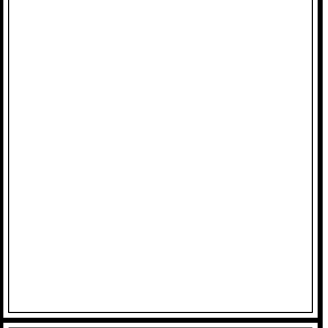
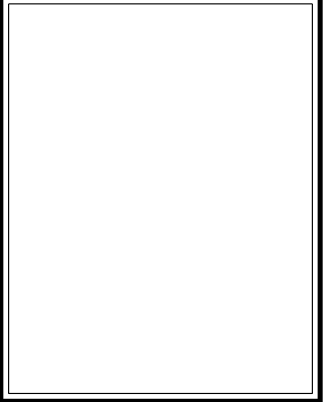


LEGEND:

	PROPOSED CONSTRUCTION
	GRASS
	ASPHALT
	MINOR VARIANCE



NO.	REVISIONS	DATE
8	ISSUED FOR MINOR VARIANCE	20/03/2023
7	ISSUED FOR CHANGES	09/03/2023
6	ISSUED FOR MINOR VARIANCE	09/02/2023
5	ISSUED FOR CHANGES	20/12/2022
4	ISSUED FOR CHANGES	28/11/2022
3	ISSUED FOR APPROVAL	21/11/2022
2	ISSUED FOR CHANGES	10/11/2022
1	ISSUED FOR PRELIMINARY	07/08/2022

LAVOIE
DESIGN & DRAFTING INC.

1041 NOTRE DAME STREET, P.O. BOX 928,
EMBRUN, ON. K0A 1U0

WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME		
PROPOSED SEMI-DETACHED with SECONDARY UNITS FOR ERIC EINAGEL 667 CHURCHILL AVENUE, OTTAWA, ONTARIO		
PROJECT NO.	2023-0044	DRAWINGS NO.
DRAWN BY	B.D-SOLOVY L.LAVOIE	SP1
VERIFIED BY	L.LAVOIE	SP2

SITE PLAN
SCALE: 1:100

Committee of Adjustment
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Comité de dérogation

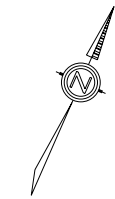
LOT 27
REGISTERED PLAN 460
CITY OF OTTAWA

SITE LINE AS PER
SURVEY FROM
FARLEY, SMITH & DENIS
SURVEYING LTD.

