.D.	DRAWN: S.D.	APPROVED:
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SCALE:
AS SHOWN

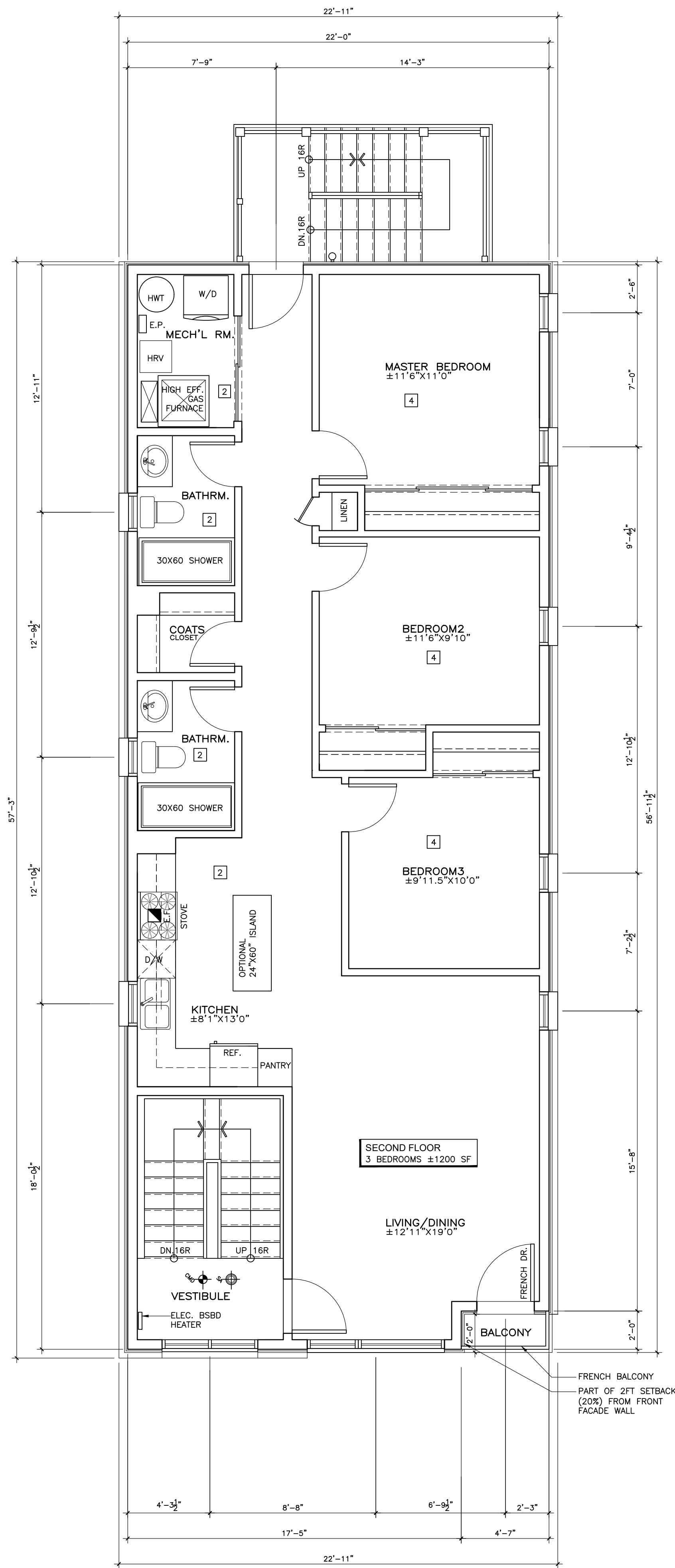
DATE:
JULY 2022

A0

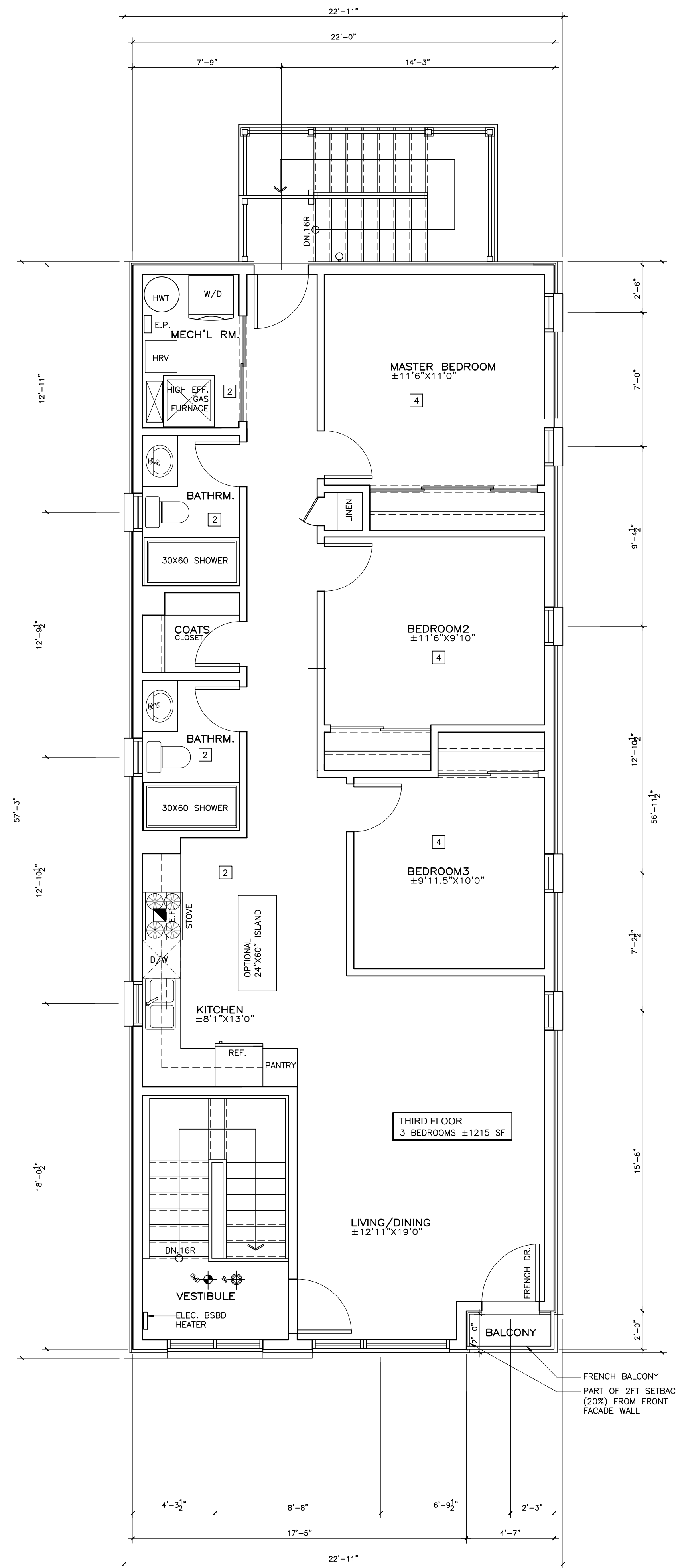
1 ARCHITECTURAL SITE PLAN
A0 SCALE: 1:100



1 FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES

ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO O.B.C. 2012 (O. REG. 332/12) WITH ALL REVISIONS AND AMENDMENTS.

CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY CONFLICT, OMISSION, AND MODIFICATIONS TO DESIGNER.

CONTRACTOR/OWNER TO OBTAIN A BUILDING PERMIT PRIOR TO STARTING ANY CONSTRUCTION WORK, COPY OF BUILDING PERMIT TO BE POSTED AND KEPT ON SITE FOR CITY INSPECTION.

CONTRACTOR TO CHECK SUPPLIER FOR EXACT ROUGH OPENING REQ'T'S OF ALL DOORS AND WINDOWS.

CONTRACTOR TO FOLLOW SUPPLIER'S LAYOUTS & SPECIFICATIONS OF ALL PRE-ENGINEERED JOISTS & TRUSSES.

CONTRACTOR TO CONDUCT SOIL BEARING CAPACITY TEST PRIOR TO POURING OF FOOTINGS

MECHANICAL AND ELECTRICAL WORKS SHALL CONFORM TO PROVINCIAL AND MUNICIPAL CODES & BY-LAWS, AND ENGINEERING STANDARD PRACTICES.

