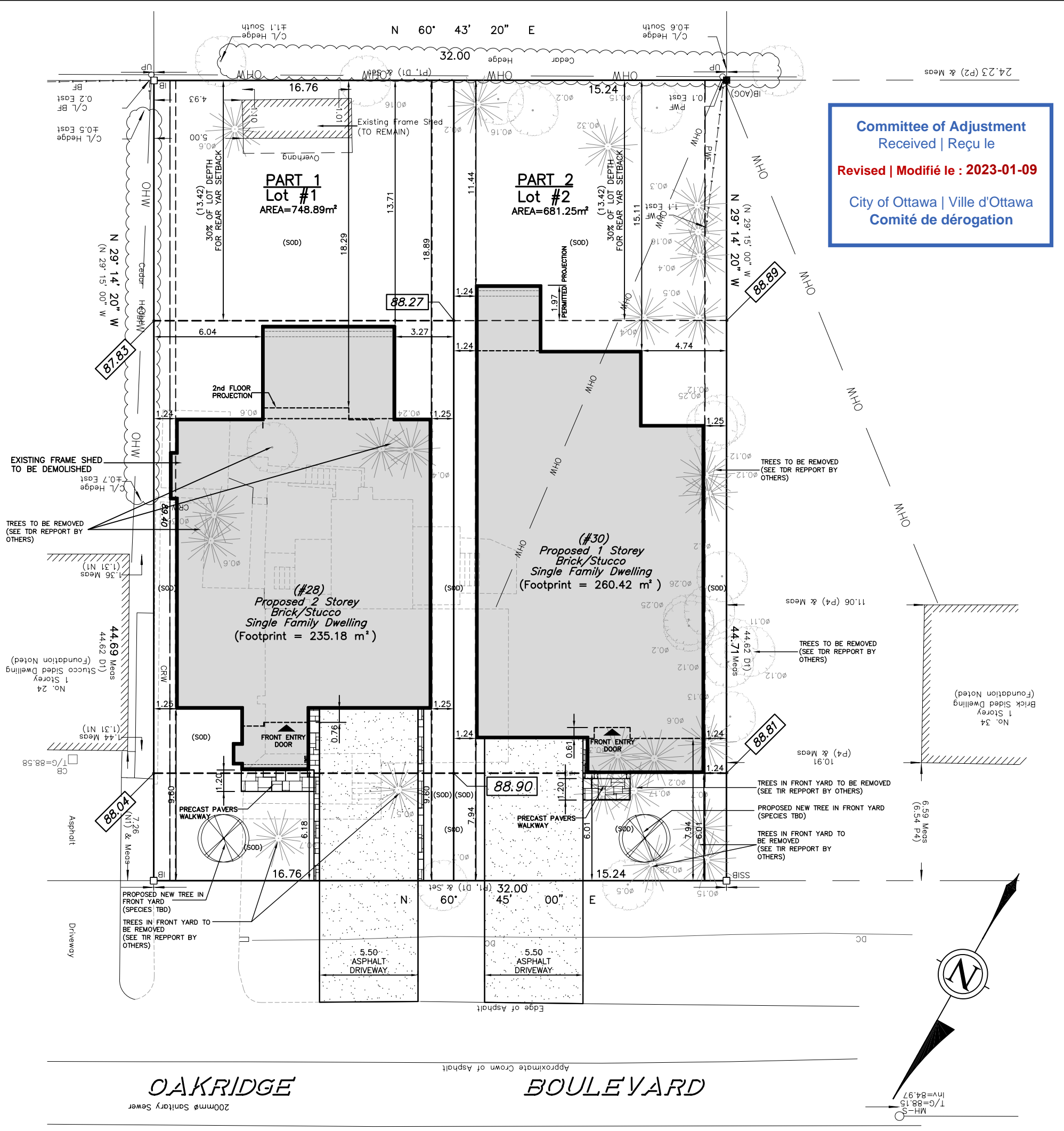


Committee of Adjustment
 Received | Reçu le
 Revised | Modifié le : 2023-01-09
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



Compliance Table - Proposed Lot Redevelopment (Part 1 & 2)
 28 Oakridge Boulevard., Ottawa, ON. - (Ward 8 - College)

Zoning - R1FF + Infill II + By-Law 2020-289

PROVISION	REQUIRED	INFILL II	LOT #1 (28) (PT. 1)	LOT #2 (30) (PT. 2)	COMPLIANCE	
					LOT #1	LOT #2
LOT WIDTH	19.5 m		16.76m	15.24m	NO	NO
LOT AREA	600 m ²		749.10m ²	681.30m ²	YES	YES
BUILDING HEIGHT	9.5m	8.5m	7.54m	5.82m	YES	YES
MIN. FRONT YARD SETBACK	6.0m		6.01m	6.01m	YES	YES
MIN. INTERIOR SIDE YARD SETBACK	2.1 m (MIN. TOTAL) w/ ONE SIDE MIN. 0.9m		1.24m (ONE SIDE) 1.25m (OTHER SIDE)	1.24m (ONE SIDE) & 1.25m (OTHER SIDE)	YES	YES
MAXIMUM LOT COVERAGE	45% (OF REQ.'D LOT AREA) (270m ²)		235.18m ² = 39.19% LOT COVERAGE	260.42m ² 43.40% LOT COVERAGE	YES	YES
MIN. REAR YARD SETBACK	25% OF LOT DEPTH	30% OF LOT DEPTH	13.42m	13.42m	YES	YES
REAR YARD AREA (25% OF LOT AREA)	PART 1 187.22m ²	PART 2 170.38m ²	277.96 m ²	236.45 m ²	YES	YES
MIN. DRIVEWAY WIDTH	MIN. 2.6m / MAX. 5.5m		5.5m	5.5m	YES	YES
AGREGATE SOFT LANDSCAPING 40% (OF FRONT YARD)	PART 1 40.22m ²	PART 2 36.51m ²	59.68m ²	53.80m ²	YES	YES
REAR PORCH/CANOPY PROJECTION TO EAVES	2.0 m	2.0 m	NO PROJECTION	1.97m TO EAVES	YES	YES