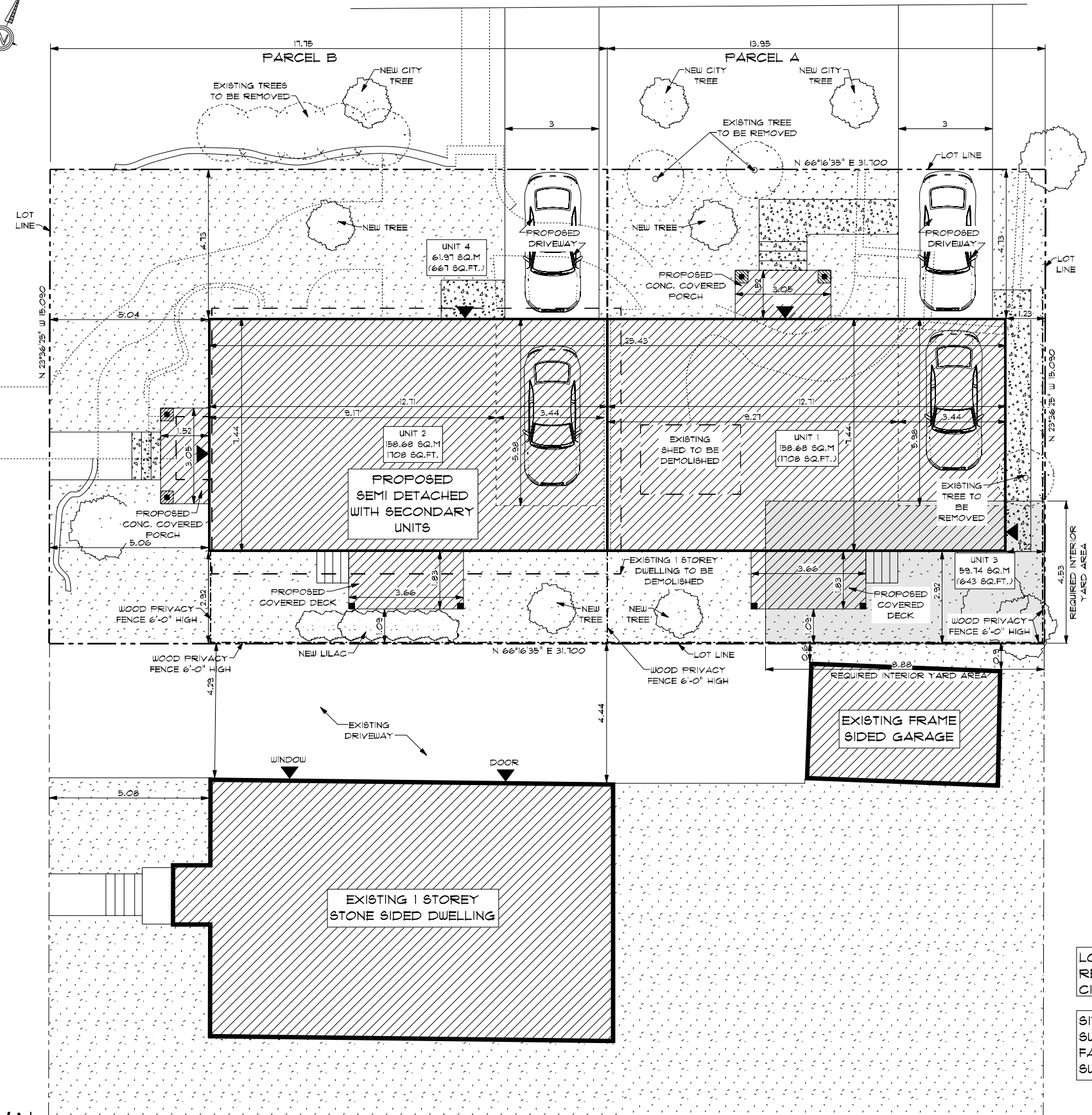
EXISTING GRADES TO REMAIN.
NO EXCESS DRAINAGE WILL BE
DIRECTED TOWARDS THE NEIGHBOURING
AND AFFECTS PROPERTIES DURING
AND AFTER CONSTRUCTION
EXISTING DITCHES & SWALES WILL BE USED

ALL EXISTING TREES AND
SHRUBS TO REMAIN

← WESTHILL AVENUE →



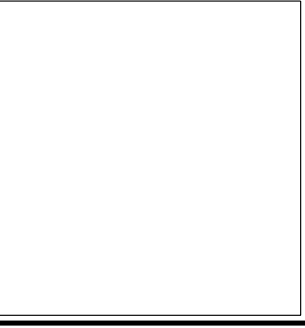
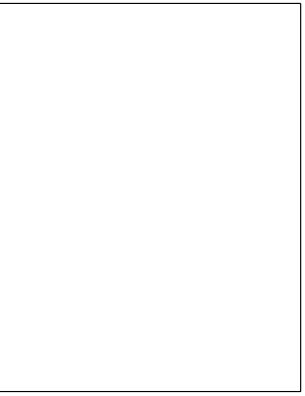
↑ CHURCHILL AVENUE ↓



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LEGEND:

- PROPOSED CONSTRUCTION
- GRASS
- ASPHALT
- MINOR VARIANCE



NO.	REVISIONS	DATE
8	ISSUED FOR MINOR VARIANCE	20/03/2023
7	ISSUED FOR CHANGES	09/03/2023
6	ISSUED FOR MINOR VARIANCE	09/02/2023
5	ISSUED FOR CHANGES	20/12/2022
4	ISSUED FOR CHANGES	25/11/2022
3	ISSUED FOR APPROVAL	2/11/2022
2	ISSUED FOR CHANGES	10/11/2022
1	ISSUED FOR PRELIMINARY	02/08/2022

LAVOIE
DESIGN & DRAFTING INC.

