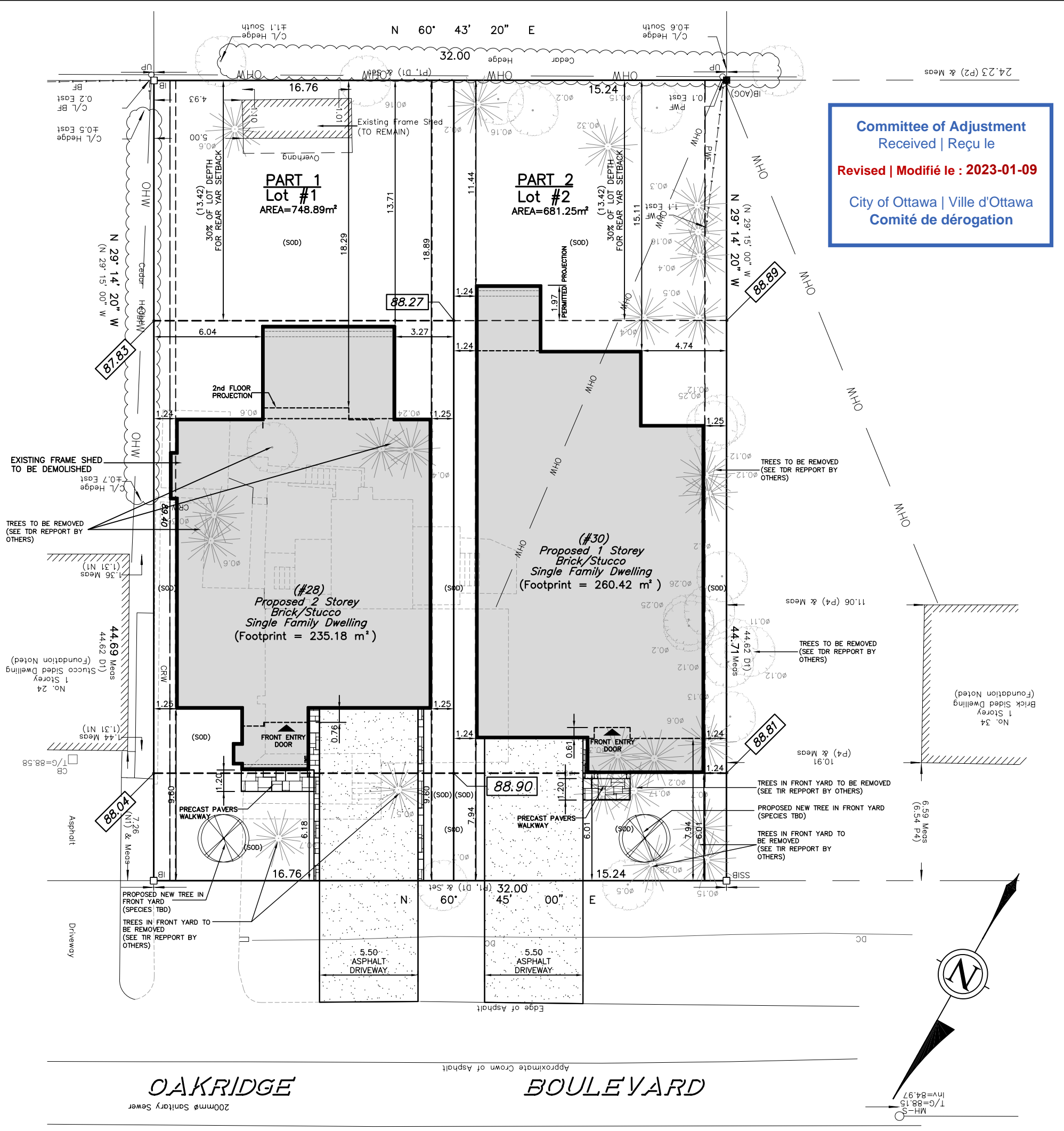


**Committee of Adjustment**  
 Received | Reçu le  
 Revised | Modifié le : 2023-01-09  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation



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 <sup>2</sup>		749.10m <sup>2</sup>	681.30m <sup>2</sup>	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 <sup>2</sup> )		235.18m <sup>2</sup> = 39.19% LOT COVERAGE	260.42m <sup>2</sup> 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 <sup>2</sup>	PART 2 170.38m <sup>2</sup>	277.96 m <sup>2</sup>	236.45 m <sup>2</sup>	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 <sup>2</sup>	PART 2 36.51m <sup>2</sup>	59.68m <sup>2</sup>	53.80m <sup>2</sup>	YES	YES
REAR PORCH/CANOPY PROJECTION TO EAVES	2.0 m	2.0 m	NO PROJECTION	1.97m TO EAVES	YES	YES
NOTES:						

