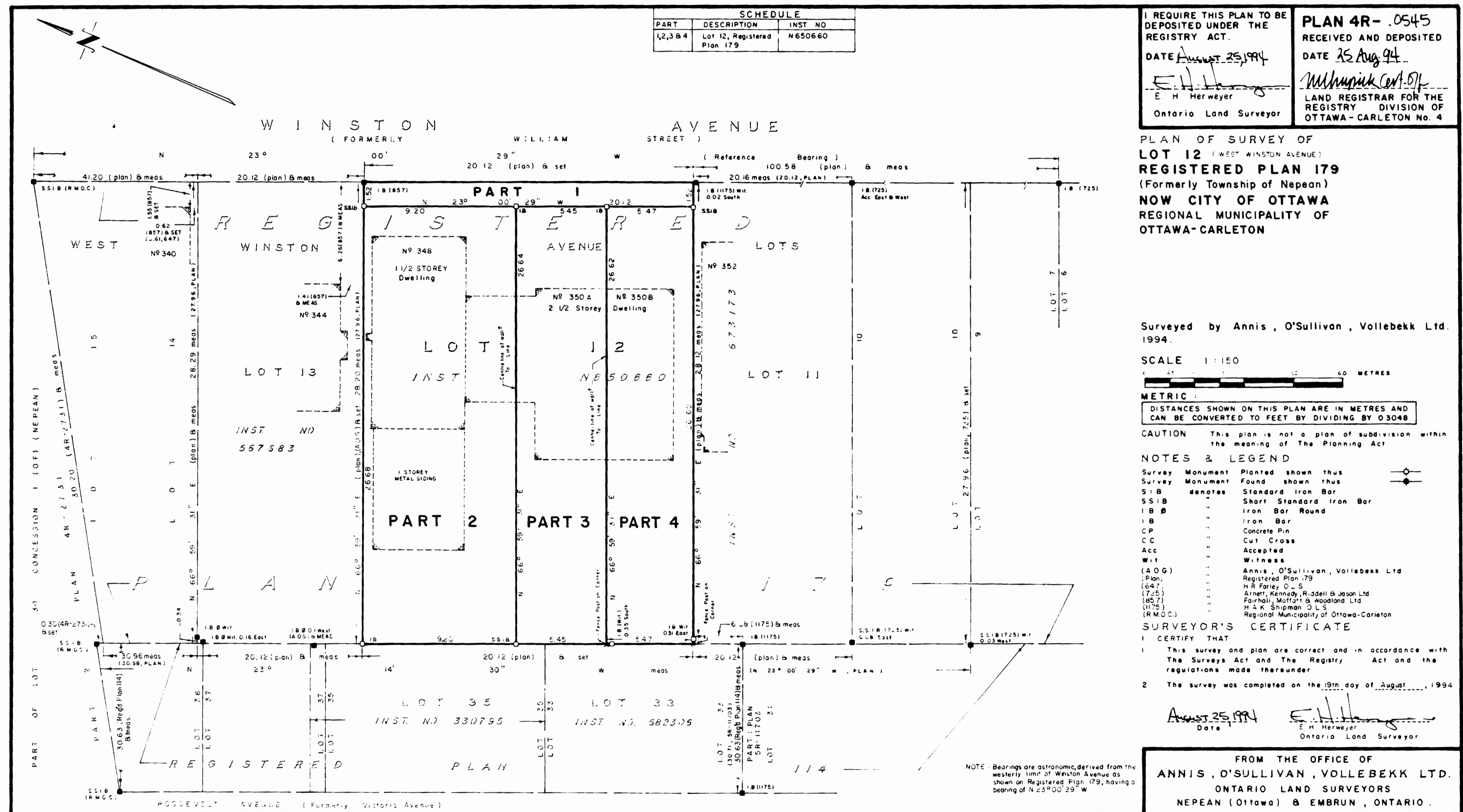


Committee of Adjustment
 Received | Reçu le
 2023-03-09
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



24x

SITE STATISTICS:

ZONING CHARACTERISTICS:

APPLICABLE ZONING: RESIDENTIAL, THIRD-DENSITY, SUBZONE 'S' (^*_R3S)

LEGAL DESCRIPTION:

NO. 350a, PART 3 OF LOT 12 - REGISTERED PLAN 179, PIN 04017-0019
INSTRUMENT No.: 4R10545

PHYSICAL CHARACTERISTICS:

LOT WIDTH:	17'-10 1/2"	[5.45 m]
LOT DEPTH:	82'-5"	[26.64 m]
LOT AREA:	1473.63 FT ²	[136.90 m ²]
LOT COVER:	EXST: 38.12%	PROP: 53.30%

SUBZONE PROVISIONS (T.160A BY-LAW 2020-288, UNLESS NOTED):

SUBZONE:	*_R3S	
DWELLING TYPE*:	ACTUAL: TOWNHOUSE (LEGALLY NON-CONFORMING USE) PROPOSED: SAME (WITH PERMISSION)	
MIN. LOT WIDTH:	REQ'D: [5.60 m]	PRV'D: [5.45 m]
MIN. LOT AREA:	REQ'D: [165.00 m ²]	PRV'D: [136.90 m ²]
BUILDING HEIGHT:	REQ'D: [8.00 m]	PRV'D: [5.25 m]
REQ'D. FRONT YARD:	REQ'D: [6.00 m]	PRV'D: [13.79 m]
REQ'D. REAR YARD:	FOOTNOTE [2] OF T.160A-SCHED. 342>USE SEC.144 .S.144 "REAR YARDS ON INTERIOR LOTS" ARTICLE (3) T.144B. .LOT DEPTH GREATER THAN 25 m, LESS THAN 32 m: .28% LOT DEPTH REQ'D (0.28% x 26.64 m) .MIN. REAR YARD: REQ'D: [7.46 m (28%)] PRV'D: [6.45 m (24%)] .MIN. INTERIOR S/Y: REQ'D: [1.20 m] PRV'D: [1.20 m]	

