

Committee of Adjustment

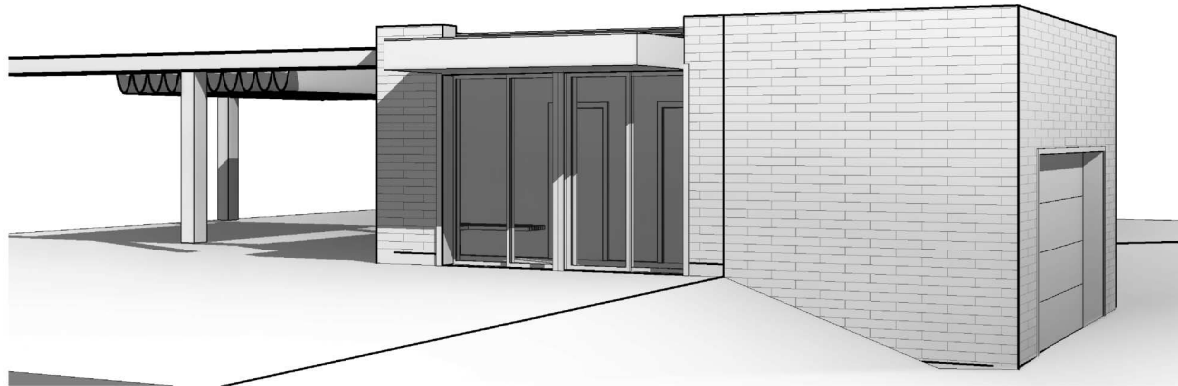
Received | Reçu le

2022-11-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation



② PERSPECTIVE 1



③ PERSPECTIVE 2

SITE STATISTICS

EXISTING ZONING:

R1 - AA

PLAN OF SURVEY OF
PLAN OF SURVEY OF

LOT 178

JUDGE'S PLAN 652

CITY OF OTTAWA

SURVEYOR'S NAME:

FAIRHALL, MOFFATT, WOODLAND 2019.06.13

KEYPLAN



SITE STATISTICS	AREA (sq.m)
SITE AREA	5,029.23 (100%)
TOTAL COVERAGE	
POOL HOUSE (ACCESSORY BUILDING)	46.45 (0.05%)
BUILDING GFA:	46.45
LOT WIDTH	57.91m
LOT DEPTH	82.47m
ACCESSORY BUILDING HEIGHT AS OF RIGHT	3.6m
ACCESSORY BUILDING HEIGHT PROPOSED	3.32m
YARD SETBACKS:	REQUIRED PROVIDED
MIN. FRONT (NORTH)	5.0m 41.5m
MIN. SIDE YARD (EAST)	1.2m 7.28m
MIN. REAR YARD (SOUTH)	26.64m 41.3m
MIN. SIDE YARD (WEST)	- -

BUILDER:

AMSTED
DESIGN • BUILD

It's good to be home.

7725 Flewellyn Road
Ottawa, Ontario,
K2S 1B6

ARCHITECT:



**Bureau of
Architectural Design &
Urbanism Inc.**

70 CRAIG STREET
ARNHEIM, ON
K7S 2M1
T: 268.686.6813
E: architect@badurbanism.ca

THIS DRAWING MUST NOT BE SCALE.

GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS, AND LEVELS PRIOR TO COMMENCEMENT OF THE WORK.