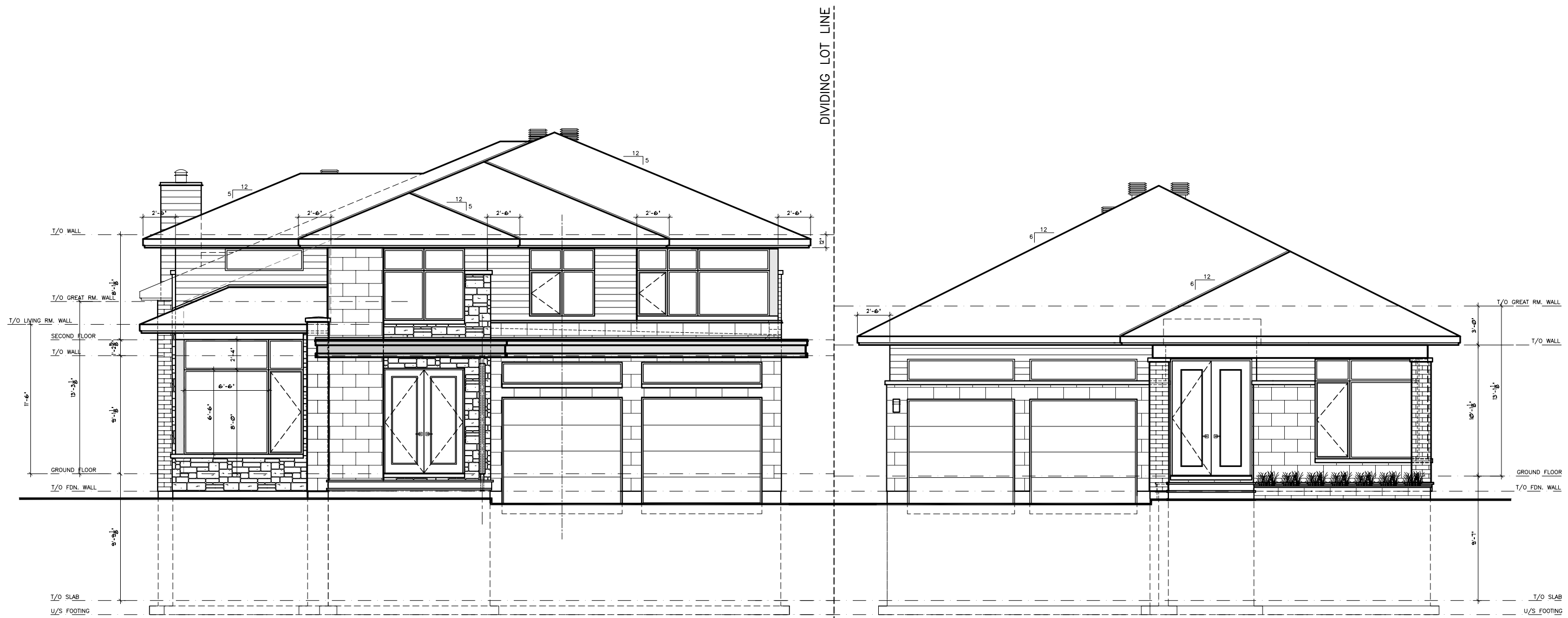
Average Grade Calculation	
Lot 1 (#28)	Lot 2 (#30)
87.83	88.89
88.27	88.27
88.04	88.81
88.90	88.90
<b>88.26</b>	<b>88.72</b>
(AVERAGE GRADE)	(AVERAGE GRADE)