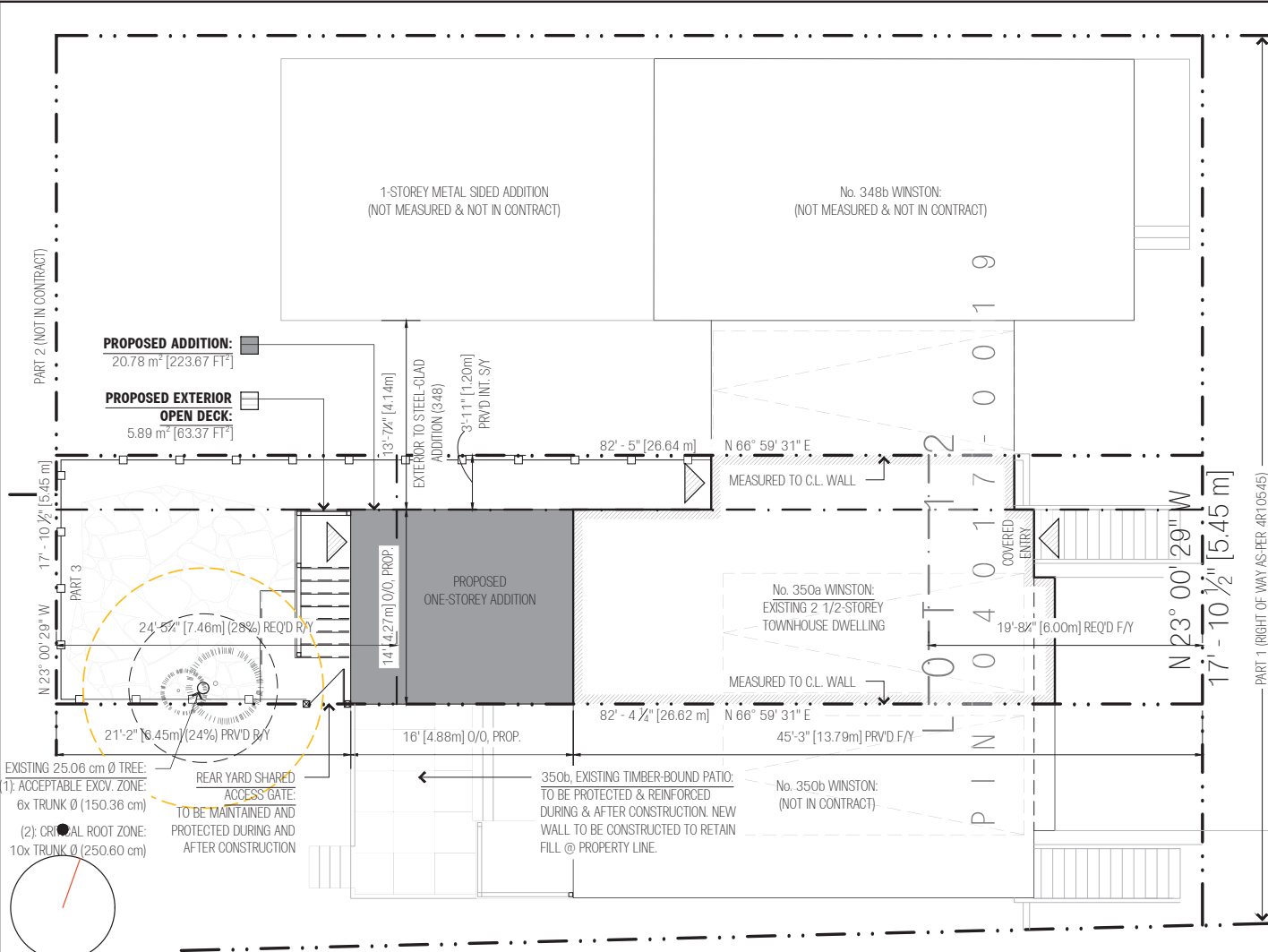
PERMITTED PROJECTIONS (S.65 BY-LAW 2020-289):

- (2) EAVES & GUTTERS: (T.65(2), COL. II)
 - .MAX PROJECT 3'-3 1/2" [1.00 m]
 - .MIN FROM P.L. 1'-11 1/2" [0.60 m]
- (5) STEPS & RAMPS: (T.65(5)(b)(i))
 - .MAX PROJECT NO LIMIT (INT. S/Y & REAR YARD ONLY)
- (6) OPEN DECKS: (T.65(6)) ARTICLES (a) & (b)
 - <.0.60 m GRADE NO LIMIT* (INT. S/Y & REAR YARD ONLY)
 - >.0.60 m GRADE: 3'-11" [1.20 m]*
R3 ZONE IN "AREA A" OF SCHED. 342
ABUTTING R3 LOT, DEPTH >23.5 m & <30.5 m
- (8) HEAT PUMPS: (T.65(8))
 - .ABUTTING RESIDENTIAL YARD 1.00 m, NO CLOSER THAN 0.30 m TO P/L

GRAPHIC LEGEND:

- EXISTING (SUBJECT PROPERTY)
- SETBACK / EASEMENT LINE
- HIDDEN ABOVE / BELOW
- FENCE LINE
- PROPERTY LINE
- OHW OVERHEAD WIRES

1/8" = 1'-0"



EXISTING 25.06 cm Ø TREE:
1) ACCEPTABLE EXCV. ZONE:
6x TRUNK Ø (150.36 cm)
2) CRITICAL ROOT ZONE:
10x TRUNK Ø (250.60 cm)

REAR YARD SHARED ACCESS GATE:
TO BE MAINTAINED AND PROTECTED DURING AND AFTER CONSTRUCTION

350b, EXISTING TIMBER-BOUND PATIO:
TO BE PROTECTED & REINFORCED DURING & AFTER CONSTRUCTION. NEW WALL TO BE CONSTRUCTED TO RETAIN FILL @ PROPERTY LINE.

19.6± DUE NORTH



VARIA ARCHITECTURE: DRAFTING & DESIGN

REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

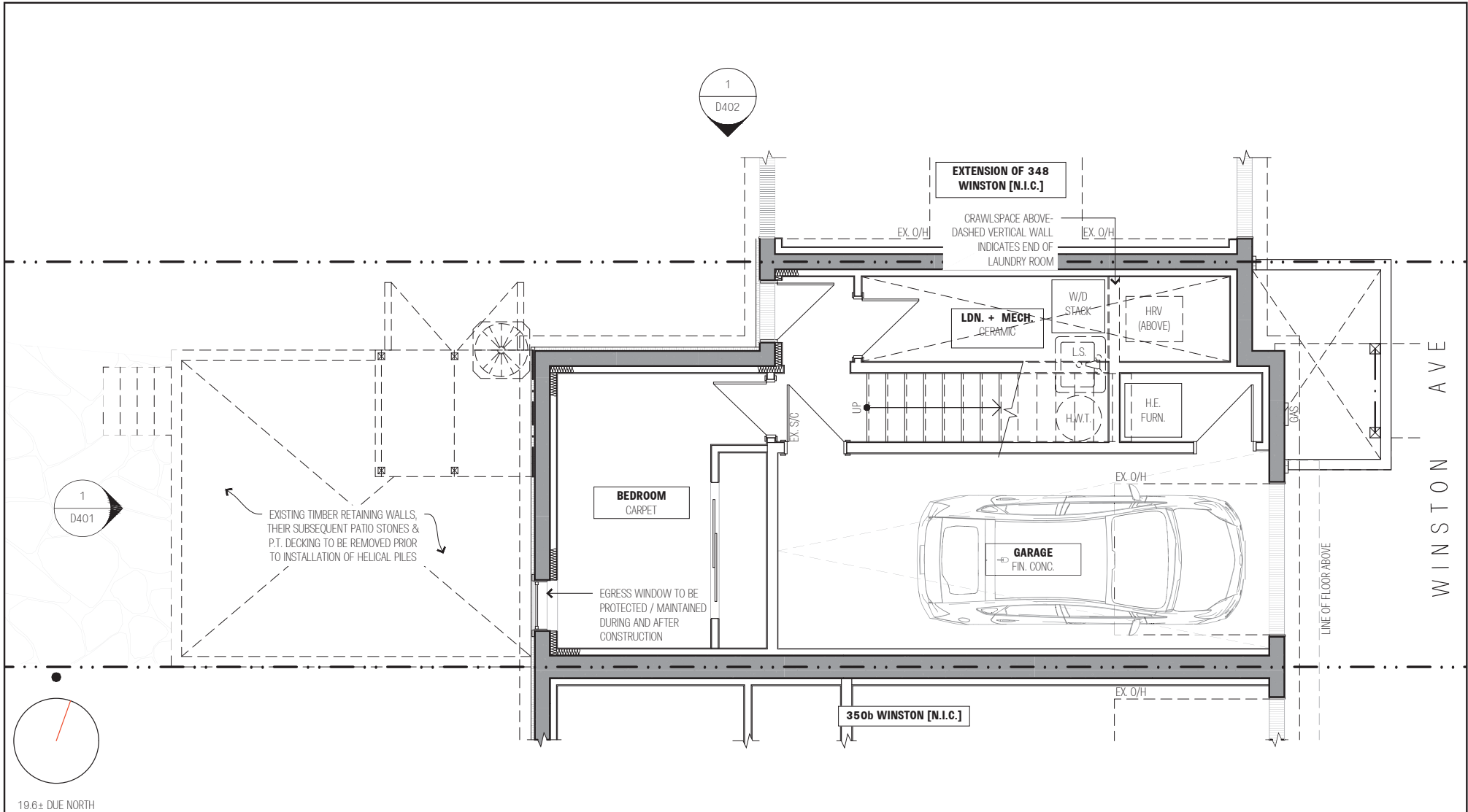
Committee of Adjustment
 Received | Reçu le
 2023-03-09
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/13/2023
3	ISSUED TO PLANNING FORESTER	FEB/23/2023