1041 NOTRE DAME STREET, P.O. BOX 938,
EMBRUN, ON, K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
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613-443-3461

PROJECT NAME		
PROPOSED SEMI-DETACHED with SECONDARY UNITS FOR ERIC EINAGEL 661 CHURCHILL AVENUE, OTTAWA, ONTARIO		
PROJECT NO.	2022-0044	DRAWINGS NO.
DRAWN BY	B.D-SOLOVY L.LAVOIE	SP1
VERIFIED BY	L.LAVOIE	SP1

LOT 21
REGISTERED PLAN 460
CITY OF OTTAWA

SITE LINE AS PER
SURVEY FROM
FARLEY, SMITH & DENIS
SURVEYING LTD.

EXISTING GRADES TO REMAIN.
NO EXCESS DRAINAGE WILL BE
DIRECTED TOWARDS THE NEIGHBOURING
AND AFFECTS PROPERTIES DURING
AND AFTER CONSTRUCTION
EXISTING DITCHES & SWALES WILL BE USED

ALL EXISTING TREES AND
SHRUBS TO REMAIN

SITE PLAN
SCALE: 1:200

DATA

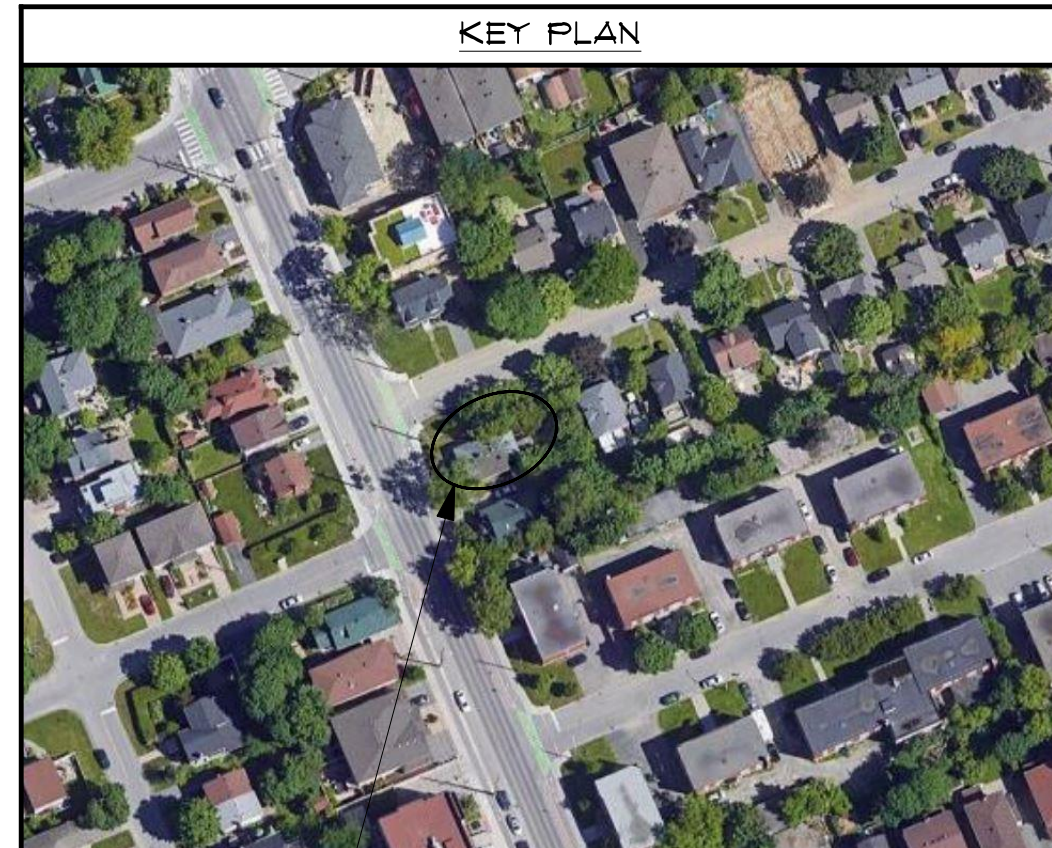
PROJECT : PROPOSED SEMI-DETACHED WITH SECONDARY UNITS

ZONING - R36

BUILDING SIZE - 25.43M X 7.44M

BUILDING AREA - 189.2 SQ.M

		PARCEL A	PARCEL B
I	LOT WIDTH (M) -	15.09 M	
	MIN. LOT WIDTH REQ'D -	5.6 M	
II	LOT AREA (SQ. M) -	210.34 SQ.M	268.01 SQ.M
	MIN. LOT AREA REQ'D -	165 SQ.M/PER SEMI= 330 SQ.M	
III	BUILDING HEIGHT (M) -	7.395 M	
	MAX. BUILDING HEIGHT	8 M	
IV	FRONT YARD SETBACK (M) -	5.04 M	
	MIN. FRONT YARD REQ'D -	5.01 M	
V	CORNER SIDE YARD SETBACK (M) -	4.73 M	
	MIN. CORNER SIDE YARD REQ'D -	4.73 M	
VI	REAR YARD SETBACK (M) -	1.22 M	
	MIN. REAR YARD REQ'D -	1.2 M	
VII	INTERIOR SIDE YARD SETBACK (M) -	2.92 M	