DO NOT SCALE DRAWINGS E. O.&E.

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No.	Date	Revision	By:
00	JAN4-23	REV. AS PER CITY COMMENT	
00	JUN24-22	REDESIGN	S.D.
00	MAY19-22	PRELIMINARY FOR REVIEW	S.D.

PROJECT:
PROPOSED 3 UNIT DWELLING
33 ARTHUR ST., OTTAWA, ON.

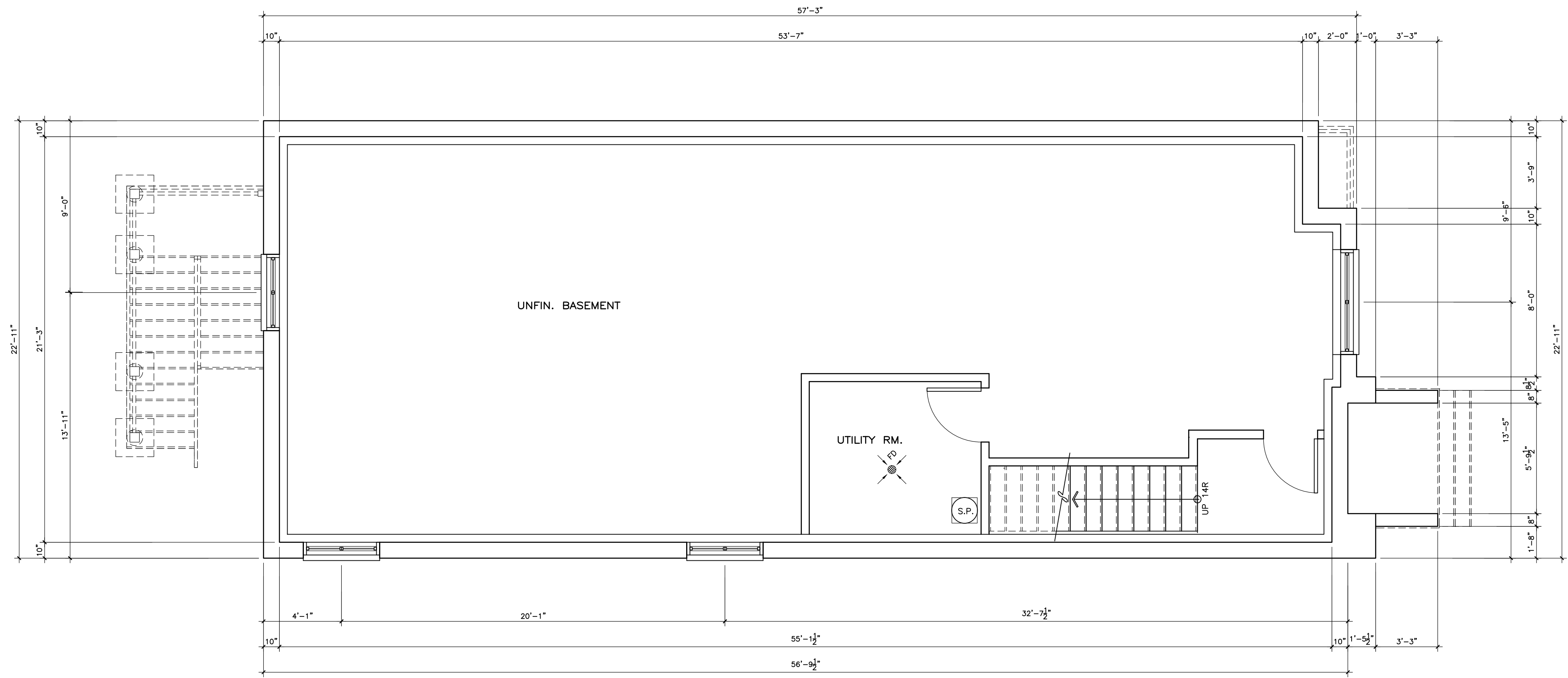
DRAWING TITLE:
FLOOR PLANS

DESIGNED: S.D.
DRAWN: S.D.
APPROVED: B.L.