ALL ERRORS AND OMISSIONS ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT



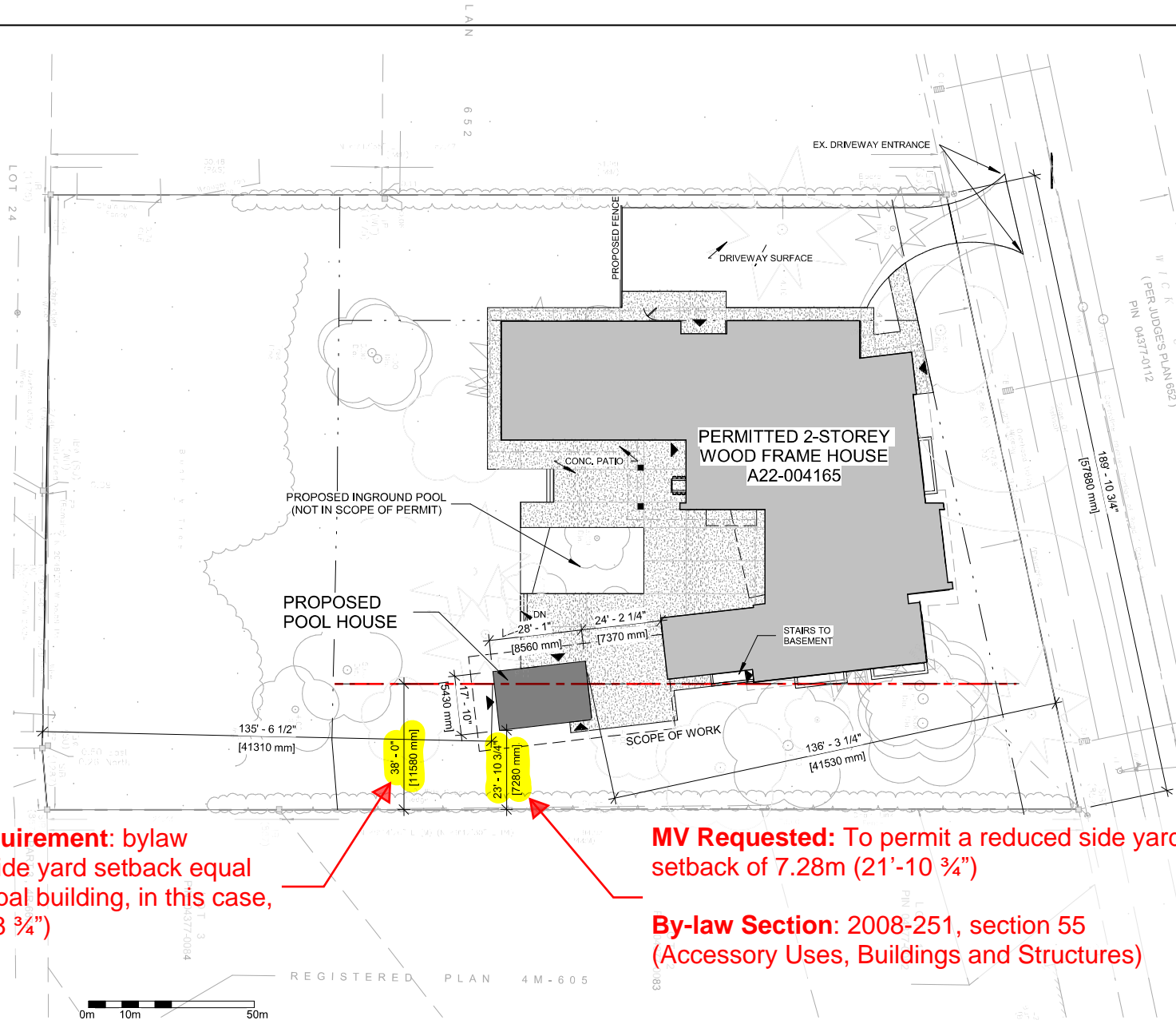
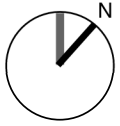
1	ISSUED FOR MINOR VARIANCE	2022.10.21
#	REVISION	DATE

26 Wick Crescent Ottawa, ON K1J
7H2
POOLHOUSE

PROJECT STATISTICS &
PERSPECTIVE

SCALE	3/16" = 1'-0"	MV.0
DATE	2022.10.21	

JOB NUMBER



By-law Requirement: bylaw requires a side yard setback equal to the principal building, in this case, 11.5m (37'-8 3/4")

MV Requested: To permit a reduced side yard setback of 7.28m (21'-10 3/4")

By-law Section: 2008-251, section 55 (Accessory Uses, Buildings and Structures)