Average Grade Calculation

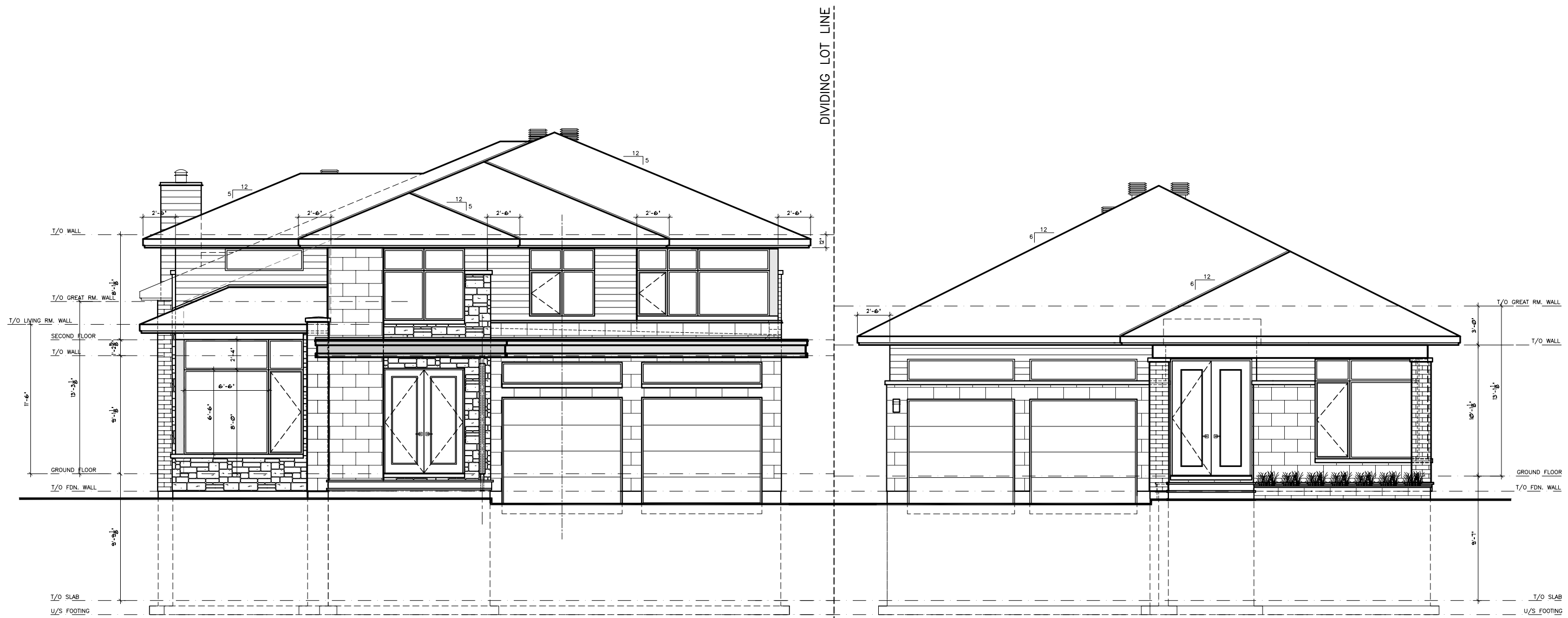
Lot 1 (#28)	Lot 2 (#30)
87.83	88.89
88.27	88.27
88.04	88.81
88.90	88.90
88.26	88.72
(AVERAGE GRADE)	(AVERAGE GRADE)



PROJECT:
PROPOSED SITE PLAN FOR REDEVELOPMENT
28 Oakridge Blvd, Nepean ON
Proposed Two Single Family Dwellings