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**

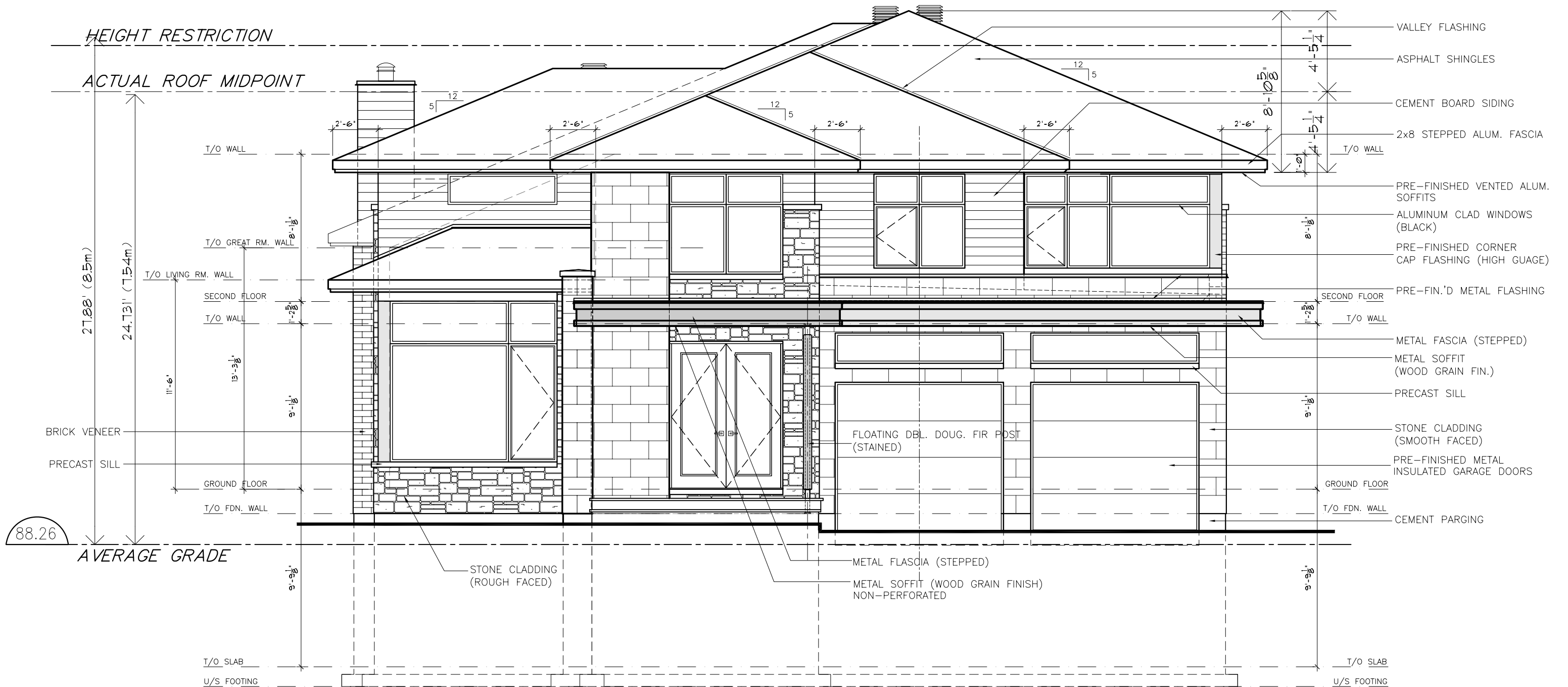
DATE:  
20/10/2022 (5)

SCALE:  
1/8" = 1'-0"

DRAWN BY:  
C. ZACCONI

DRAWING NO.

# STR1



# FRONT ELEVATION



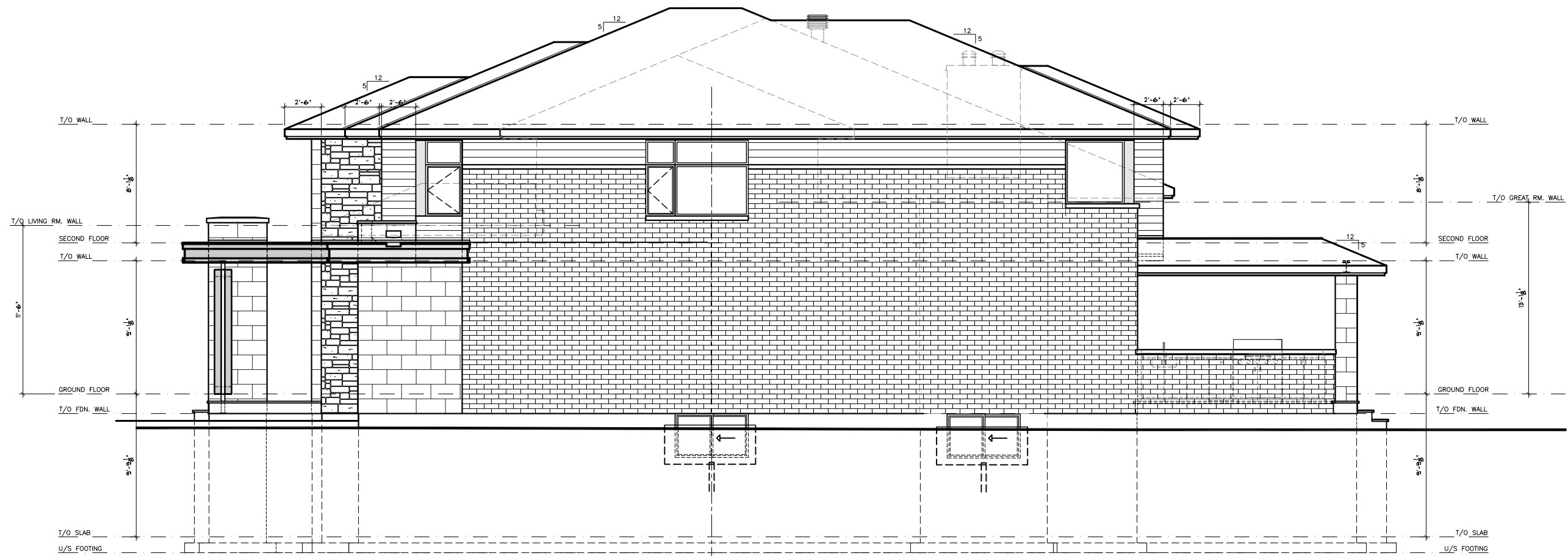
PROJECT:

**PROPOSED RESIDENCE #1**

**28 Oakridge Blvd. Ottawa, ON**

**Two Storey Single Family Dwelling**

DATE: (D/M/Y)	DRAWING NO.
20/10/2022 (5)	<b>A3</b>
SCALE:	
3/16" = 1'-0"	
DRAWN BY:	
C. ZACCONI	



**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

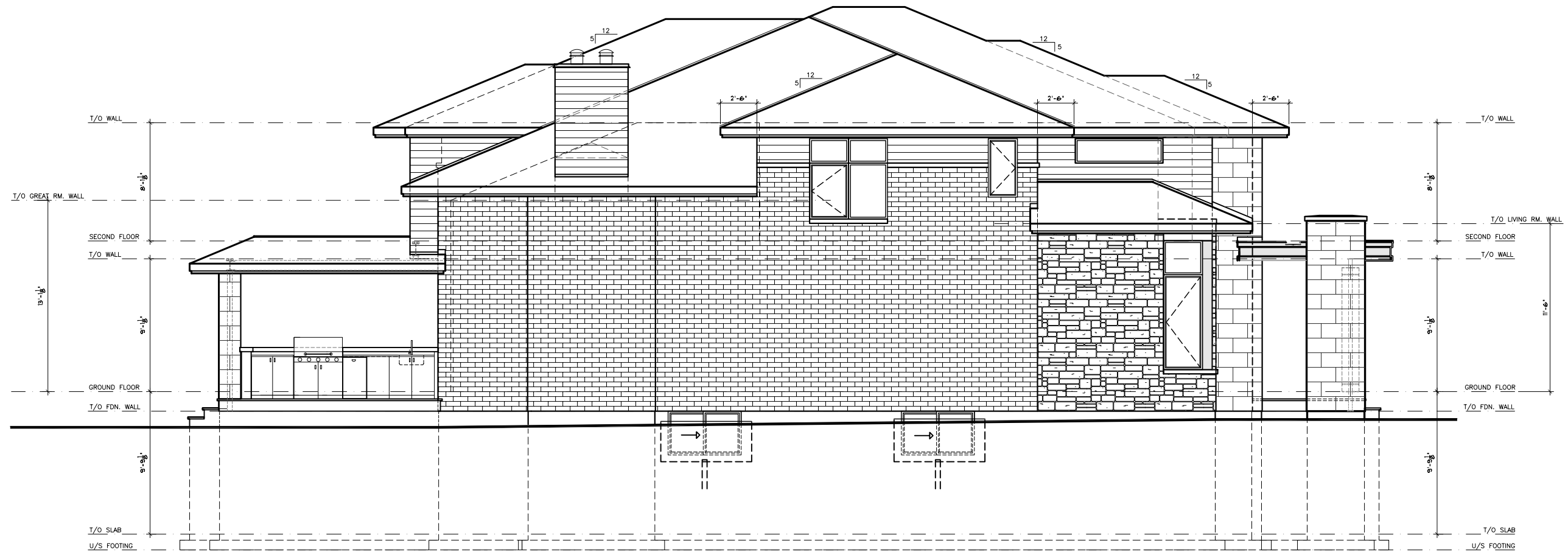


PROJECT:  
**PROPOSED RESIDENCE #1**  
 28 Oakridge Blvd. Ottawa, ON  
 Two Storey Single Family Dwelling

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

DRAWING NO.