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BAD

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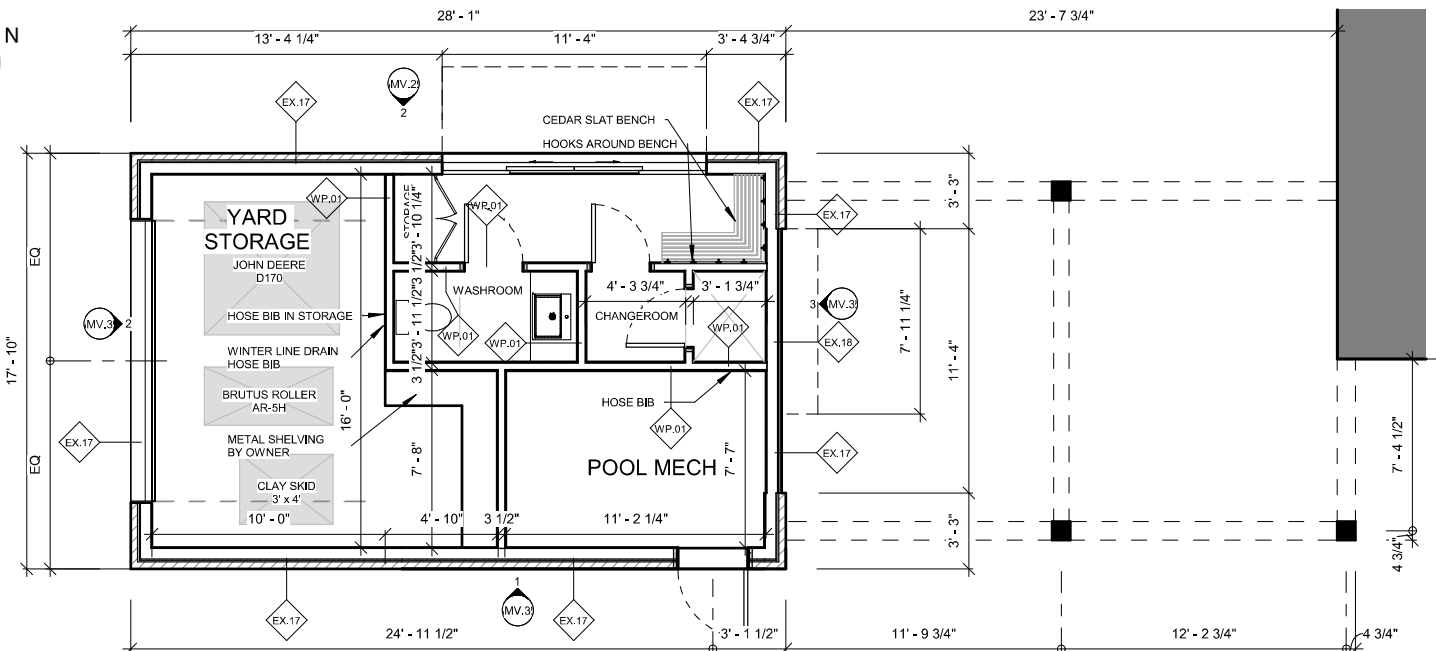


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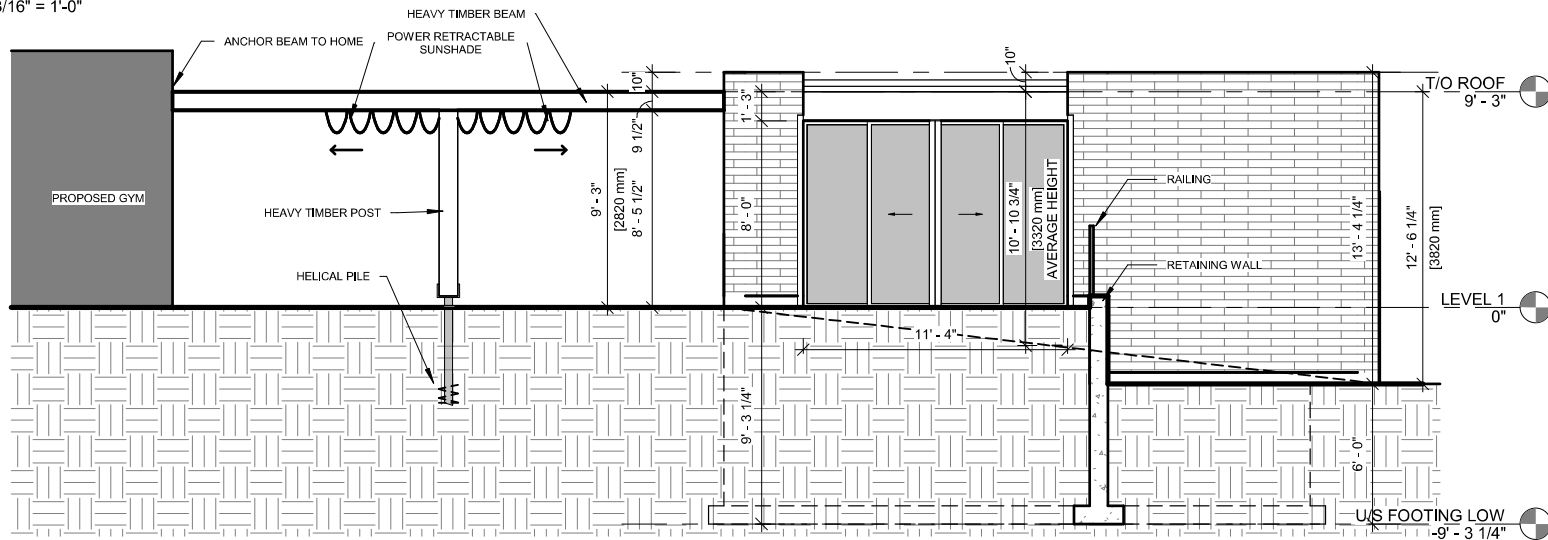
26 Wick Crescent Ottawa, ON K1J
7H2
POOLHOUSE

OVERALL SITE PLAN

SCALE	1" = 30'-0"	MV.1a
DATE		
JOB NO.		