DATE: 06/01/2023 (7)
 SCALE: 1 : 225
 DRAWN BY: C. ZACCONI

DRAWING NO.
SP1



28 Oakridge Blvd.

30 Oakridge Blvd.

FRONT ELEVATION STREETSCAPE

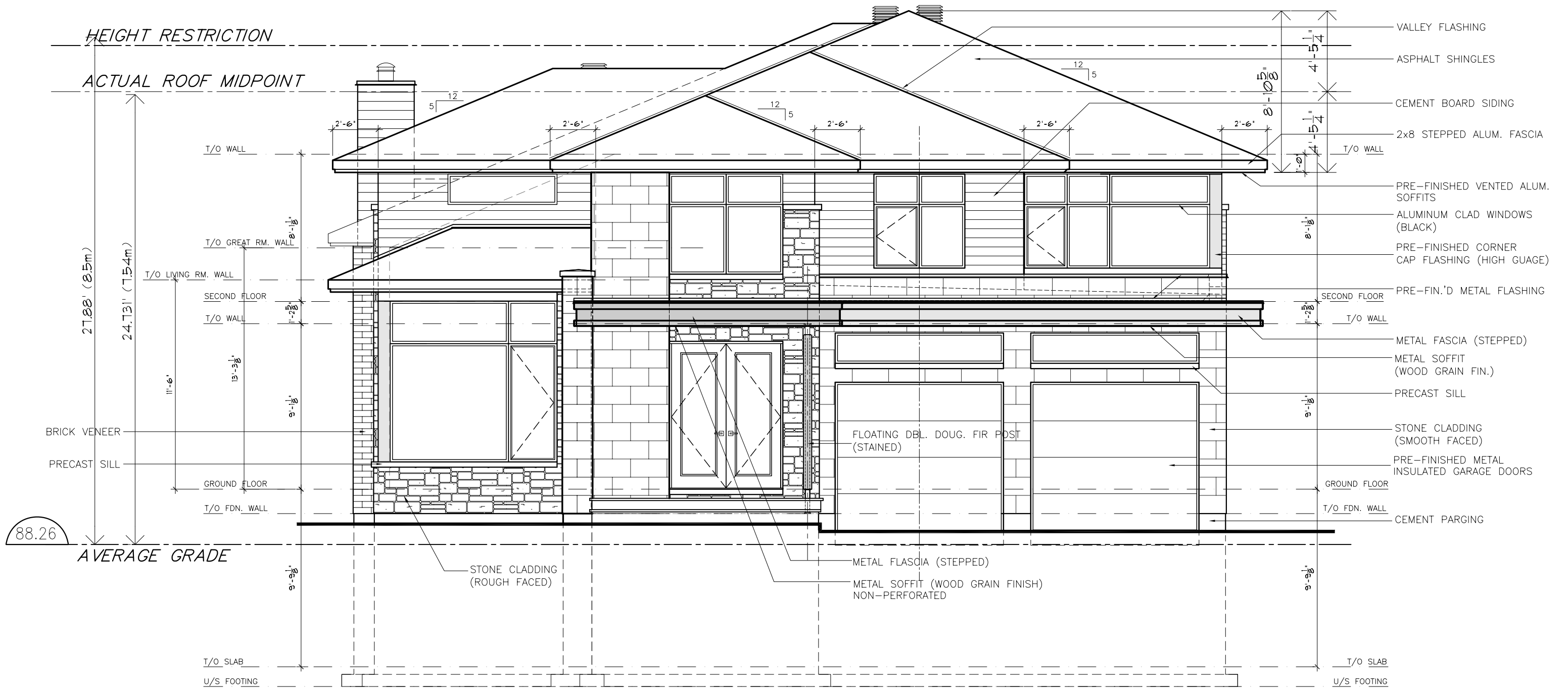


PROJECT:

PROPOSED RESIDENCES #1 & 2 - (STREETSCAPE FOR REDEVELOPMENT)
 28 (30) Oakridge Blvd. Ottawa, ON