	MIN. INTERIOR SIDE YARD REQ'D -	1.2 M	
VIII	FRONT YARD LANDSCAPING (%) -	76.59 SQ.M	
	MIN. FRONT YARD LANDSCAPING (%) -	40% OF 149.82 SQ.M = 59.93 SQ.M	
IX	CORNER YARD LANDSCAPING (%) -	40.49 SQ.M	
	MIN. CORNER YARD LANDSCAPING (%) -	40% OF 51.04 SQ.M = 20.42 SQ.M	



SUBJECT
PROPERTY

KEY PLAN

Committee of Adjustment
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2	ISSUED FOR CHANGES	10/11/2022
1	ISSUED FOR PRELIMINARY	02/08/2022


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PROJECT NAME		
PROPOSED SEMI-DETACHED with SECONDARY UNITS FOR ERIC EINAGEL 661 CHURCHILL AVENUE, OTTAWA, ONTARIO		
PROJECT NO.	2022-0044	DRAWINGS NO.
DRAWN BY	B.D-SOLWAY L.LAVOIE	SP2
VERIFIED BY	L.LAVOIE	SP2

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EXTERIOR FINISH LEGEND

	ASPHALT SHINGLES
	VERTICAL SIDING
	HORIZONTAL SIDING
	STONE

COLOR AND MANUFACTURER TO BE CONFIRMED BY CLIENT BEFORE ORDERING

PROFESSIONAL ENGINEER

ISSUED FOR MINOR VARIANCE 09/02/2023
 5 ISSUED FOR CHANGES 23/12/2022
 4 ISSUED FOR CHANGES 07/12/2022
 3 ISSUED FOR APPROVAL 21/11/2022
 2 ISSUED FOR CHANGES 10/11/2022
 1 ISSUED FOR PRELIMINARY 02/08/2022

NO.	REVISIONS	DATE
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4	ISSUED FOR CHANGES	07/12/2022
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2	ISSUED FOR CHANGES	10/11/2022
1	ISSUED FOR PRELIMINARY	02/08/2022