SITE PLAN & STATISTICS

DRAWN BY:	CORY DUBEAU	SHEET NUMBER:	A100
REVIEWED BY:	CHECKER		
SCALE:	1/8" = 1'-0"		
PROJECT NO.:	0034		

PROJECT DIR: \\WD\WSD\Bau\Wera_Architektur\340_Prest\350a_Winston\04\017-0019_Plan\350a_Winston_Plan-Addition.dwg
PLOTTED: March 1, 2023 8:40:00 PM
ANSI FULL BLEED 6/17/2011 11:00 (NCS)



19.6± DUE NORTH



VARIA ARCHITECTURE: DRAFTING & DESIGN

REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

**Committee of Adjustment
Received | Reçu le**

2023-03-09

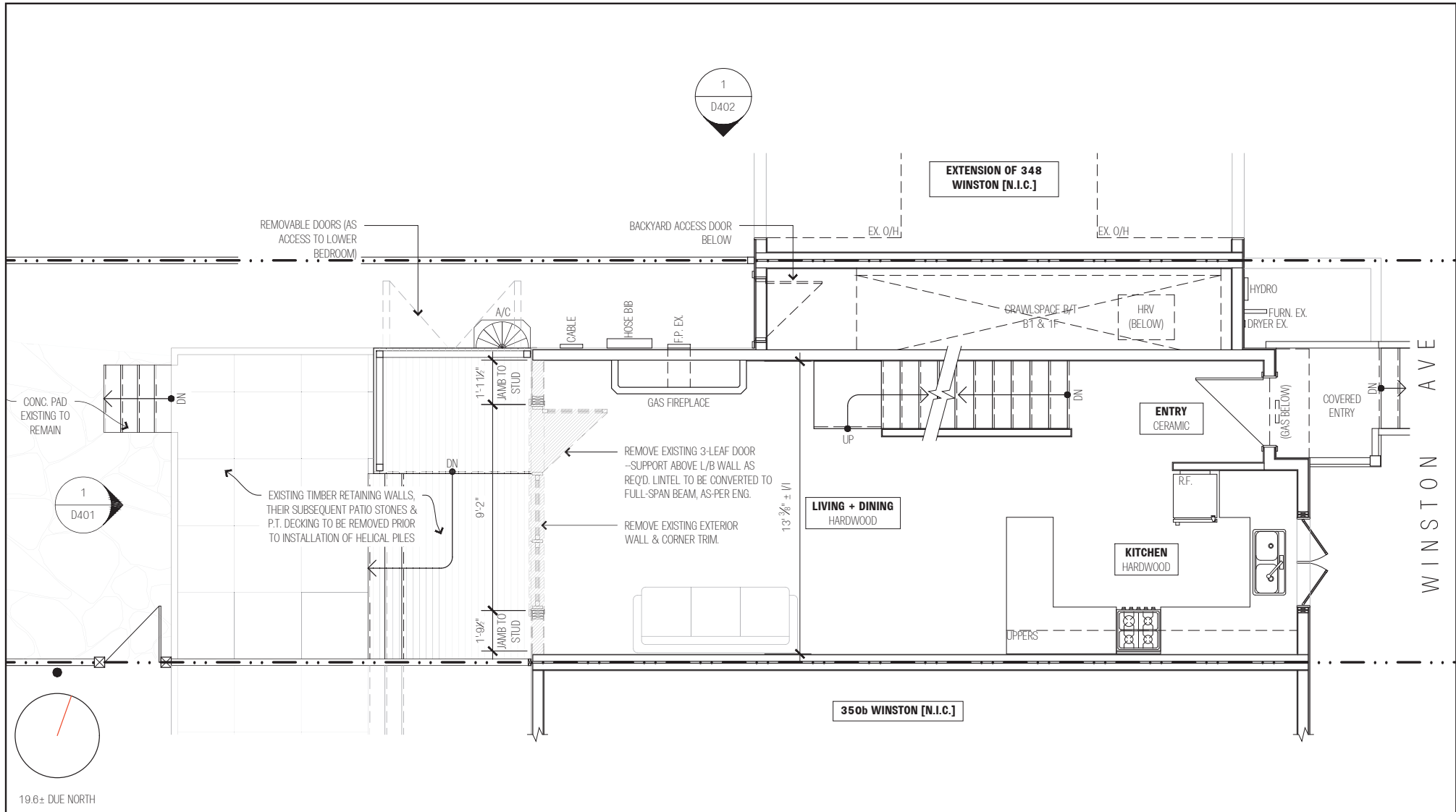
**City of Ottawa | Ville d'Ottawa
Comité de dérogation**

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/13/2023

FOUNDATION: AS-BUILT + DEMO PLAN

DRAWN BY: CORY DUBEAU
REVIEWED BY: CHECKER
SCALE: 1/4" = 1'-0"
PROJECT NO.: 0034

SHEET NUMBER:
D101



19.6± DUE NORTH



REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

Committee of Adjustment
 Received | Reçu le
 2023-03-09
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