① GROUND FLOOR PLAN
3/16" = 1'-0"



② PROPOSED NORTH ELEVATION
3/16" = 1'-0"

BUILDER:

AMSTED
DESIGN • BUILD

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CHECK DRAWN
BY: BT

DRAWING APPROVALS
AMSTED



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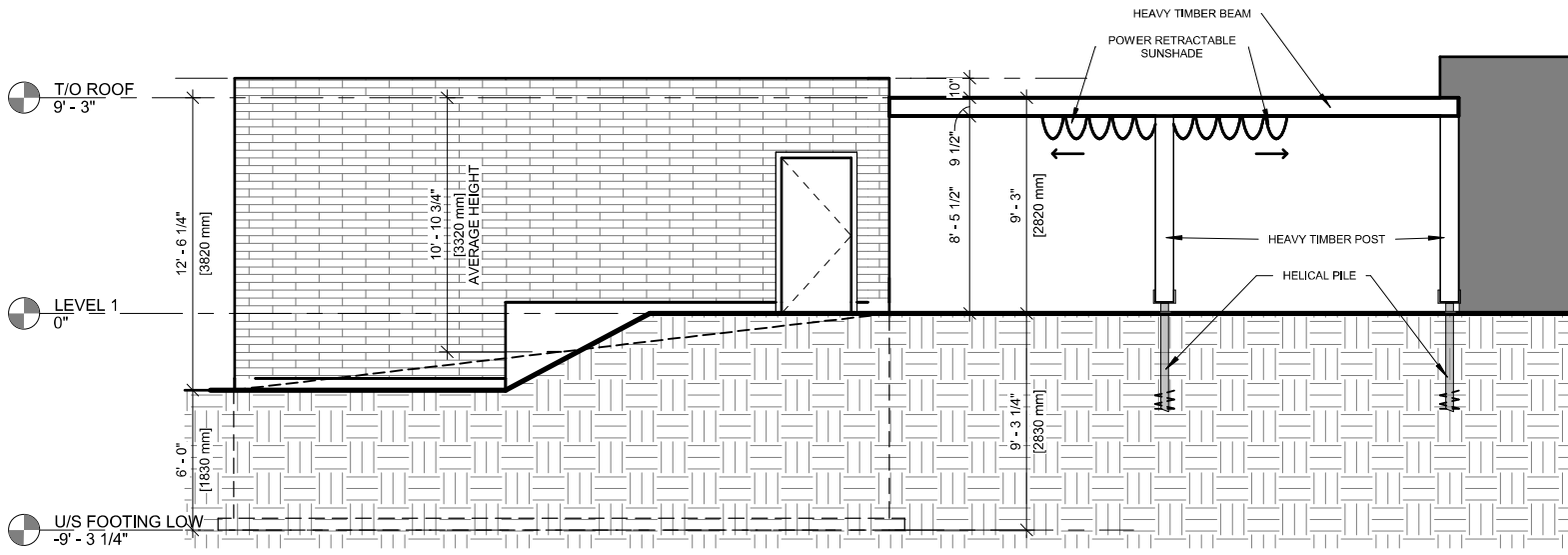
26 Wick Crescent Ottawa, ON K1J
7H2
POOLHOUSE