LAVOIE
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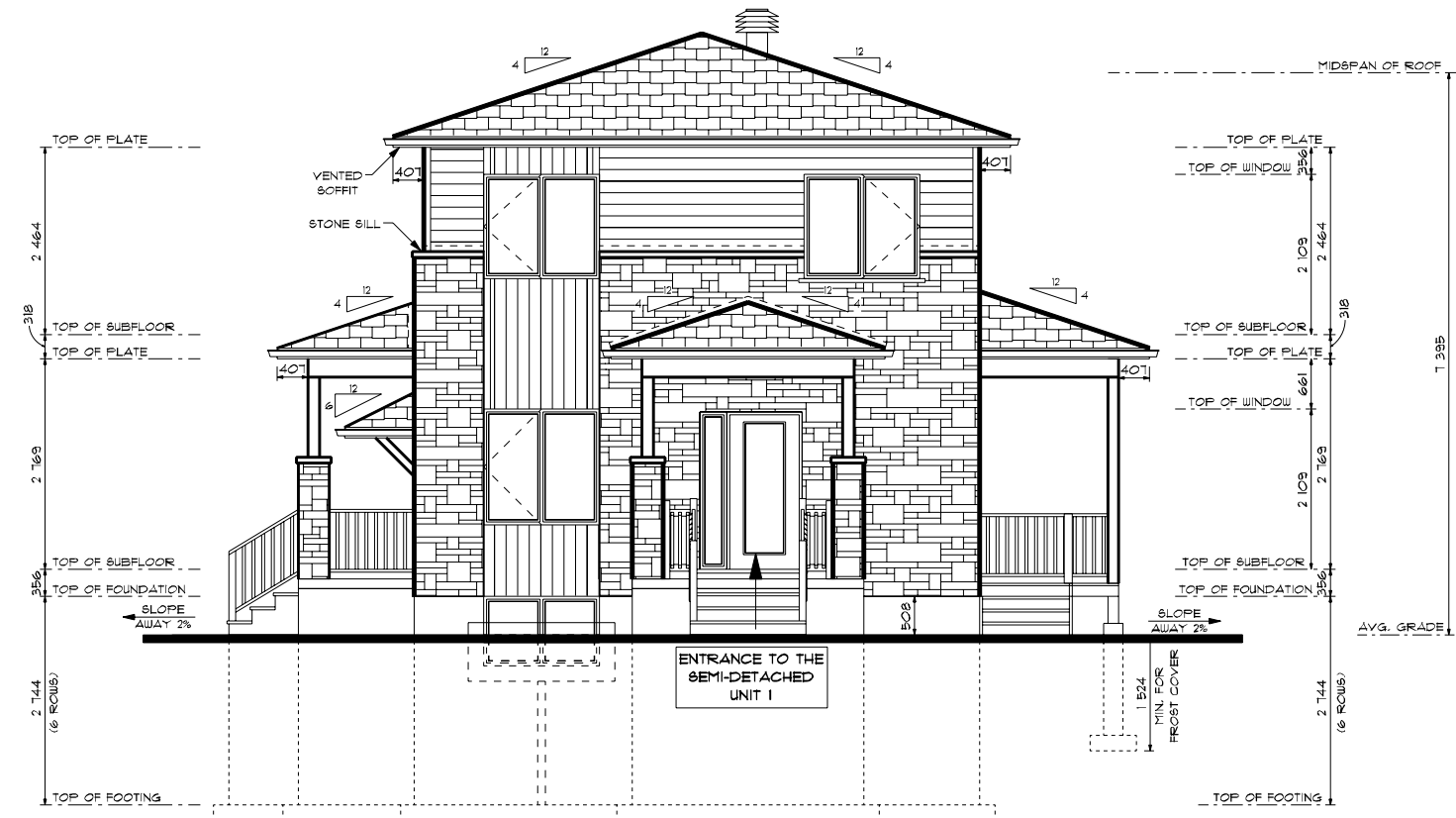
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613-443-3461