SCALE: AS SHOWN
SHEET NO: A1

DATE: MAY 2022

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1 BASEMENT FLOOR PLAN
SCALE: 1/4"=1'-0"

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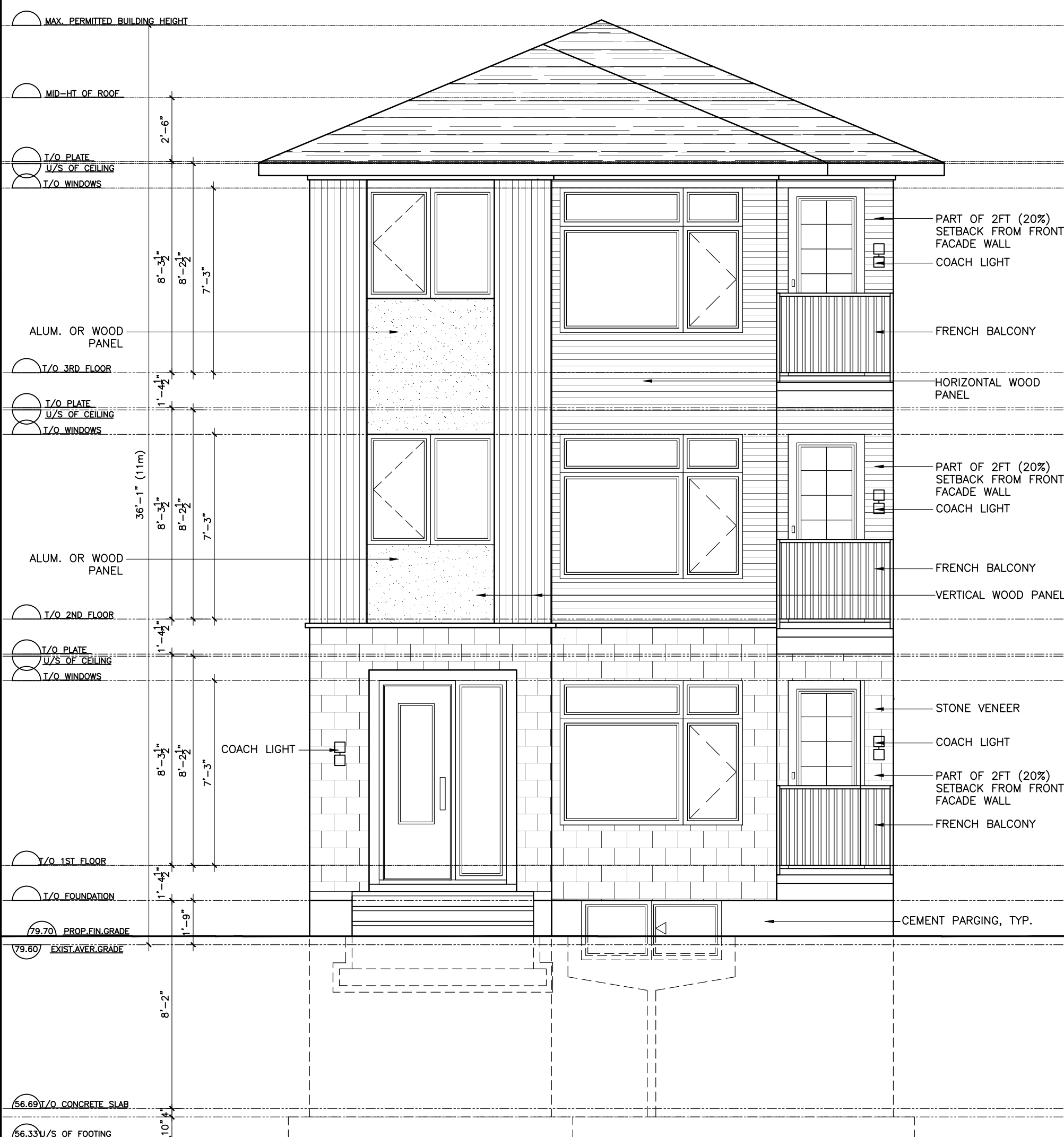
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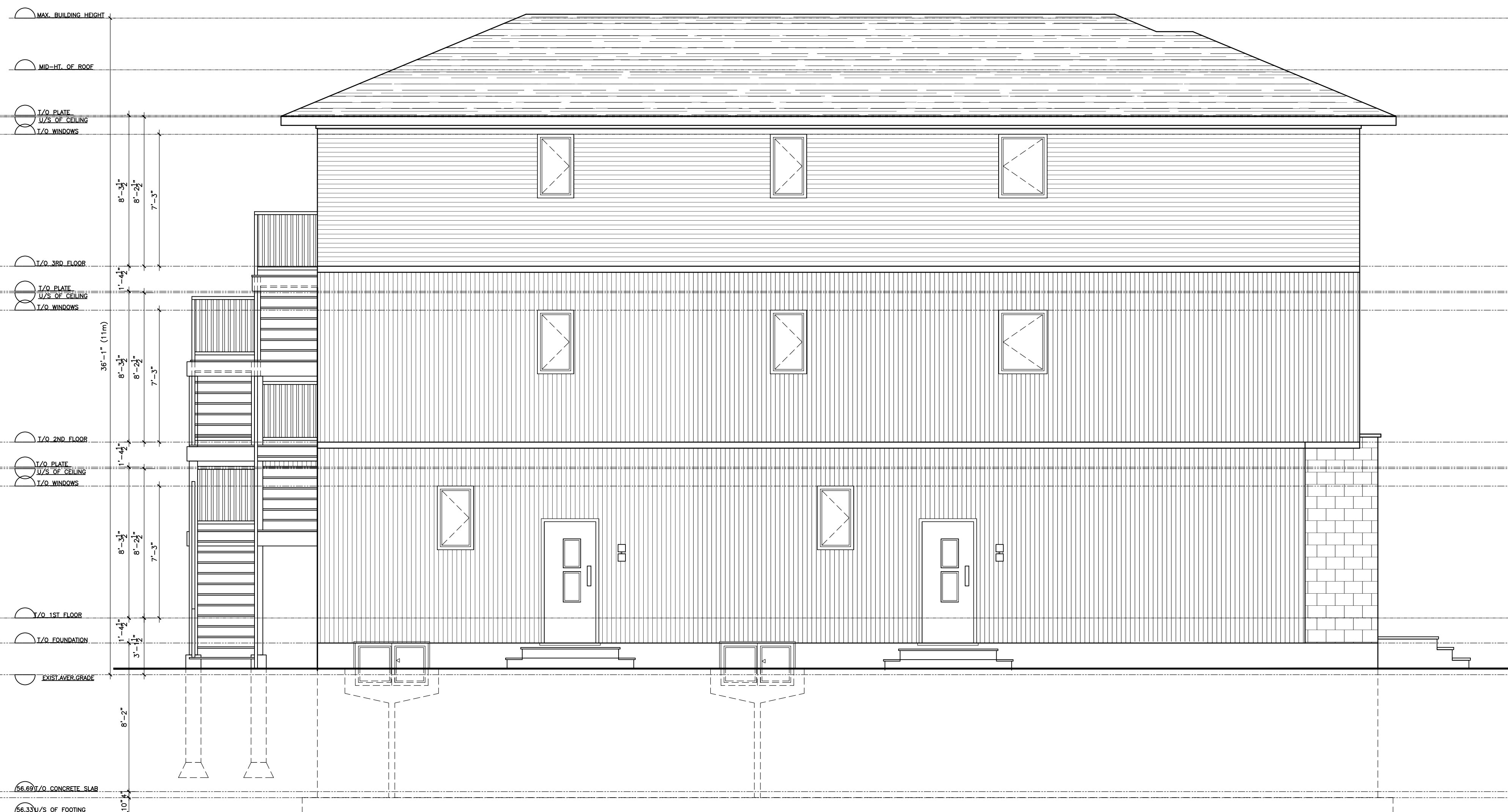
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2 FRONT ELEVATION
SCALE: 1/4"=1'-0"



3 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

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00	MAY19-22	PRELIMINARY FOR REVIEW	S.D.