# A5



**LEFT SIDE ELEVATION**

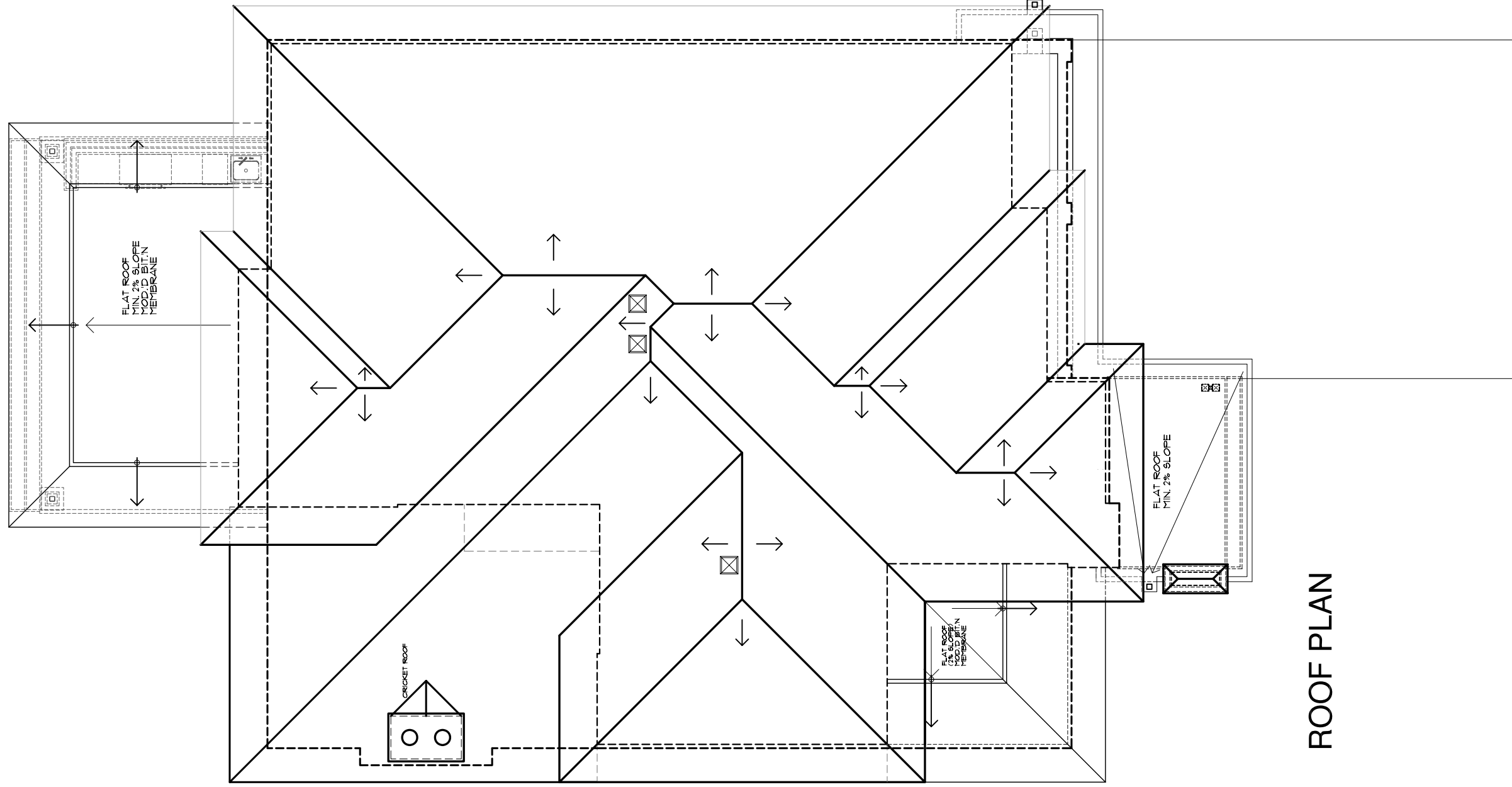


PROJECT:  
**PROPOSED RESIDENCE #1**  
 28 Oakridge Blvd. Ottawa, ON  
 Two Storey Single Family Dwelling

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)

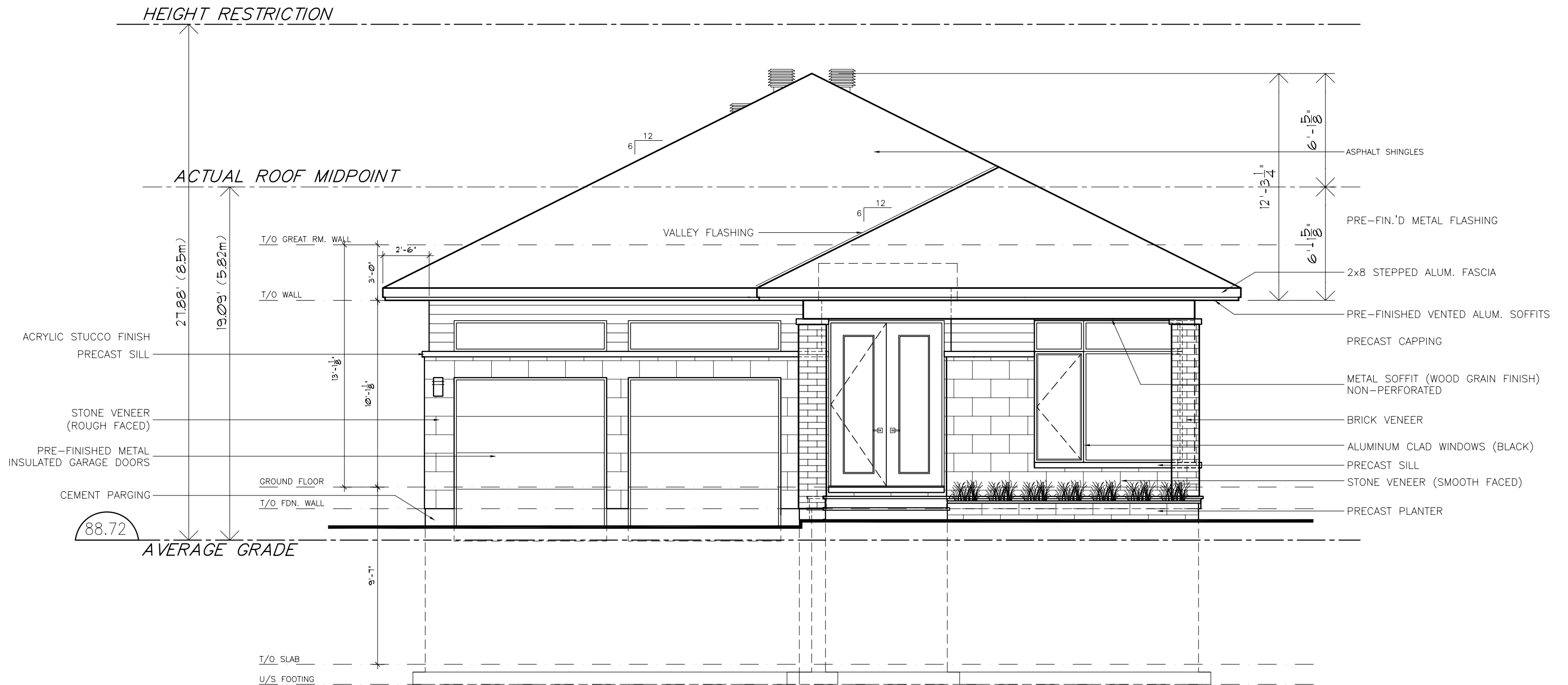
SCALE:

1/8" = 1'-0"

DRAWN BY:

C. ZACCONI

**A7**



# FRONT ELEVATION



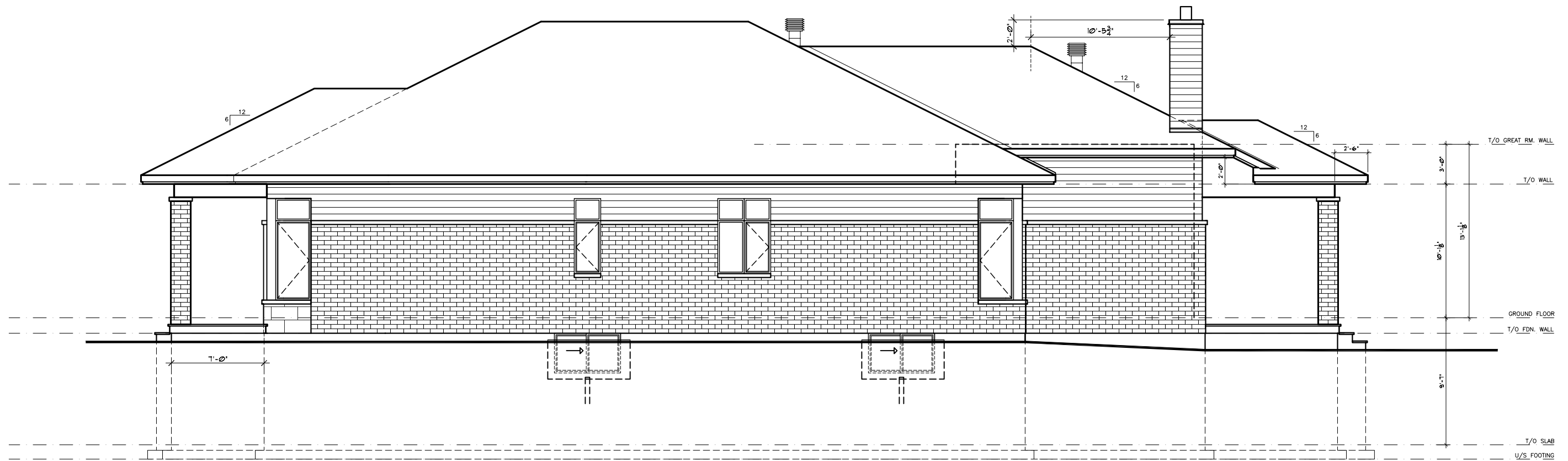
PROJECT:  
**PROPOSED RESIDENCE #2**  
 28 (30) Oakridge Blvd. Ottawa, ON  
 One Storey Single Family Dwelling

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

DRAWING NO.