PROJECT NAME

PROPOSED SEMI-DETACHED WITH SECONDARY UNITS FOR ERIC EINAGEL

667 CHURCHILL AVE., OTTAWA, ONTARIO

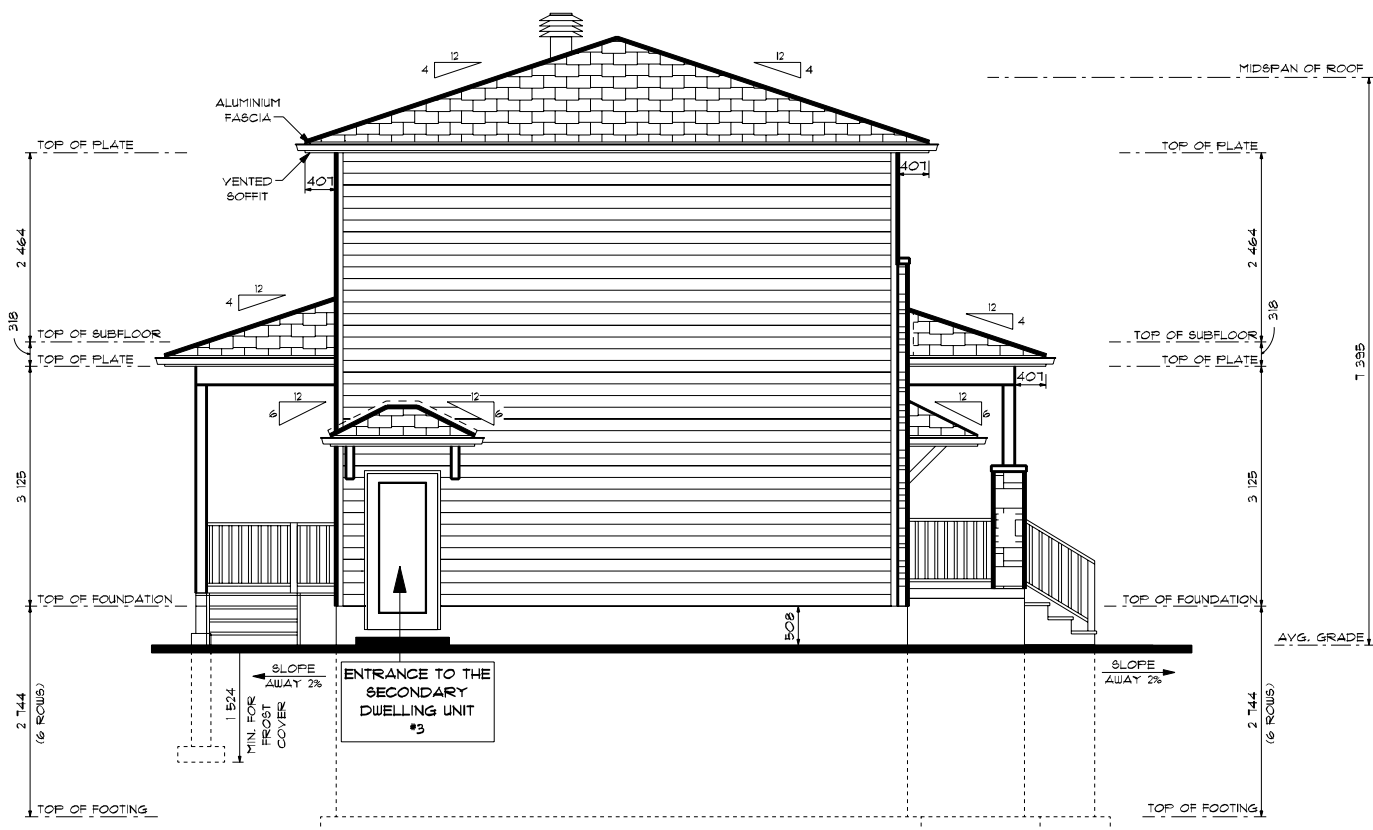
PROJECT NO.	2022-0044	DRAWINGS NO.	1/5
DRAWN BY	B.D-SOLOWY	LLAVOIE	
VERIFIED BY	LLAVOIE		