PROPOSED FLOOR PLAN &
MAIN ELEVATION

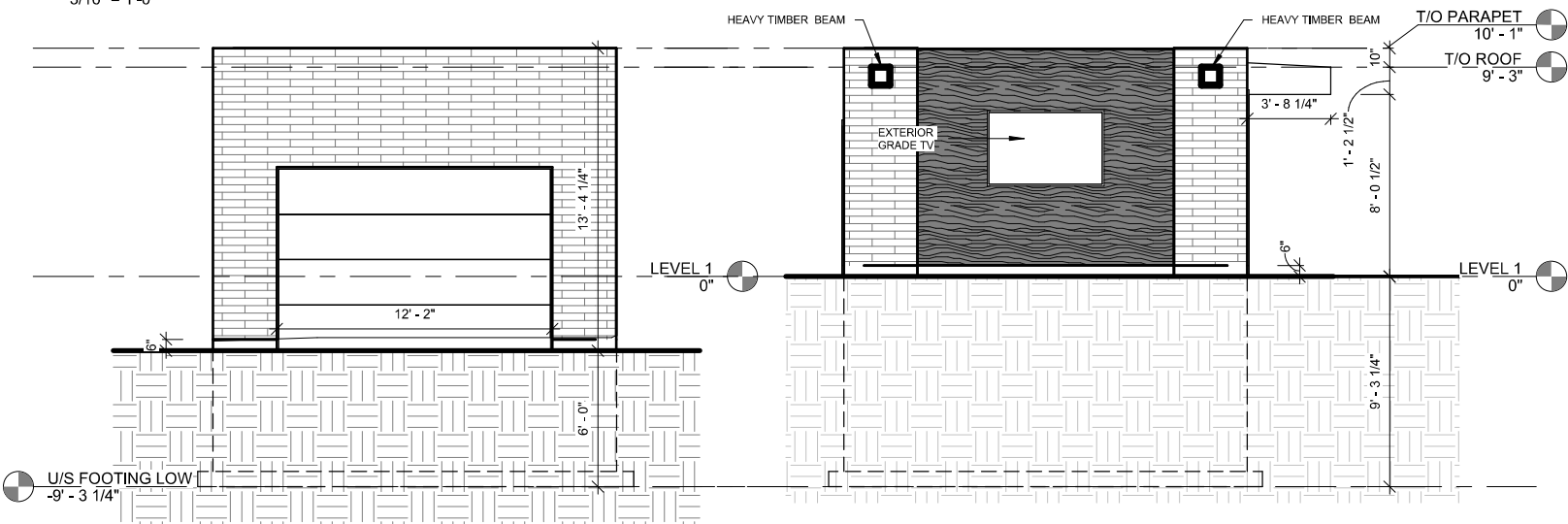
SCALE
DATE
2022.10.21

MV.2

JOB
NO.



1 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



2 PROPOSED WEST ELEVATION
3/16" = 1'-0"

3 PROPOSED EAST ELEVATION
3/16" = 1'-0"

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AMSTED
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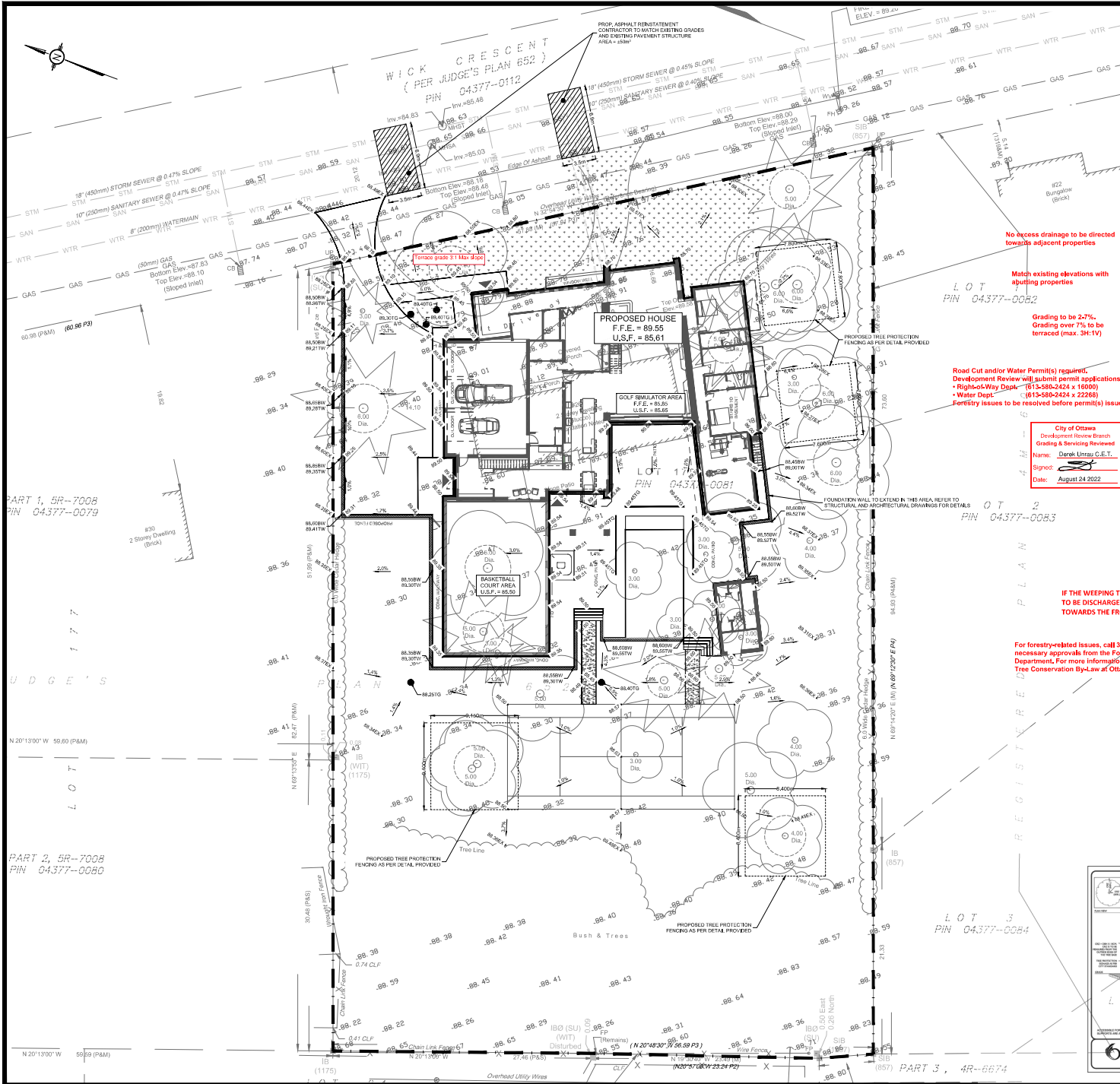
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26 Wick Crescent Ottawa, ON K1J
7H2
POOLHOUSE