DATE: 20/10/2022 (5)
 SCALE: 1/8" = 1'-0"
 DRAWN BY: C. ZACCONI

DRAWING NO. **STR1**



FRONT ELEVATION

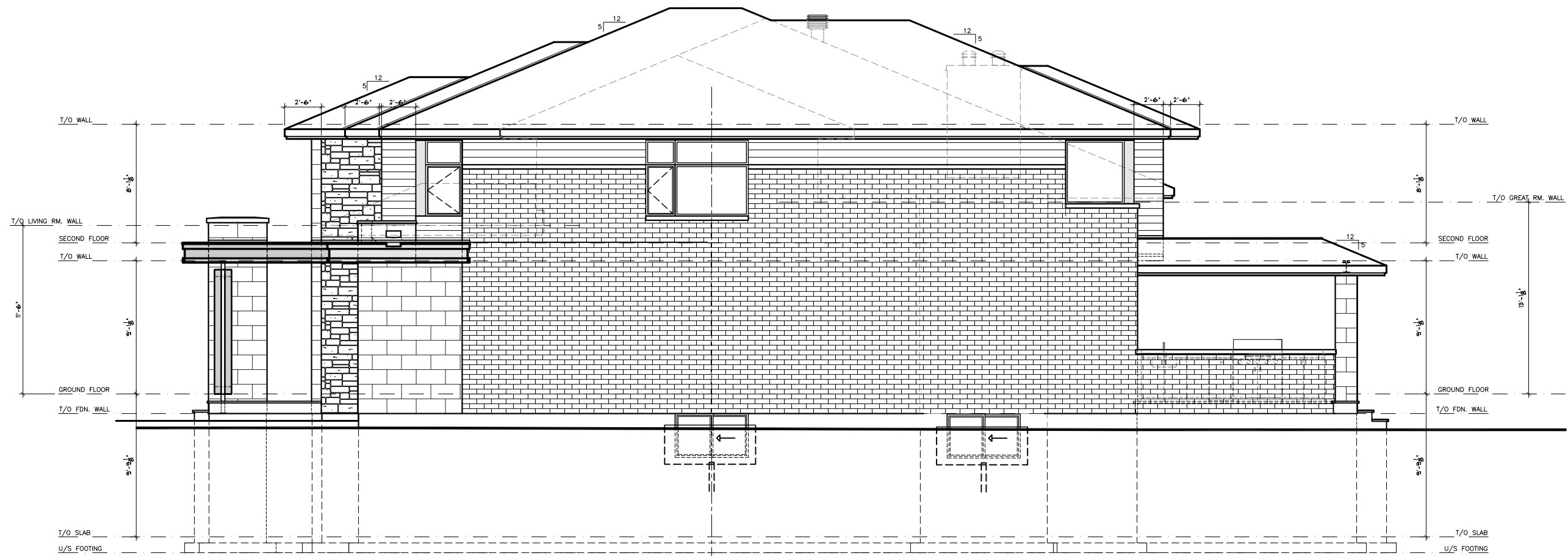


PROJECT:
PROPOSED RESIDENCE #1
 28 Oakridge Blvd. Ottawa, ON
 Two Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A3



RIGHT SIDE ELEVATION



PROJECT:
PROPOSED RESIDENCE #1
 28 Oakridge Blvd. Ottawa, ON
 Two Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A4



REAR ELEVATION

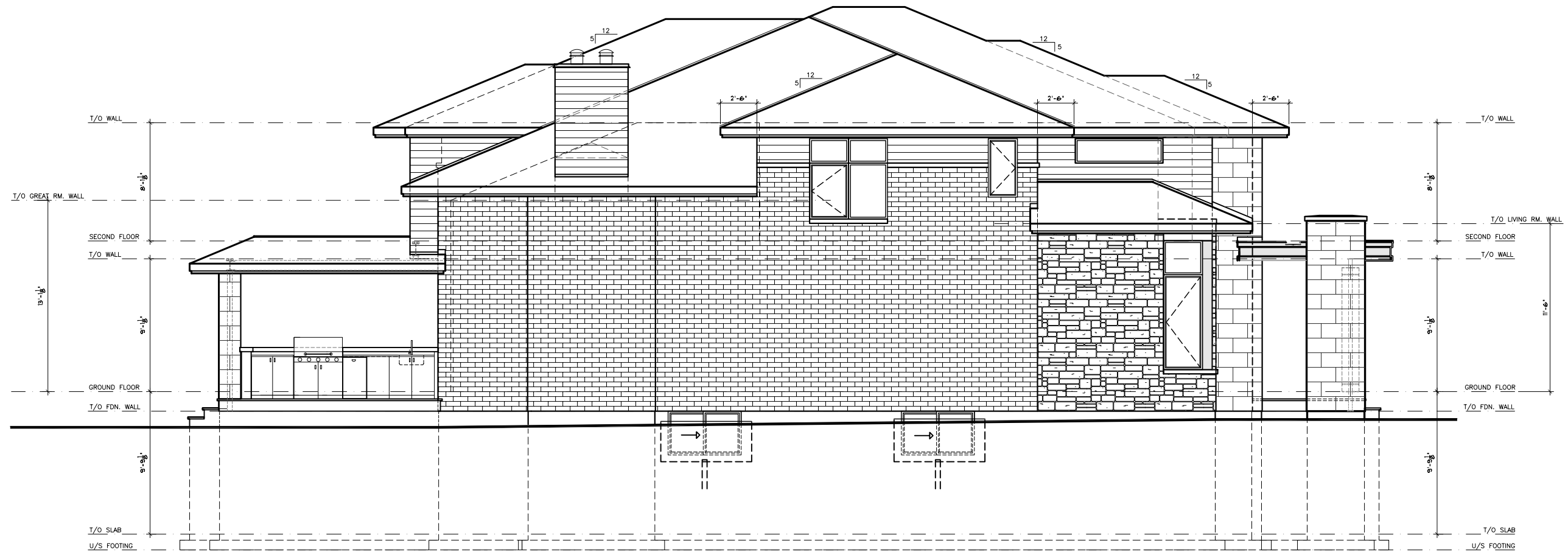


PROJECT:
PROPOSED RESIDENCE #1
 28 Oakridge Blvd. Ottawa, ON
 Two Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A5