PROJECT:		
PROPOSED 3 UNIT DWELLING 33 ARTHUR ST., OTTAWA, ON.		
DRAWING TITLE:		
BASEMENT FLOOR PLAN FRONT ELEVATION LEFT SIDE ELEVATION		
DESIGNED: S.D.	DRAWN: S.D.	APPROVED: B.L.
SCALE: AS SHOWN	SHEET NO: A1	
DATE: MAY 2022		

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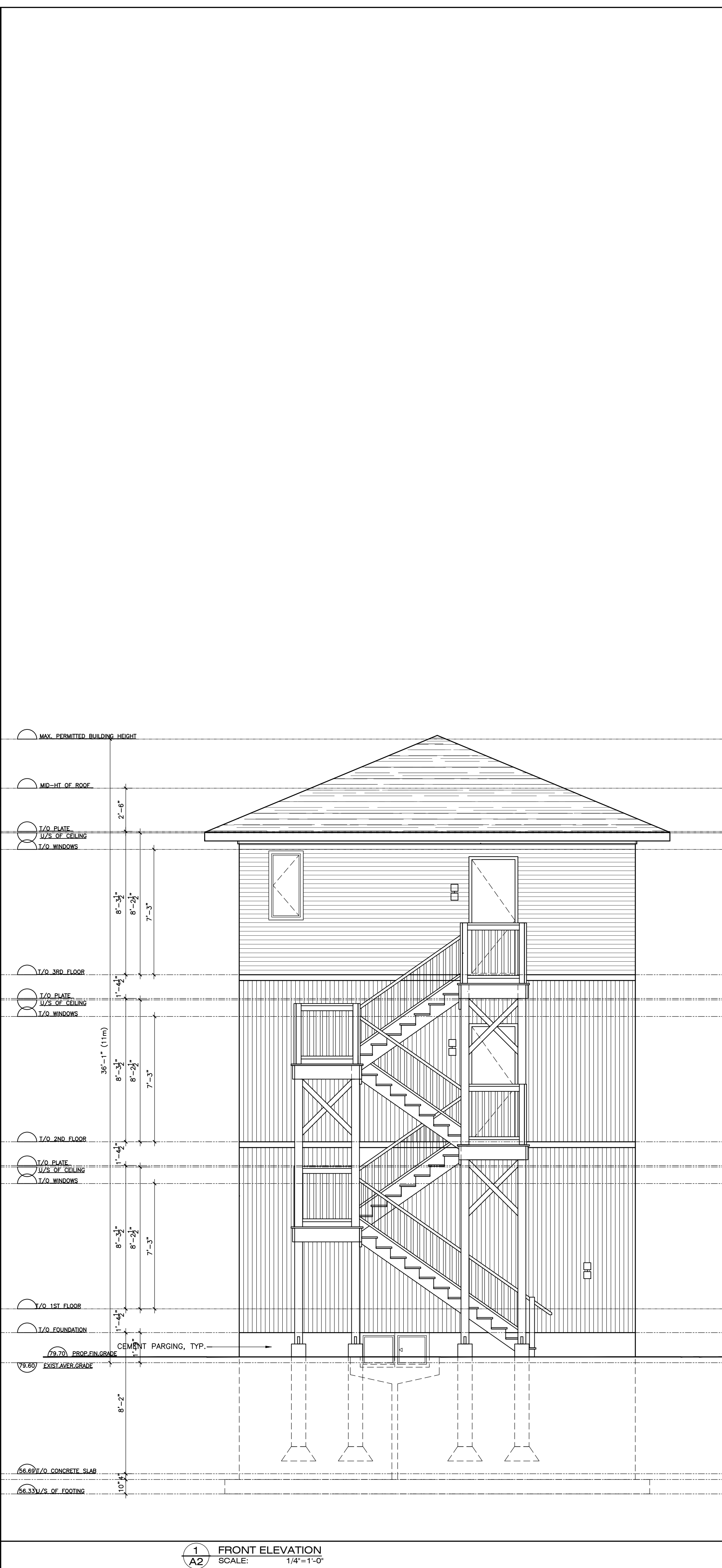