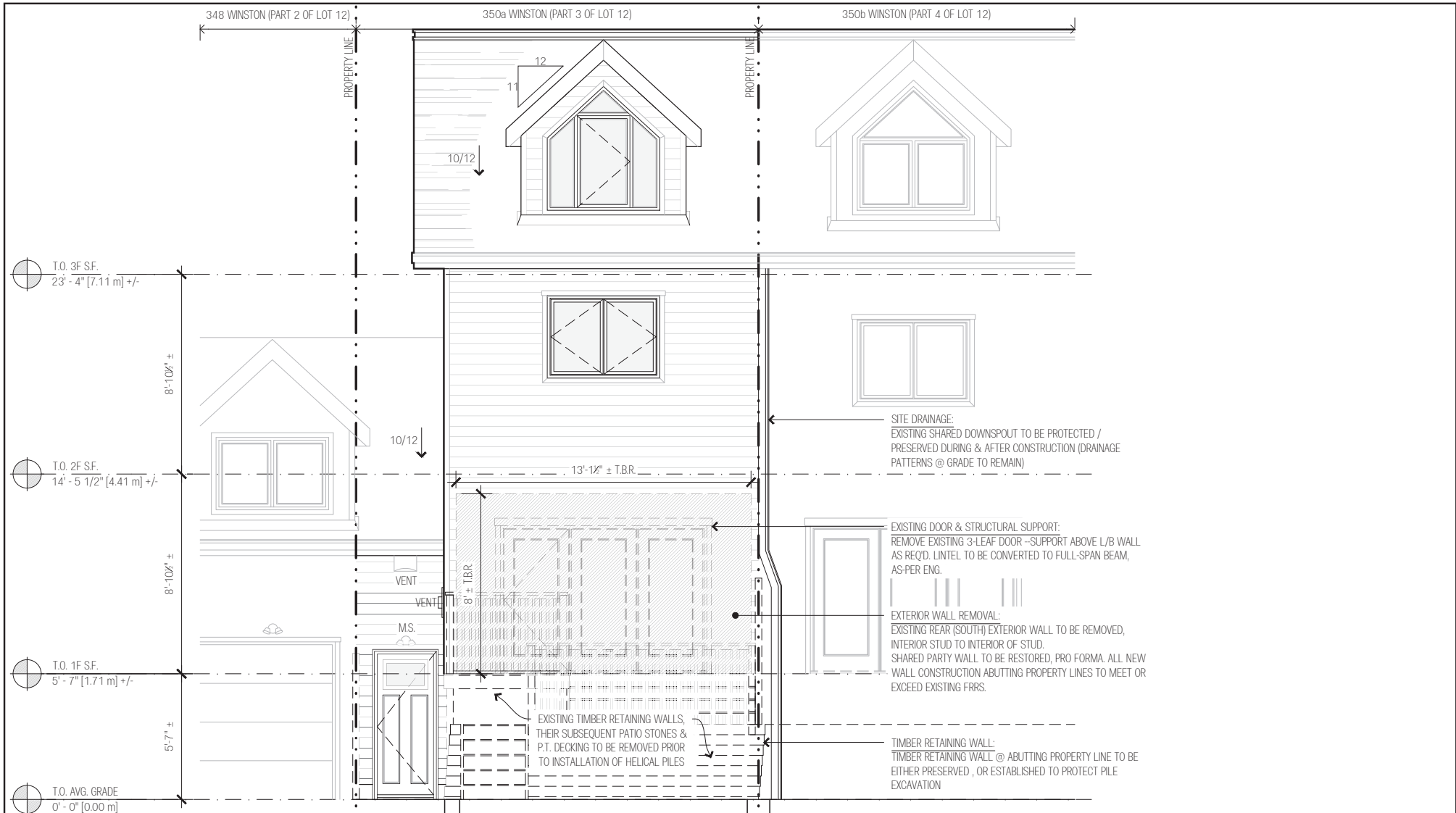
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/13/2023

FIRST FLOOR: AS-BUILT + DEMO PLAN

DRAWN BY: CORY DUBEAU
 REVIEWED BY: CHECKER
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 0034

SHEET NUMBER:
D102

PLOTTED: March 1, 2023 8:43:30 PM
 PROJECT DIR: W:\0034\350A\350A (Rear Addition)\04_Cover_350a-Winston (Original)\CAD\PT_Schematic\Design\PT_350a-Winston_Rear-Addition.dwg



VARIA ARCHITECTURE: DRAFTING & DESIGN

REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

Committee of Adjustment
 Received | Reçu le
 2023-03-09
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

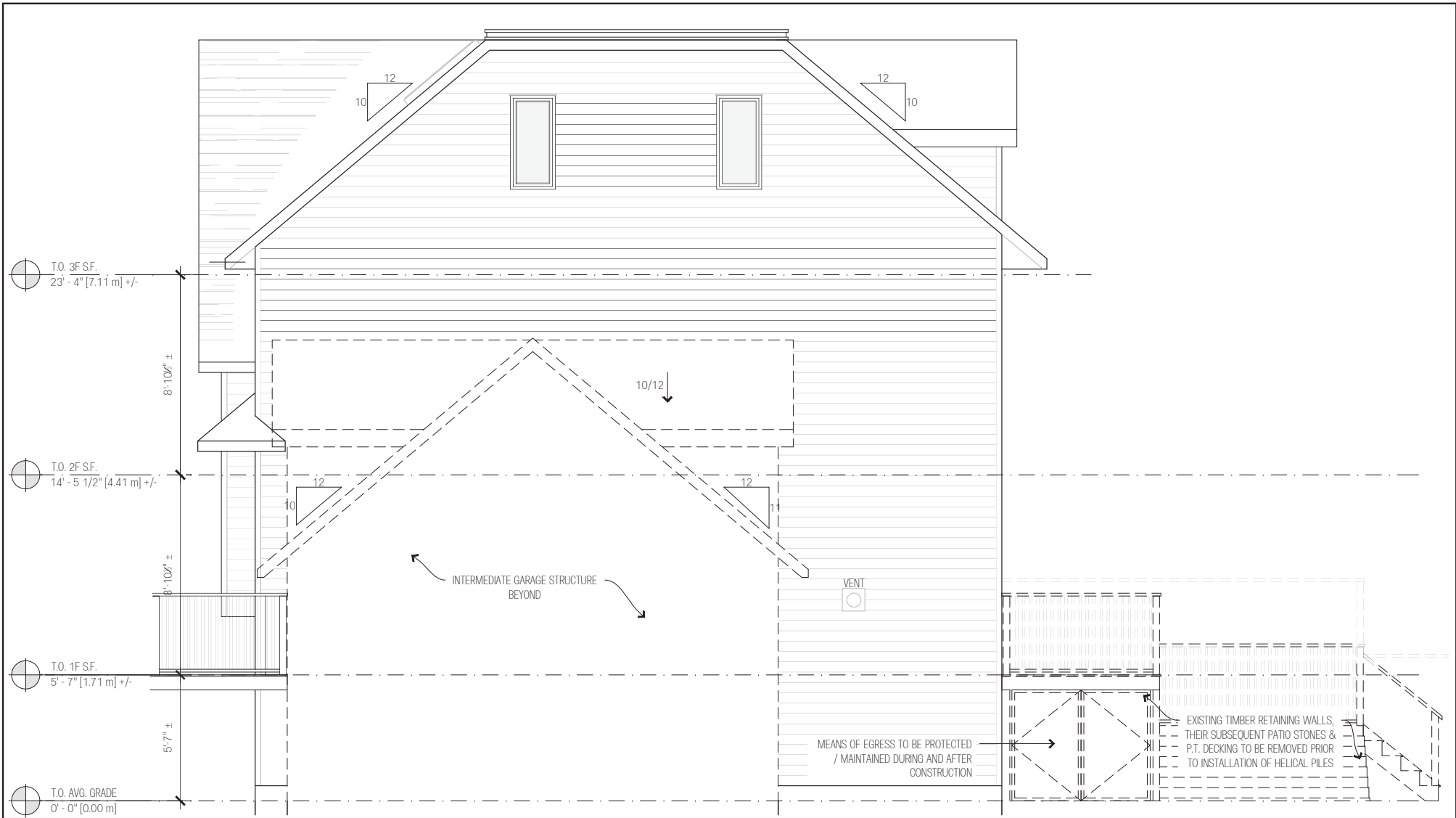
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/13/2023