LEFT SIDE ELEVATION

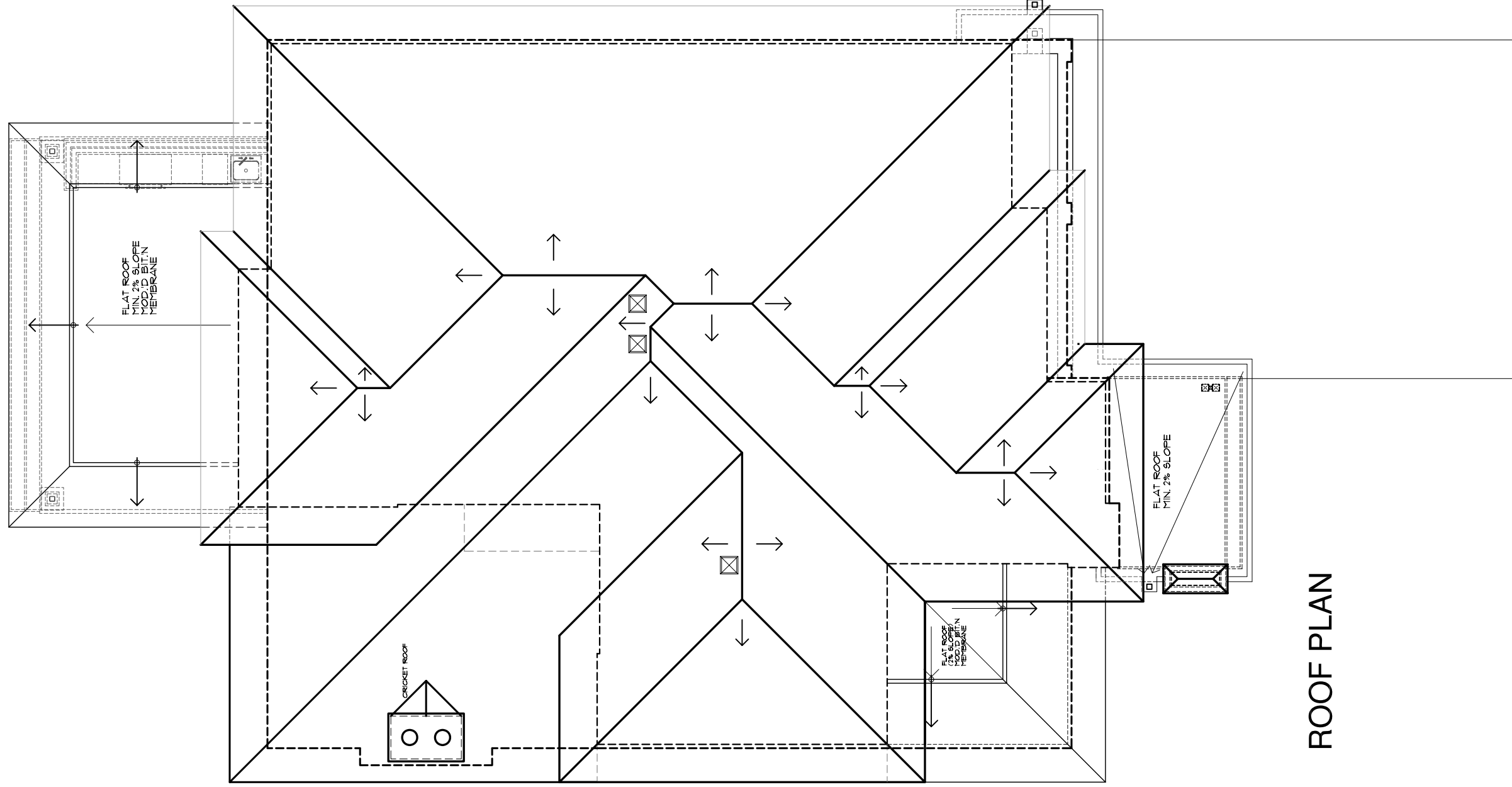


PROJECT:
PROPOSED RESIDENCE #1
 28 Oakridge Blvd. Ottawa, ON
 Two Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A6



ROOF PLAN



PROJECT:
PROPOSED RESIDENCE #1
28 Oakridge Blvd. Nepean, ON
Two Storey Single Family Dwelling

DRAWING NO.

DATE: (07/17/22)
 20/10/2022 (5)

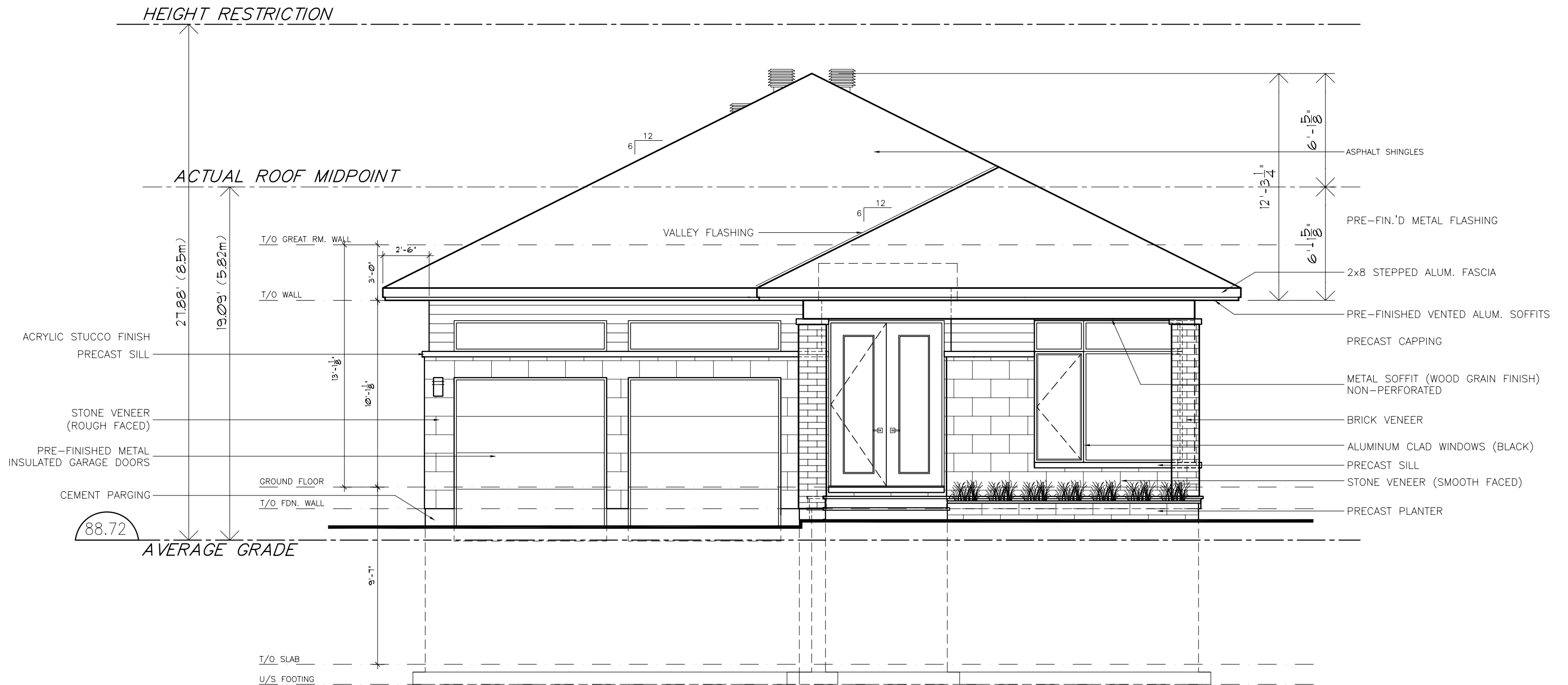
SCALE:

1/8" = 1'-0"

DRAWN BY:

C. ZACCONI

A7



FRONT ELEVATION

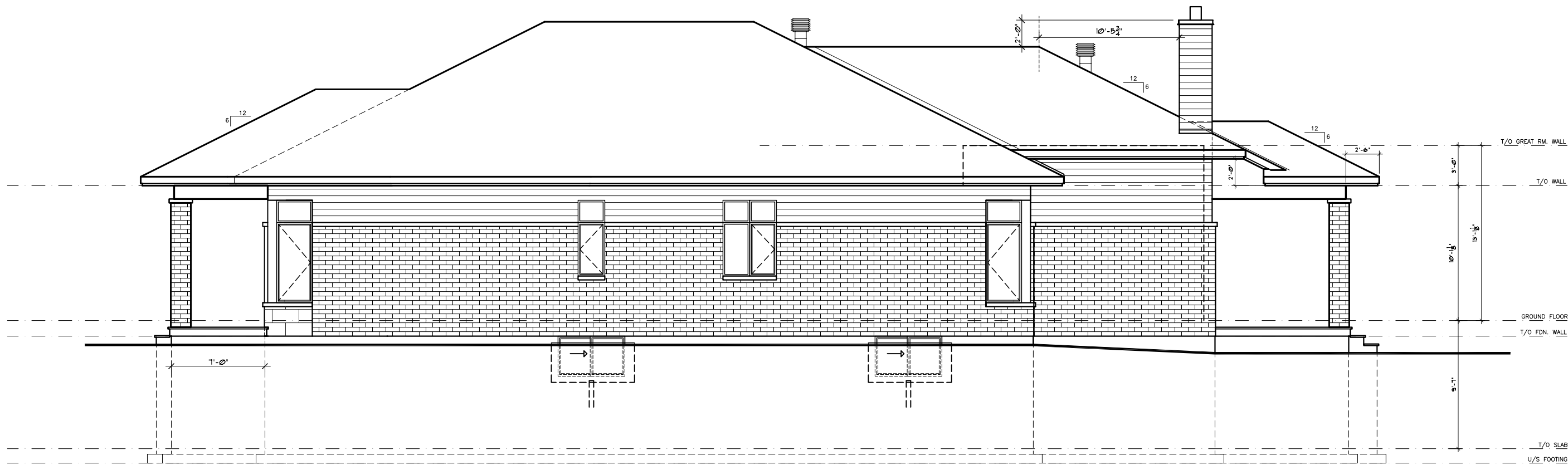


PROJECT:
PROPOSED RESIDENCE #2
 28 (30) Oakridge Blvd. Ottawa, ON
 One Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A2



RIGHT SIDE ELEVATION



PROJECT:

PROPOSED RESIDENCE #2
 28 (30) Oakridge Blvd. Ottawa, ON
 One Storey Single Family Dwelling

DATE: (D/M/Y)

20/10/2022 (5)

SCALE:

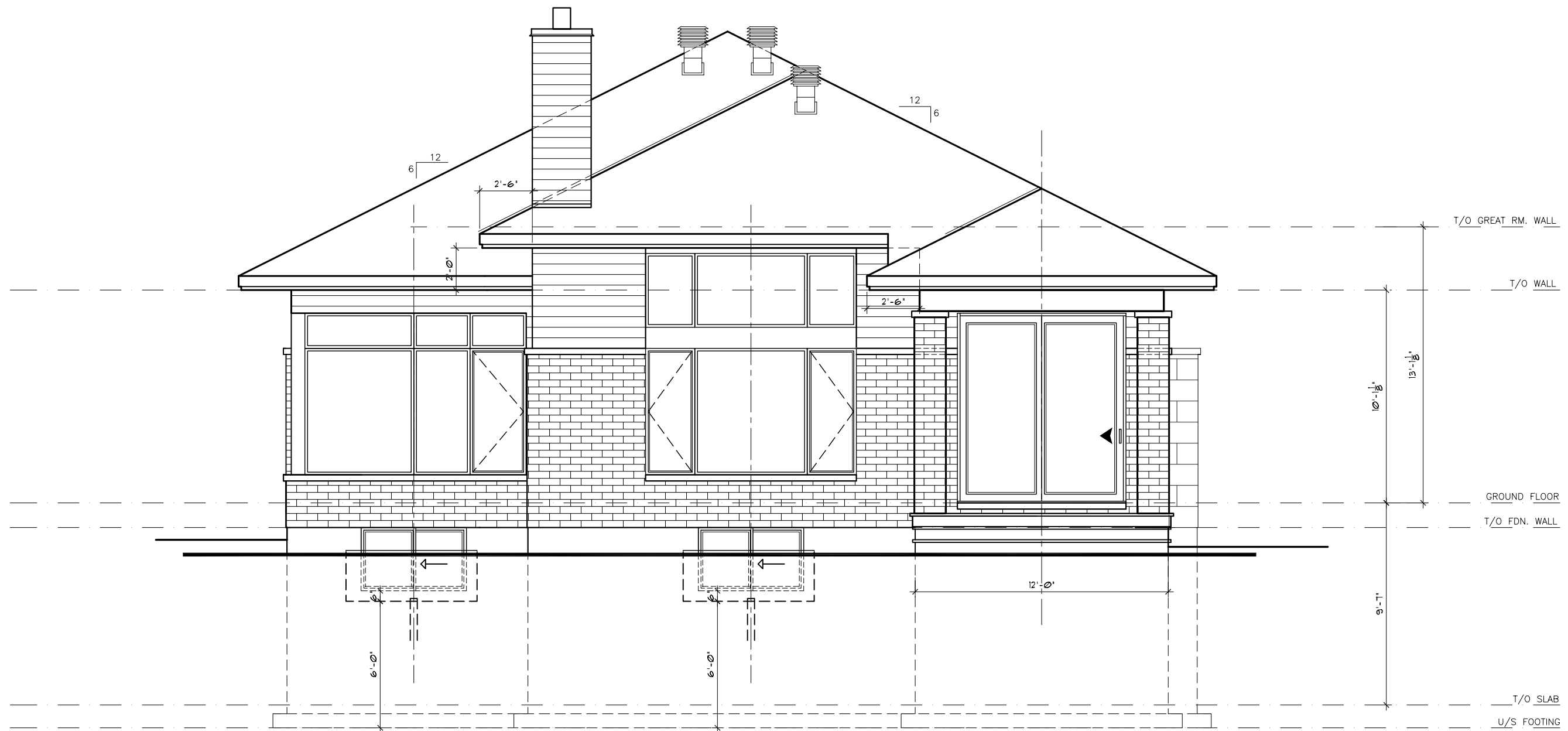
1/8" = 1'-0"

DRAWN BY:

C. ZACCONI

DRAWING NO.

A3



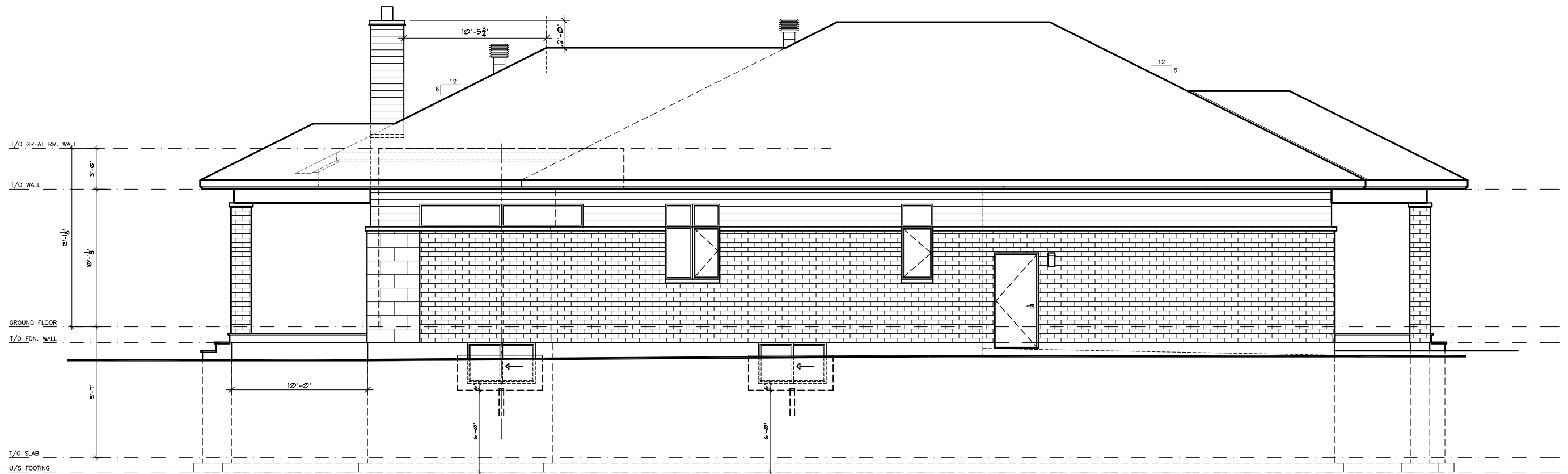
REAR ELEVATION



PROJECT:
PROPOSED RESIDENCE #2
 28 (30) Oakridge Blvd. Ottawa, ON
 One Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 3/16" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.
A4