PROPOSED ELEVATIONS

SCALE	3/16" = 1'-0"	MV.3
DATE	2022.10.21	

JOB NO.



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3 MIN.)
- PROPOSED SLT FENCE AS PER OPSD 219.110
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL A SCD)
- PROPOSED CONCRETE FEATURES/LAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP-RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SLOPE ELEVATION
- PROPOSED BOTTOM OF CURB
- PROPOSED TOP OF CURB ELEVATION
- PROPOSED EXPOSED BOTTOM OF RETAINING WALL
- PROPOSED TOP OF RETAINING WALL
- MATCH TO EXISTING ELEVATION
- EXISTING ELEVATION
- PROPOSED OVERLAND MAJOR FLOW ROUTE
- PROPOSED 100mmØ PERFORATED SUBDRAIN
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MAN-HOLE
- EXISTING CATCH-BASIN/MAN-HOLE/CATCH-BASIN
- PROPOSED MAN-HOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 10 YEAR HIGH WATER TABLE
- STORM WATERSEED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

No excess drainage to be directed towards adjacent properties

Match existing elevations with existing properties

Grading to be 2-7%. Grading over 7% to be trading (max. 3H:1V)

Road Cut and/or Water Permit(s) required. Development Review will submit permit applications to:

- Rights-of-Way Dept. (613-588-2424 x 10000)
- Water Dept. (613-588-2424 x 22268)

 Forestry issues to be resolved before permit(s) issued

City of Ottawa
 Development Review Branch
 Grading & Servicing Reviewed
 Name: Derek Linzy C.E.T.
 Signed: [Signature]
 Date: August 24 2022

IF THE WEEPING TILE DRAINAGE IS COLLECTED WITHIN A SUMP PIT, THE SUMP PIT IS TO BE DISCHARGED TO THE SURFACE (A MINIMUM OF 1.5M UP THE PROPERTY LINE) TOWARDS THE FRONT OF THE PROPERTY; FLOW IS TO BE DIRECTED TO THE STREET.

For forestry-related issues, call 311 and obtain necessary approvals from the Forestry Department. For more information, see Urban Tree Conservation By-Law of Ottawa.ca

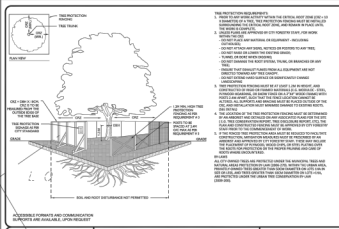
Normal High Ground Water Table (NHGWTT) elevation to be verified during excavation. USF must be min. 0.3m above NHGWTT.

Tree Protection Zone

This tree has been inspected by The City of Ottawa Forestry Services. It must be retained and protected from construction impacts under the Urban Tree Conservation By-Law 2006-279 and/or the Trees and Natural Areas Protection By-Law 2006-279. Forestry Services must be contacted, by calling 3-1-1, prior to any work within the tree's critical root zone (CRZ). Construction fencing must be installed around the CRZ to protect the roots and tree.