# A2





# RIGHT SIDE ELEVATION

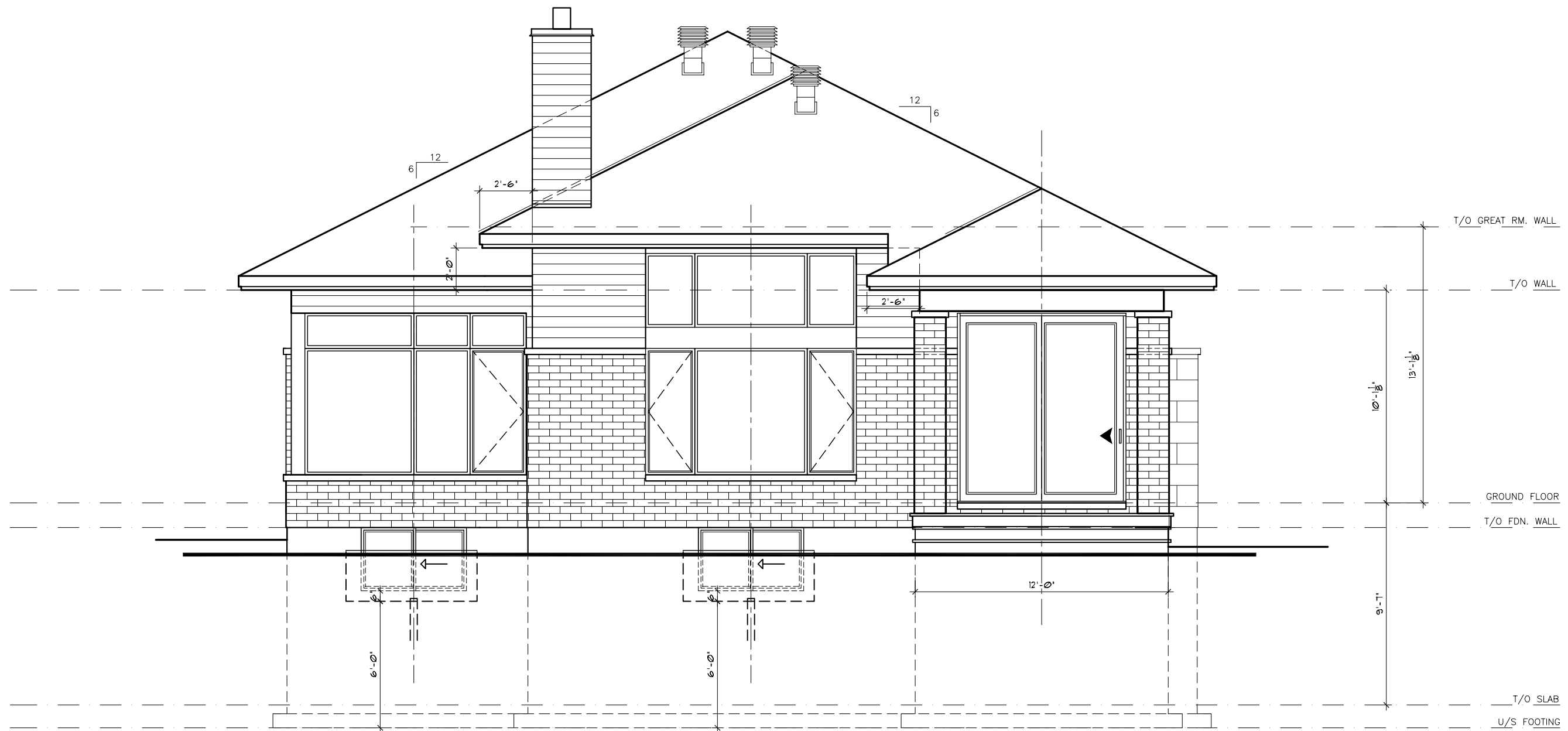


PROJECT:  
**PROPOSED RESIDENCE #2**  
 28 (30) Oakridge Blvd. Ottawa, ON  
 One Storey Single Family Dwelling

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

DRAWING NO.