LEFT SIDE ELEVATION

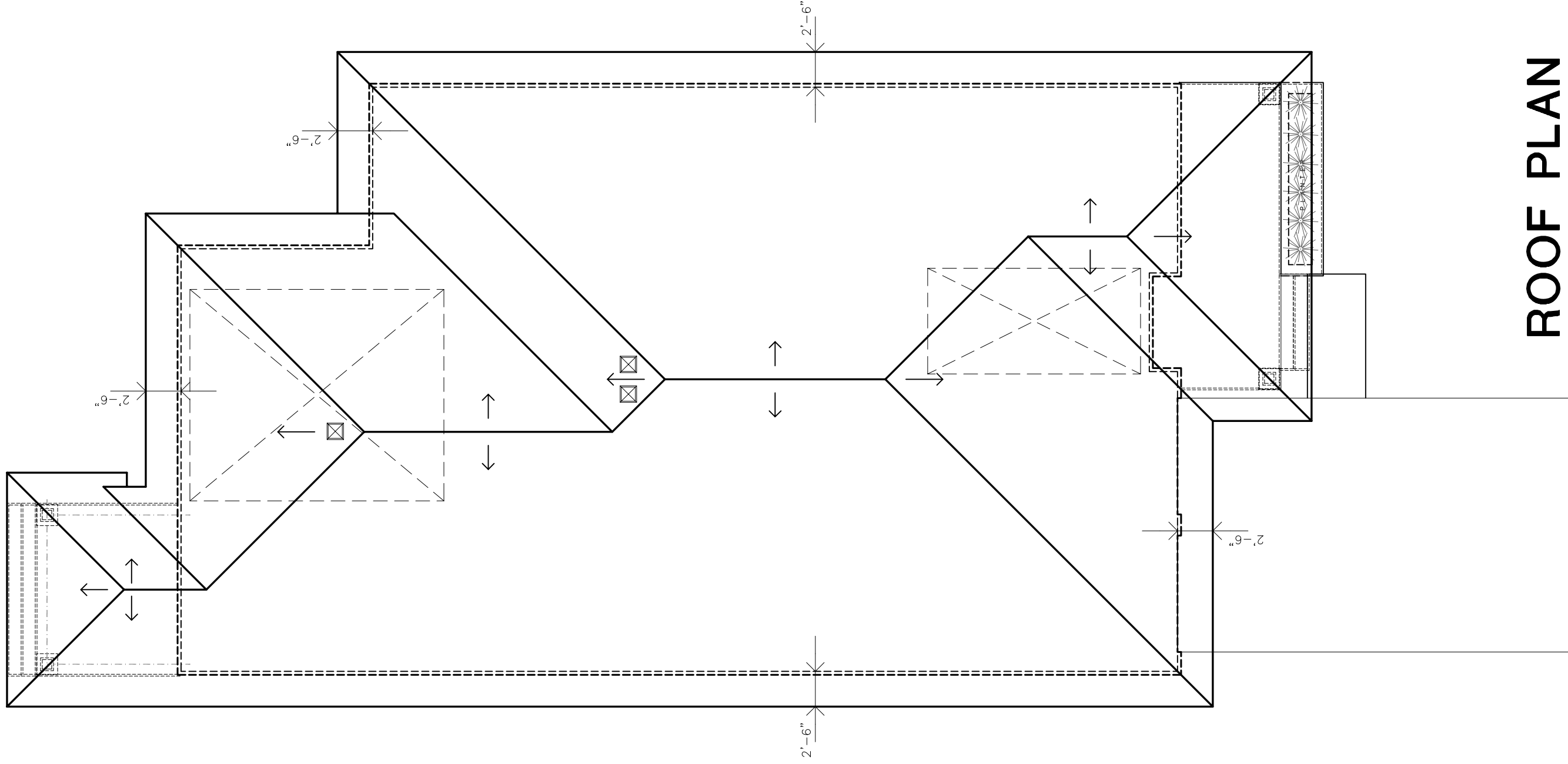


PROJECT:
PROPOSED RESIDENCE #2
 28 (30) Oakridge Blvd. Ottawa, ON
 One Storey Single Family Dwelling

DATE: (D/M/Y)
 20/10/2022 (5)
 SCALE:
 1/8" = 1'-0"
 DRAWN BY:
 C. ZACCONI

DRAWING NO.

A5



ROOF PLAN



CANTERRA
DESIGN + BUILD

PROJECT:

PROPOSED RESIDENCE #2
28 (30) Oakridge Blvd. Ottawa, ON
One Storey Single Family Dwelling

DRAWING NO.

20/10/2022 (5)

SCALE:

1/8" = 1'-0"

DRAWN BY:

C. ZACCONI

A6