REAR (WEST) ELEVATION: AS-BUILT + DEMO

DRAWN BY: CORY DUBEAU
 REVIEWED BY: CHECKER
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 0034

SHEET NUMBER:
D401

PROJECT DIR: WOOD MASTRUKIA, VERA APTHEKMANOVA, DREW, 350a Winston (Drawing/CAD/PT) Schematic Design/PT, 350a Winston, Rear Addition.dwg
 PLOTTED: March 1, 2023 8:45:30 PM
 ANS/FULL BLEED 6/17/2001 11:00 (NCS)



REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

Committee of Adjustment
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 2023-03-09
 City of Ottawa | Ville d'Ottawa
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NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/13/2023

RIGHT (NORTH) ELEVATION: AS-BUILT + DEMO

DRAWN BY: CORY DUBEAU
 REVIEWED BY: CHECKER
 SCALE: 1/4" = 1'-0"
 PROJECT NO: 0034

SHEET NUMBER:
D402

SITE STATISTICS:

ZONING CHARACTERISTICS:

APPLICABLE ZONING: RESIDENTIAL, THIRD-DENSITY, SUBZONE 'S' (^*_R3S)

LEGAL DESCRIPTION:

NO. 350a, PART 3 OF LOT 12 - REGISTERED PLAN 179, PIN 04017-0019
INSTRUMENT No.: 4R10545

PHYSICAL CHARACTERISTICS:

LOT WIDTH:	17'-10 1/2"	[5.45 m]
LOT DEPTH:	82'-5"	[26.64 m]
LOT AREA:	1473.63 FT ²	[136.90 m ²]
LOT COVER:	EXST: 38.12%	PROP: 53.30%

SUBZONE PROVISIONS (T.160A BY-LAW 2020-288, UNLESS NOTED):

SUBZONE:	*_R3S	
DWELLING TYPE*:	ACTUAL: TOWNHOUSE (LEGALLY NON-CONFORMING USE) PROPOSED: SAME (WITH PERMISSION)	
MIN. LOT WIDTH:	REQ'D: [5.60 m]	PRV'D: [5.45 m]
MIN. LOT AREA:	REQ'D: [165.00 m ²]	PRV'D: [136.90 m ²]
BUILDING HEIGHT:	REQ'D: [8.00 m]	PRV'D: [5.25 m]
REQ'D. FRONT YARD:	REQ'D: [6.00 m]	PRV'D: [13.79 m]
REQ'D. REAR YARD:	FOOTNOTE [2] OF T.160A-SCHED. 342>USE SEC.144 .S.144 "REAR YARDS ON INTERIOR LOTS" ARTICLE (3) T.144B. .LOT DEPTH GREATER THAN 25 m, LESS THAN 32 m: .28% LOT DEPTH REQ'D (0.28% x 26.64 m) .MIN. REAR YARD: REQ'D: [7.46 m (28%)] PRV'D: [6.45 m (24%)] .MIN. INTERIOR S/Y: REQ'D: [1.20 m] PRV'D: [1.20 m]	

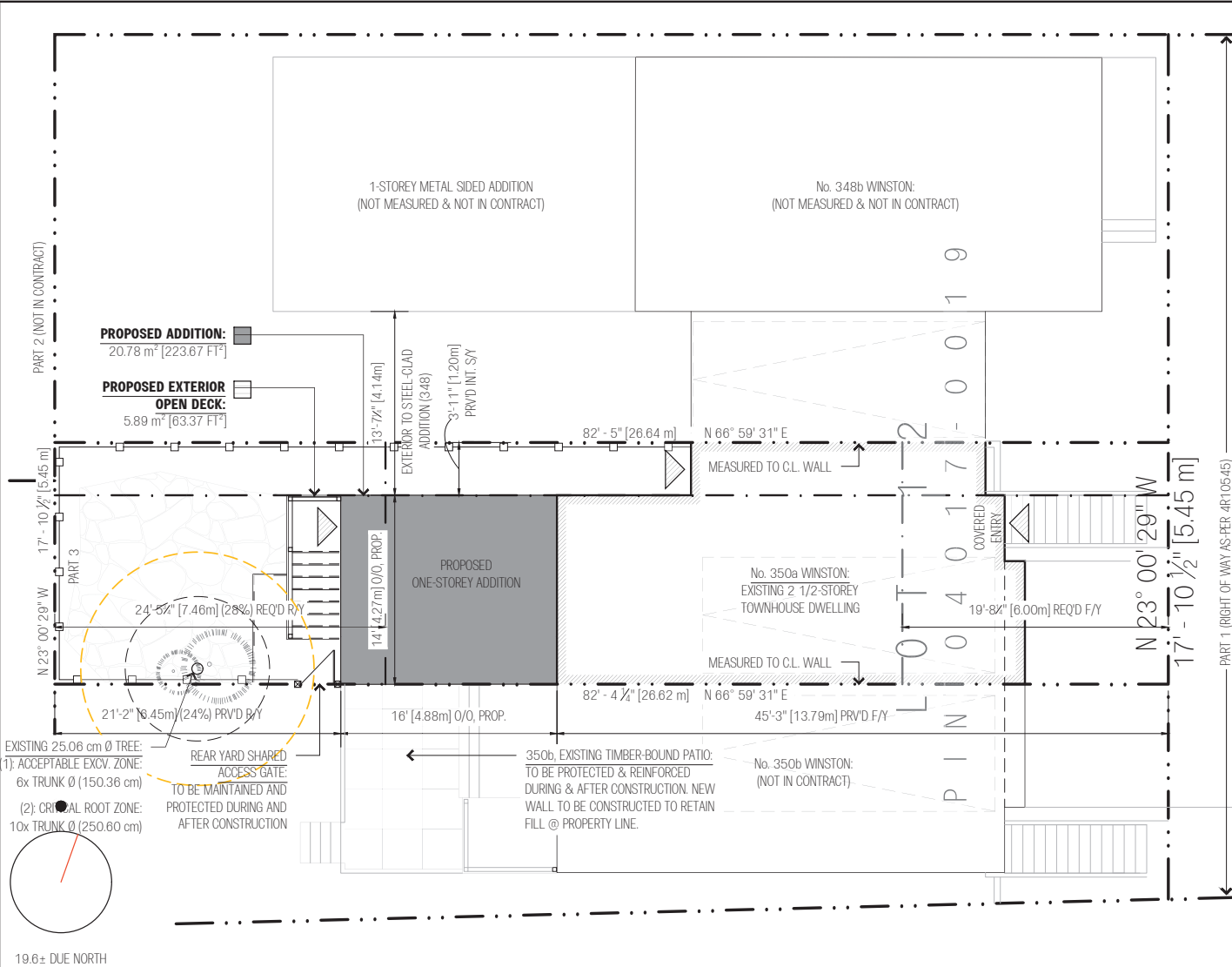
PERMITTED PROJECTIONS (S.65 BY-LAW 2020-289):