# A3



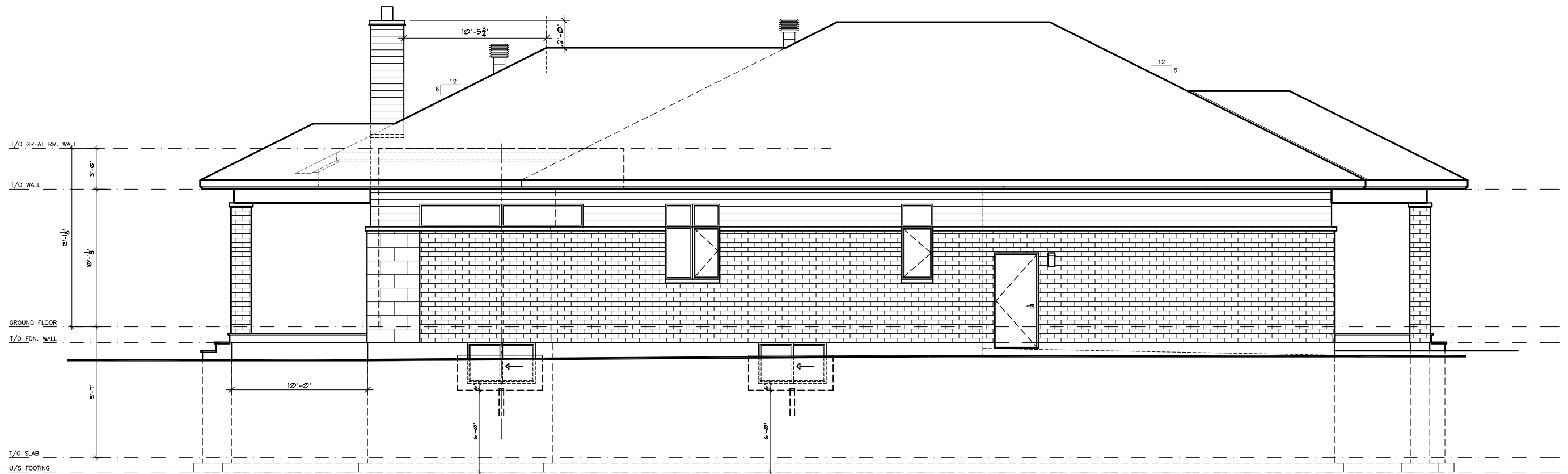
# REAR ELEVATION



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

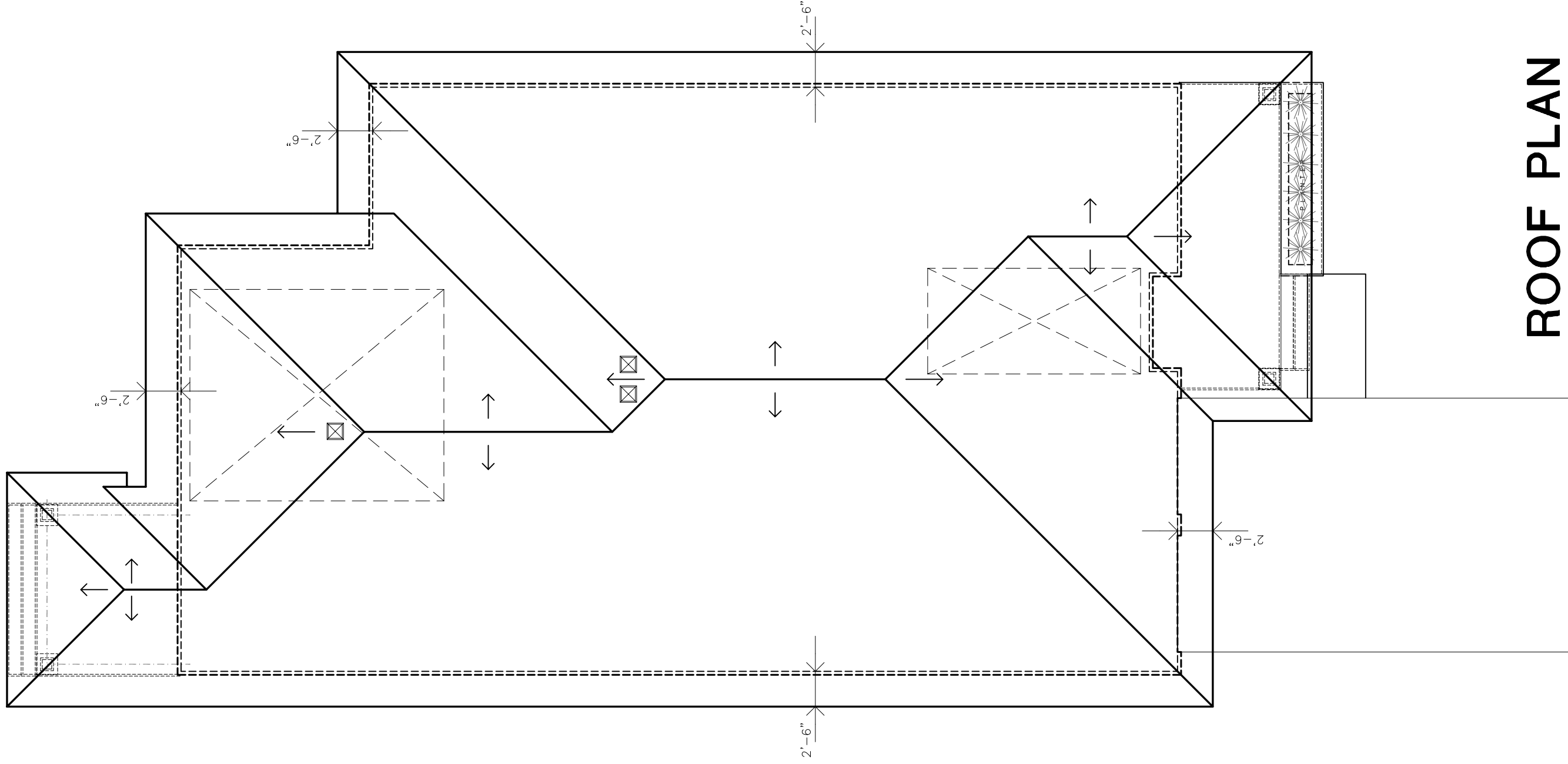


PROJECT:  
**PROPOSED RESIDENCE #2**  
 28 (30) Oakridge Blvd. Ottawa, ON  
 One Storey Single Family Dwelling

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**

DATE: (07/17)

20/10/2022 (5)

SCALE:

1/8" = 1'-0"

DRAWN BY:

C. ZACCONI

DRAWING NO.

# A6