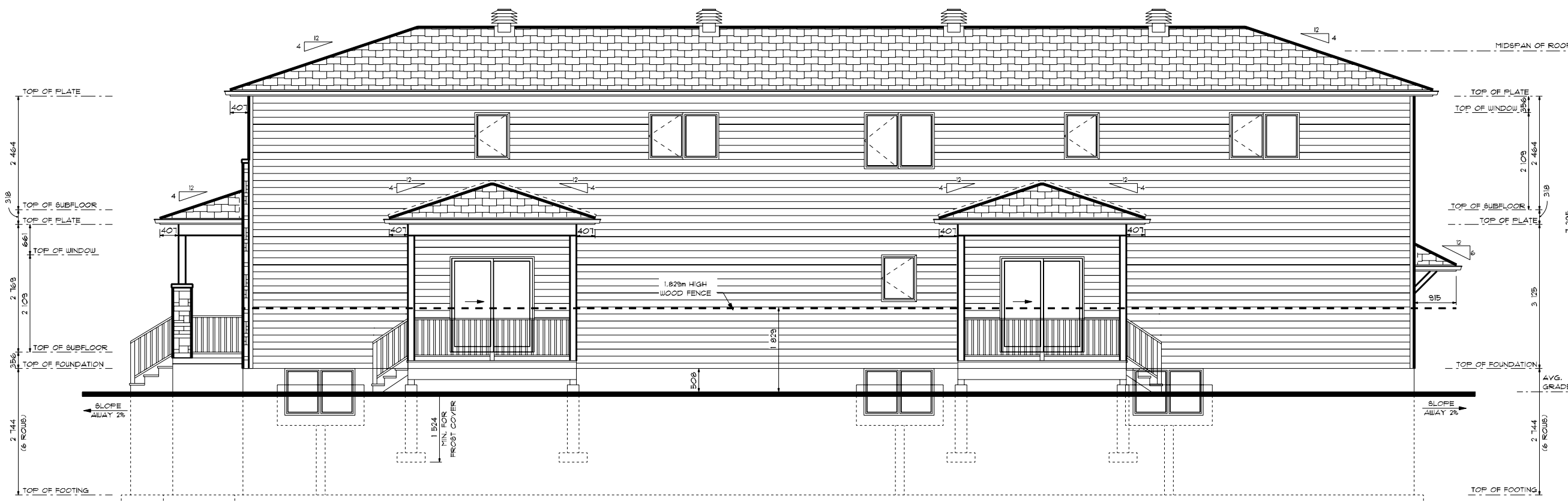
FRONT ELEVATION - CHURCHILL AVE.
SCALE: 1/8" = 1'-0"



CORNER SIDE (LEFT) ELEVATION - ON WESTHILL AVE.
SCALE: 1/8" = 1'-0"



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



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

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EXTERIOR FINISH LEGEND

	ASPHALT SHINGLES
	VERTICAL SIDING
	HORIZONTAL SIDING
	STONE

COLOR AND MANUFACTURER TO BE CONFIRMED BY CLIENT BEFORE ORDERING

PROFESSIONAL ENGINEER

REVISIONS

NO.	REVISIONS	DATE
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PROJECT NAME

PROPOSED SEMI-DETACHED WITH SECONDARY UNITS FOR ERIC EINAGEL
667 CHURCHILL AVE., OTTAWA, ONTARIO

PROJECT NO.	2022-0044	DRAWINGS NO.	2 5
DRAWN BY	B.D-SOLOUJ L.LAVOIE		
VERIFIED BY	L.LAVOIE		