- (2) EAVES & GUTTERS: (T.65(2), COL. II)
 - .MAX PROJECT 3'-3 1/2" [1.00 m]
 - .MIN FROM P.L. 1'-11 1/2" [0.60 m]
- (5) STEPS & RAMPS: (T.65(5)(b)(i))
 - .MAX PROJECT NO LIMIT (INT. S/Y & REAR YARD ONLY)
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 - <.0.60 m GRADE NO LIMIT* (INT. S/Y & REAR YARD ONLY)
 - >.0.60 m GRADE: 3'-11" [1.20 m]*
R3 ZONE IN "AREA A" OF SCHED. 342
ABUTTING R3 LOT, DEPTH >23.5 m & <30.5 m
- (8) HEAT PUMPS: (T.65(8))
 - .ABUTTING RESIDENTIAL YARD 1.00 m, NO CLOSER THAN 0.30 m TO P/L

GRAPHIC LEGEND:

- EXISTING (SUBJECT PROPERTY)
- SETBACK / EASEMENT LINE
- HIDDEN ABOVE / BELOW
- FENCE LINE
- PROPERTY LINE
- OHW OVERHEAD WIRES

1/8" = 1'-0"



EXISTING 25.06 cm Ø TREE:
1) ACCEPTABLE EXCV. ZONE:
6x TRUNK Ø (150.36 cm)
2) CRITICAL ROOT ZONE:
10x TRUNK Ø (250.60 cm)

REAR YARD SHARED ACCESS GATE:
TO BE MAINTAINED AND PROTECTED DURING AND AFTER CONSTRUCTION

350b, EXISTING TIMBER-BOUND PATIO:
TO BE PROTECTED & REINFORCED DURING & AFTER CONSTRUCTION. NEW WALL TO BE CONSTRUCTED TO RETAIN FILL @ PROPERTY LINE.

19.6± DUE NORTH



VARIA ARCHITECTURE: DRAFTING & DESIGN

REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

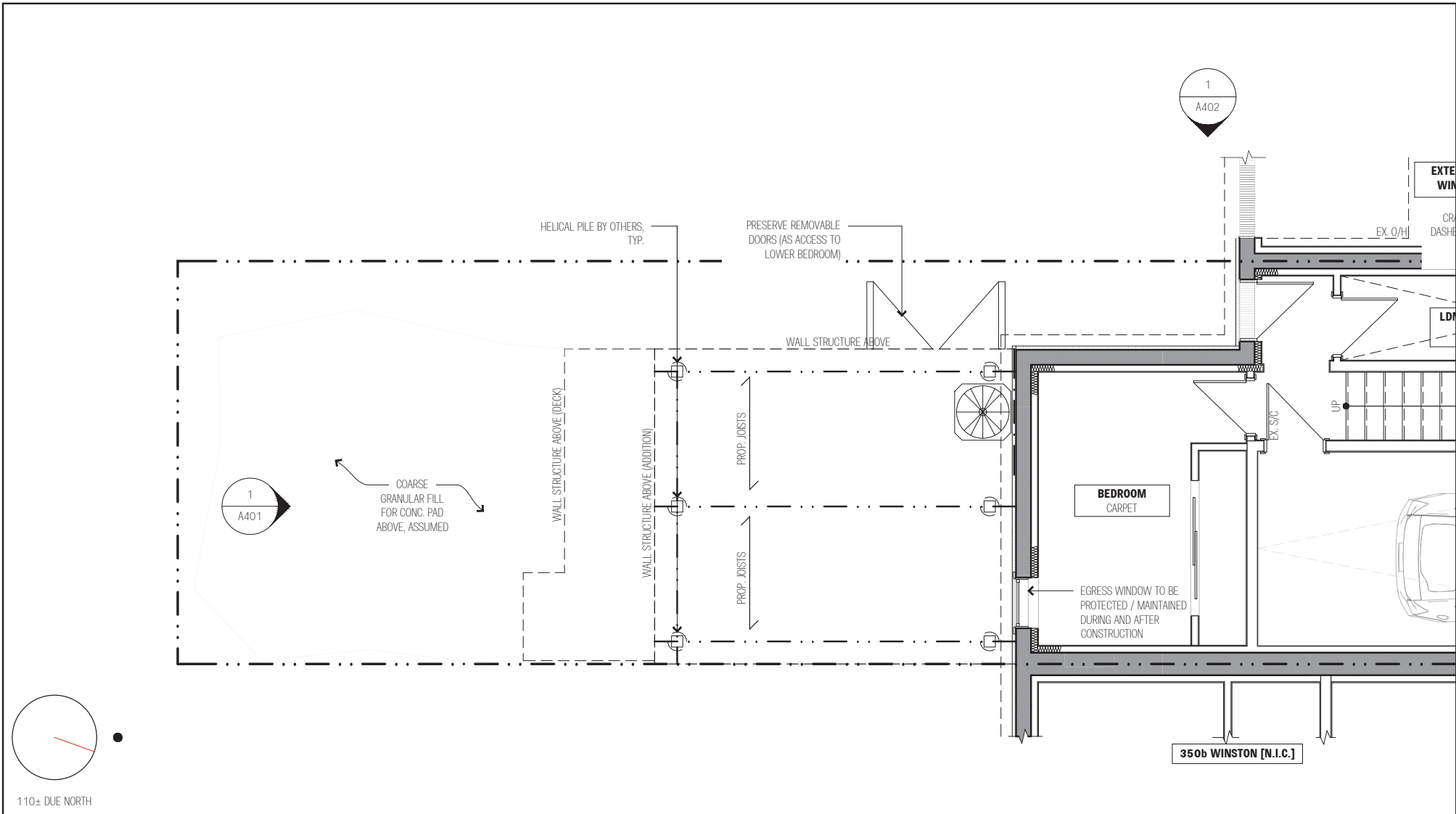
Committee of Adjustment
 Received | Reçu le
2023-03-09
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/13/2023
3	ISSUED TO PLANNING FORESTER	FEB/23/2023

SITE PLAN & STATISTICS

DRAWN BY:	CORY DUBEAU	SHEET NUMBER:	A100
REVIEWED BY:	CHECKER		
SCALE:	1/8" = 1'-0"		
PROJECT NO.:	0034		

PROJECT DIR: \\WD\WSD\Bau\Wine_Architektur\34_Prest\350a_Winston\04\017-0019_Plan\350a_Winston_Drafting.rvt
PLOTED: March 11, 2023 8:40:00 AM
ANSI FULL BLEED 6/17/2011 11:00 (NCS)



110± DUE NORTH



REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

Committee of Adjustment
 Received | Reçu le
 2023-03-09
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