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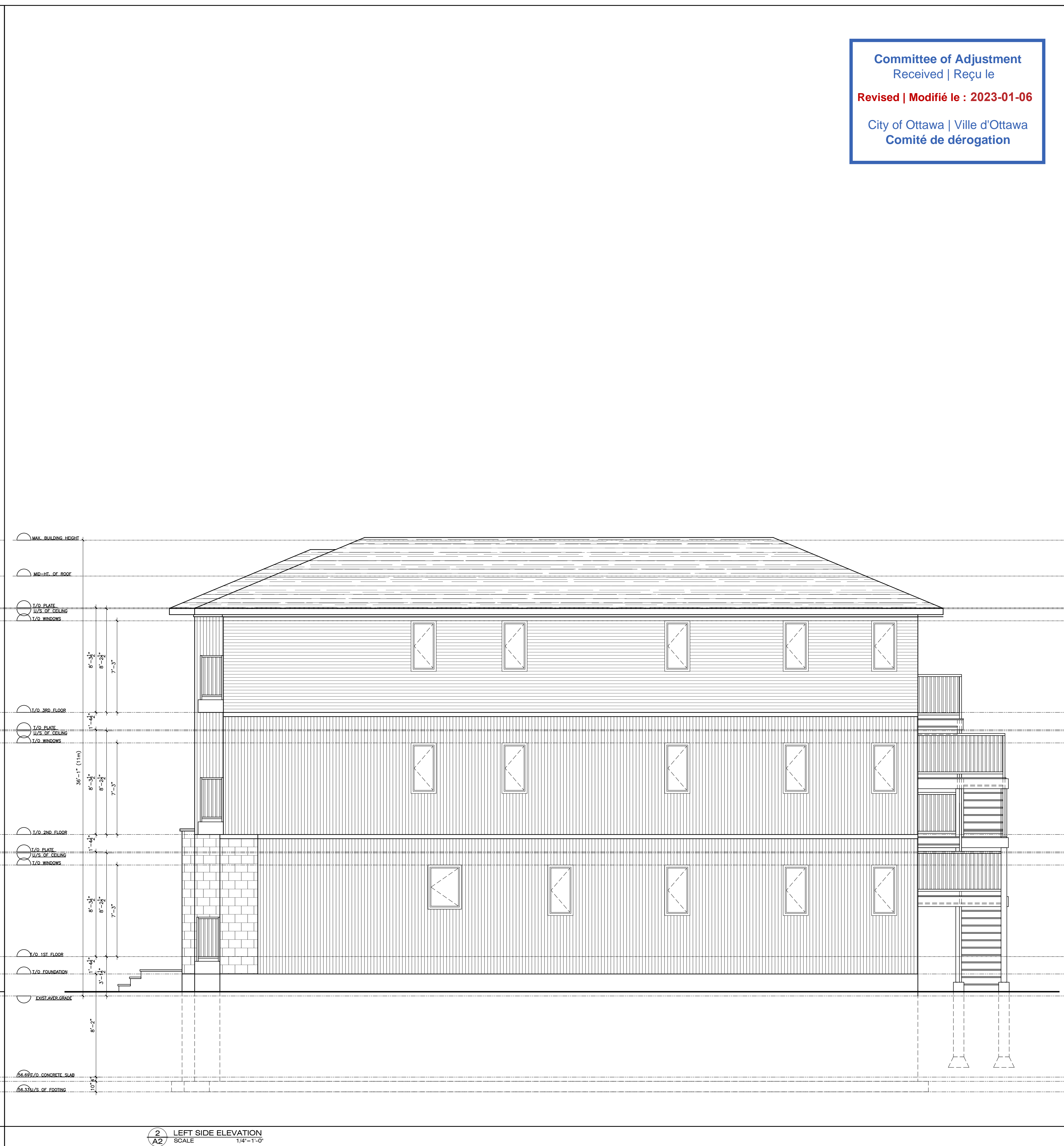
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PROJECT:		
PROPOSED 3 UNIT DWELLING 33 ARTHUR ST., OTTAWA, ON.		
DRAWING TITLE:		
REAR ELEVATION RIGHT SIDE ELEVATION		
DESIGNED: S.D.	DRAWN: S.D.	APPROVED: B.L.
SCALE: AS SHOWN		SHEET NO: A3
DATE: MAY 2022		