DO NOT:

- 1) Raise or lower the grade around this tree
- 2) Excavate or trench within the CRZ without Forestry Services' authorization
- 3) Install or extend a hard surface into the CRZ without Forestry Services' authorization
- 4) Operate equipment or store materials within the CRZ
- 5) Remove or prune this tree



TREE PROTECTION SPECIFICATION

Item	Material	Height	Color
1	1.2m x 1.2m x 1.2m	1.8m	Orange
2	1.2m x 1.2m x 1.2m	1.8m	Orange
3	1.2m x 1.2m x 1.2m	1.8m	Orange
4	1.2m x 1.2m x 1.2m	1.8m	Orange
5	1.2m x 1.2m x 1.2m	1.8m	Orange
6	1.2m x 1.2m x 1.2m	1.8m	Orange
7	1.2m x 1.2m x 1.2m	1.8m	Orange
8	1.2m x 1.2m x 1.2m	1.8m	Orange
9	1.2m x 1.2m x 1.2m	1.8m	Orange
10	1.2m x 1.2m x 1.2m	1.8m	Orange

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION ARE PART OF THE CONTRACT DOCUMENTS AND SHALL BE READ IN CONJUNCTION WITH THE DRAWINGS AND THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROPER AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROPER AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OTTAWA AND THE PROPER AUTHORITIES.

REVISIONS

NO.	REVISIONS	BY	DATE
03	ISSUED FOR APPROVAL	M.L.	17 AUG 2022
02	ISSUED FOR APPROVAL	M.L.	08 AUG 2022
01	ISSUED FOR APPROVAL	M.L.	02 JUN 2022

PROFESSIONAL ENGINEER
 D. JOHNSON
 101010718
 PROVINCE OF ONTARIO

LRJ
 ENGINEERING & LANDSCAPE
 6430 Carleton Road | Ottawa, ON, K1J 9G2
 www.lrj.ca | (613) 842-3434

CUSTOMER
 MICHAEL AIELLO

DESIGNED BY: M.L. **DRAWN BY:** M.L. **APPROVED BY:** V.J.

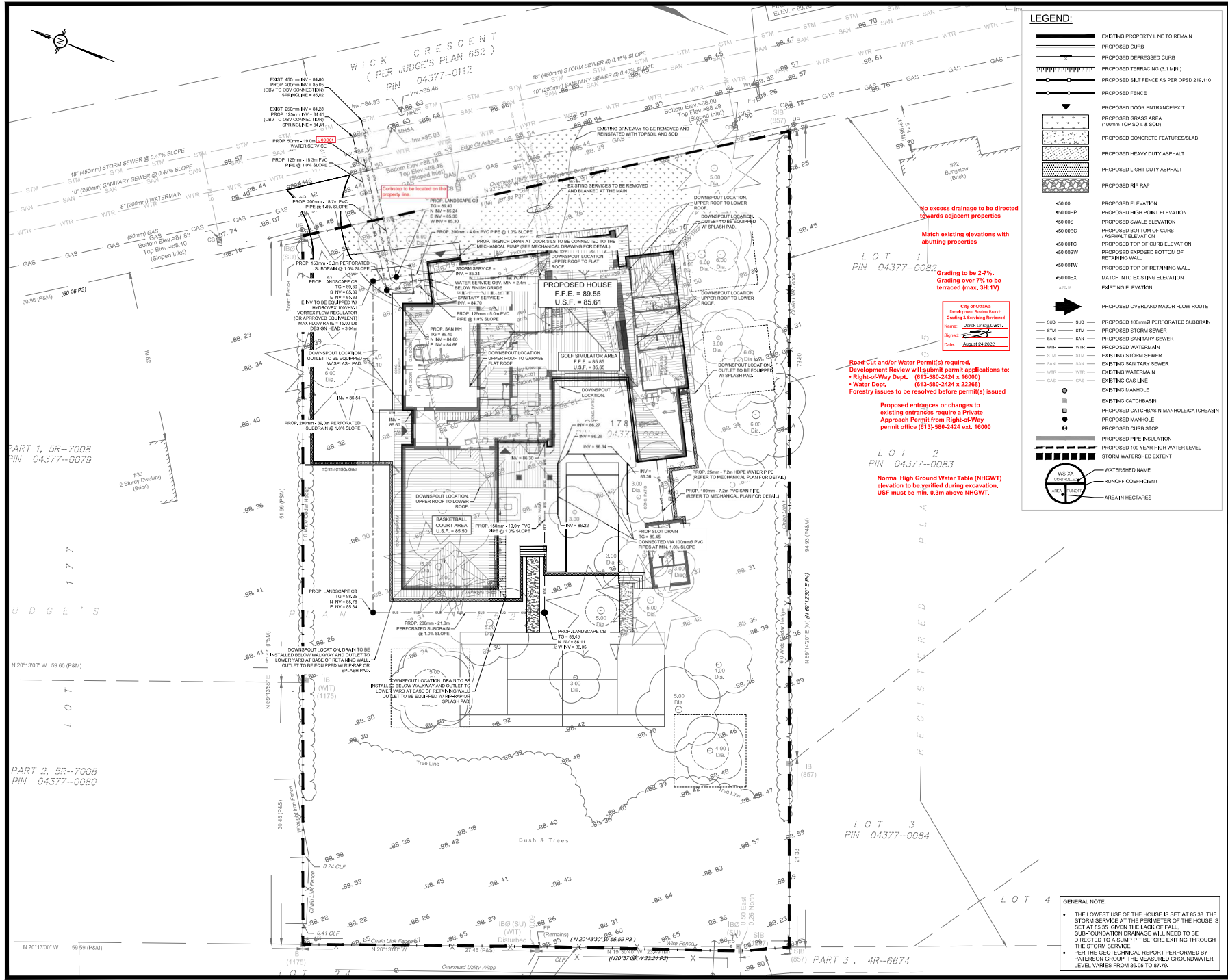
PROJECT
 PROPOSED RESIDENTIAL DEVELOPMENT
 26 WICK CRESCENT, OTTAWA (ON)