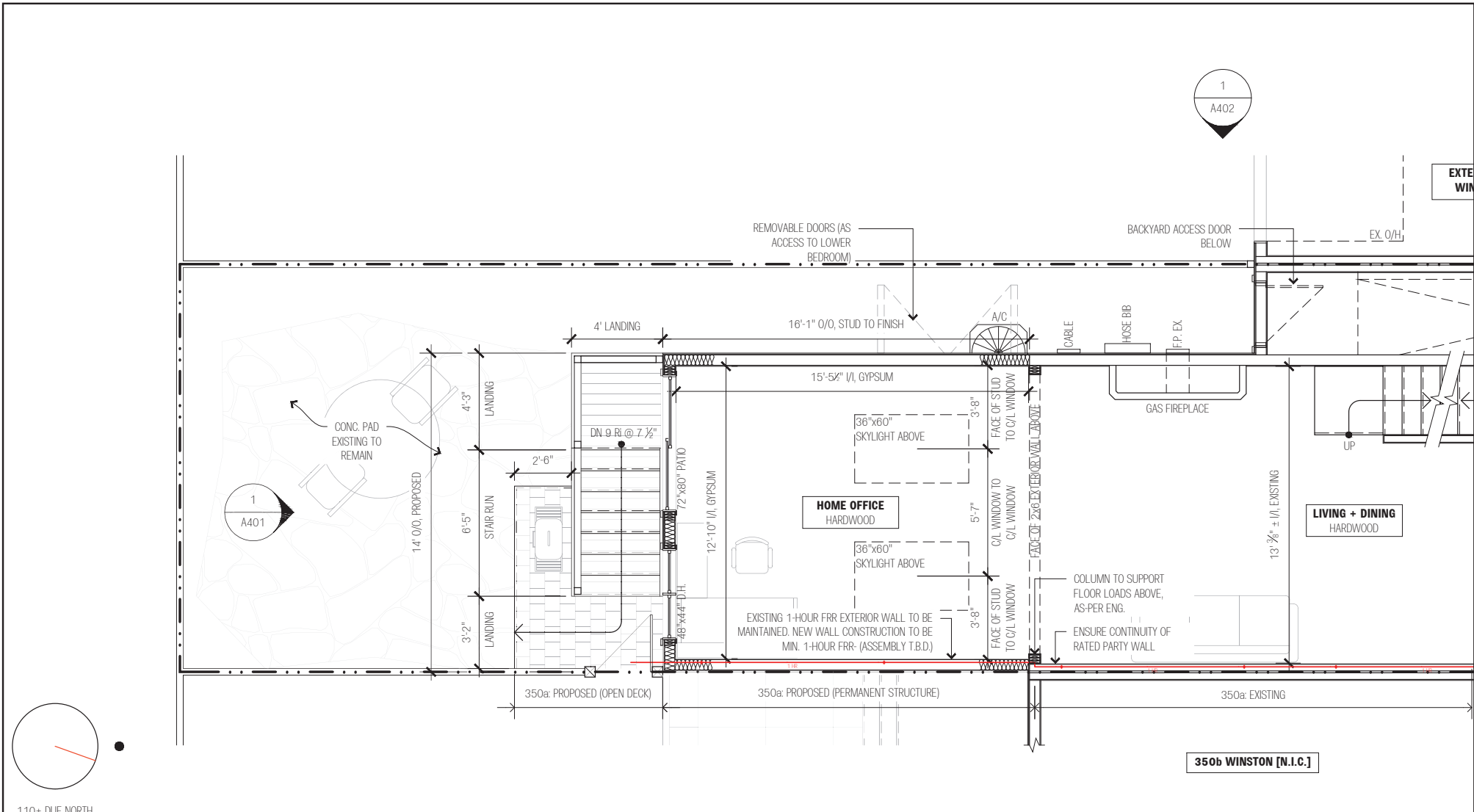
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/13/2023

FOUNDATION PLAN: PROPOSED

DRAWN BY: CORY DUBEAU
 REVIEWED BY: CHECKER
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 0034

SHEET NUMBER:
A101

PROJECT DIR: WADIA NASR (DRAFTING) / VISA: APTAHMAN VAJRA (DRAFTING) / 350a Winston (Original) / CAD: PT: Schematic Design / Pt. 1: 350a Winston Rear Addition.dwg
 PLOTTED: March 1, 2023 8:56:41 PM
 ANSIFULL (2023-03-01 11:00 AM) (NS)



110± DUE NORTH



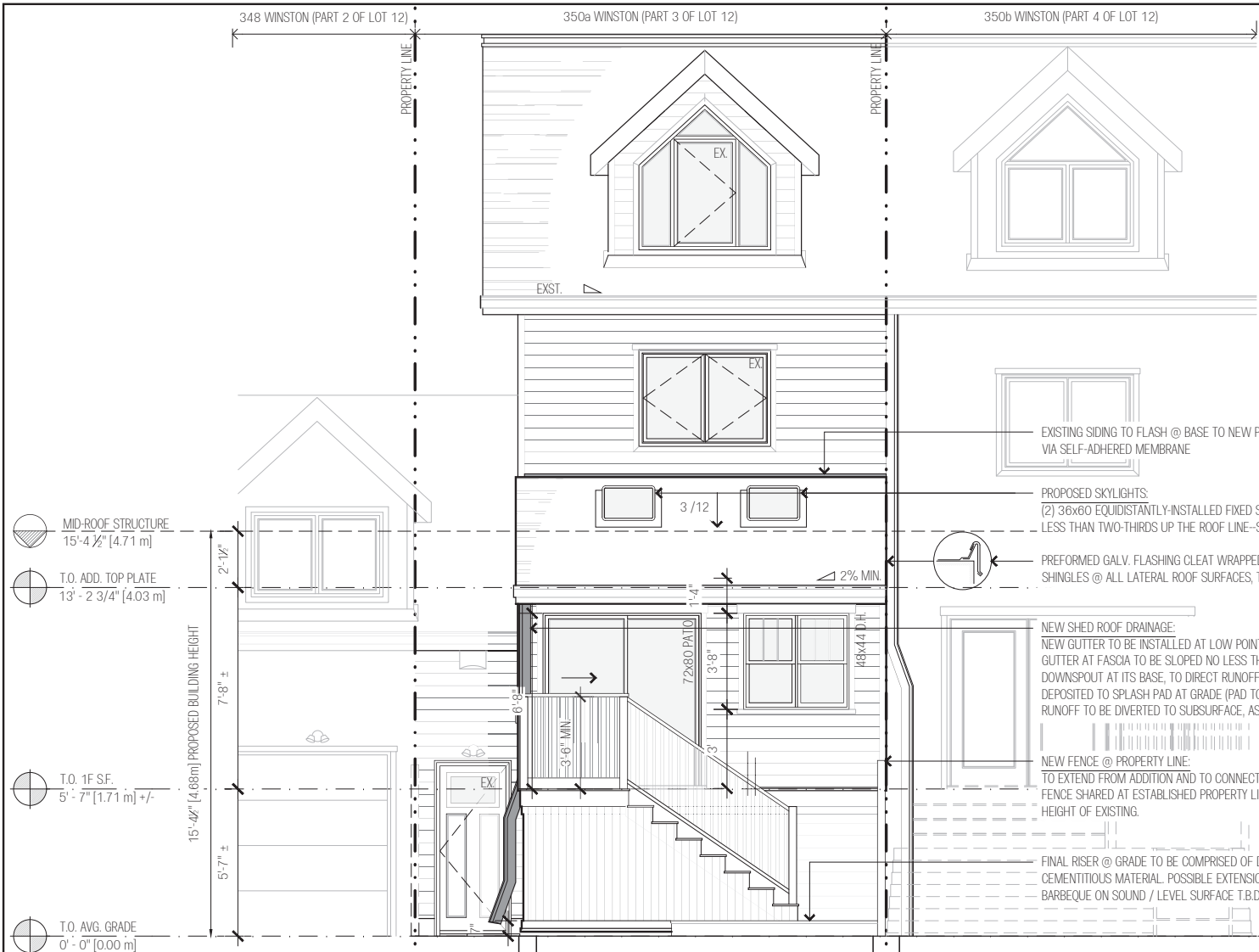
REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

Committee of Adjustment
 Received | Reçu le
 2023-03-09
 City of Ottawa | Ville d'Ottawa
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NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/13/2023

FIRST FLOOR: PROPOSED	
DRAWN BY:	CORY DUBEAU
REVIEWED BY:	CHECKER
SCALE:	1/4" = 1'-0"
PROJECT NO.:	0034
SHEET NUMBER:	A102

PROJECT: 350A WINSTON (DRAWING) CAD/PT, SCHEMATIC DESIGN/PT, 350A WINSTON REAR ADDITION.DWG
 PLOTTED: March 1, 2023 8:42:42 PM
 AUSTIN BLEED 01/17/2011 11:00 AM (AES)



EXPOSING BUILDING FACE CALCULATION, REAR (WEST):

DISTANCE TO P/L:	24'-5 3/4"	[6.45 m]
AREA OF EBF:	186.11 FT ²	[17.29 m ²]*
PERMITTED %:	100%	
PERMITTED AREA:	186.11 FT ²	[17.29 m ²]
PROVD %:	28.13%	
PROVD AREA:	52.36 FT ²	[4.86 m ²]

*MEASURED FROM AVG. GRADE TO MID-ROOF STRUCTURE
*IN ACCORDANCE WITH T.9.10.14.4 ON THE BASIS THAT "HOUSE" IS DEFINED AS TWO UNITS OR LESS.

ELEVATION NOTES:

ALL NEW EXTERIOR WALL CONSTRUCTION ABUTTING PROPERTY LINES (SOUTH ELEVATION) TO BE MIN. 1-HOUR FRR.

ALL DRAINAGE WATER CAPTURED SHALL NOT BE SHED TO ABUTTING PROPERTY—TO BE CAPTURED VIA GRAVEL STOP AND DIVERTED TO NEW LOW-POINT DRAIN, AND DIVERTED TO SHARED DOWNSPOUT.

- MID-ROOF STRUCTURE
15'-4 1/2" [4.71 m]
 - T.O. ADD. TOP PLATE
13'-2 3/4" [4.03 m]
 - T.O. 1F SF.
5'-7" [1.71 m] +/-
 - T.O. AVG. GRADE
0'-0" [0.00 m]
- 15'-4 1/2" [4.68m] PROPOSED BUILDING HEIGHT

REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5



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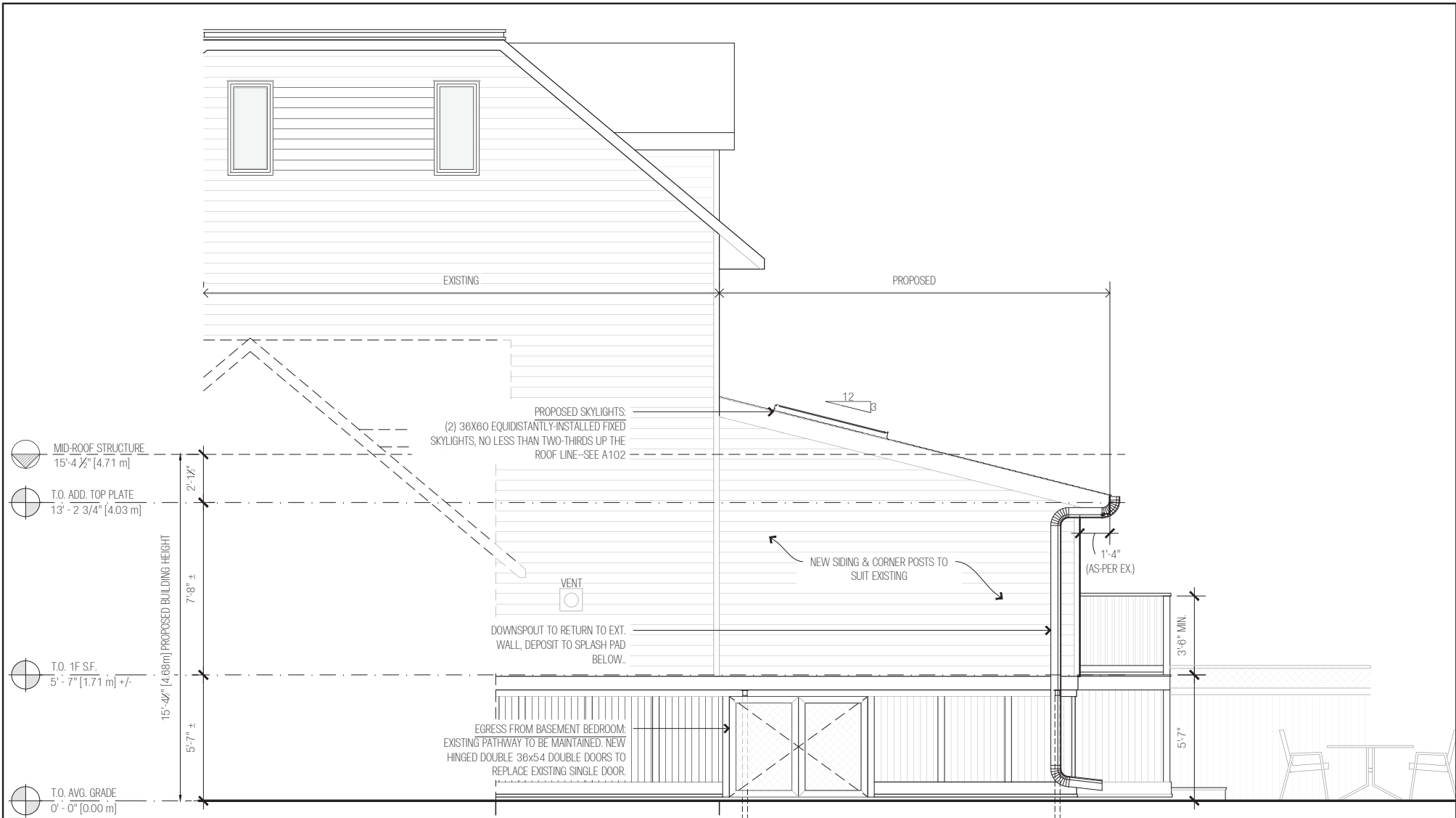
NO.	DESCRIPTION	DATE
1	ISSUED FOR CLIENT REVIEW	JAN/09/2023
2	ISSUED TO CoA FOR CONSULTATION	JAN/23/2023

REAR (WEST) ELEVATION: PROPOSED

DRAWN BY: CORY DUBEAU
 REVIEWED BY: CHECKER
 SCALE: 1/4" = 1'-0"
 PROJECT NO: 0034

SHEET NUMBER:
A401

PLOTTED: March 1, 2023 8:43:31 PM
 PROJECT DIR: \\W001NAS\Projects\Varia Architecture\04_Design_350a Winston\Drawing\CAD\PT_Schematic\Design\PT_350aWinston_Rear_Addition.dwg



REAR OFFICE ADDITION: 350A WINSTON AVE,
OTTAWA, ON, K2A 1Y5

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RIGHT (NORTH) ELEVATION: PROPOSED

DRAWN BY: CORY DUBEAU
 REVIEWED BY: CHECKER
 SCALE: 1/4" = 1'-0"
 PROJECT NO.: 0034

SHEET NUMBER:
A402