DRAWING TITLE
 GRADING AND DRAINAGE PLAN

PROJECT NO.
 210963

DATE
 MARCH 2022

C301



LEGEND:

- EXISTING PROPERTY LINE TO REMAIN
- PROPOSED CURB
- PROPOSED DEPRESSED CURB
- PROPOSED TERRACING (3:1 MIN)
- PROPOSED SALT FENCE AS PER OS92.219.10
- PROPOSED FENCE
- PROPOSED DOOR ENTRANCE/EXIT
- PROPOSED GRASS AREA (100mm TOP SOIL, A & SD)
- PROPOSED CONCRETE FEATURES/LAB
- PROPOSED HEAVY DUTY ASPHALT
- PROPOSED LIGHT DUTY ASPHALT
- PROPOSED RIP-RAP
- PROPOSED ELEVATION
- PROPOSED HIGH POINT ELEVATION
- PROPOSED SWALE ELEVATION
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- PROPOSED 100mm PERFORATED SUBDRAIN
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- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
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- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING CATCHBASIN
- PROPOSED CATCHBASIN/MANHOLE/CATCHBASIN
- PROPOSED MANHOLE
- PROPOSED CURB STOP
- PROPOSED PIPE INSULATION
- PROPOSED 10 YEAR HIGH WATER LEVEL
- STORM WATERSHED EXTENT
- WATERSHED NAME
- RUNOFF COEFFICIENT
- AREA IN HECTARES

Scale: 1:200

City of Ottawa
Development Review Branch
Creating a Sustainable Future
Name: David Hruska
Signed: [Signature]
Date: August 24, 2022

USE AND INTERPRETATION OF DRAWINGS

GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION AND PART OF THE CONTRACT DOCUMENTS ARE INCORPORATED BY REFERENCE INTO THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

BY USE OF THESE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER AGREES THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS. THE CONTRACTOR AGREES THAT HE HAS REVIEWED THE SITE, HAS VERIFIED THE INFORMATION AND DATA PROVIDED HEREON, AND HAS ACCEPTED THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

AS EXTENSIONS OF THESE DRAWINGS, THE ENGINEER'S SEALS AND SIGNATURES SHALL BE REQUIRED FOR ALL CHANGES TO THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

THESE DRAWINGS SUBMITTALS THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE WORK, MATERIALS, METHODS, TECHNIQUES, PROCEDURES, AND CONSTRUCTION, AND FOR THE RESULTS THEREOF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

IN WITNESS WHEREOF, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION OF THE PROJECT, THE INFORMATION AND DATA PROVIDED HEREON, AND TO ACCEPT THE RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION AND DATA PROVIDED HEREON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

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CLIENT: MICHAEL AIELLO

DESIGNED BY: M.L. **DRAWN BY:** M.L. **APPROVED BY:** V.J.

PROJECT: PROPOSED RESIDENTIAL DEVELOPMENT
26 WICK CRESCENT, OTTAWA (ON)

DRAWING TITLE: SERVING PLAN

PROJECT NO: 210963
DATE: MARCH 2022

C401