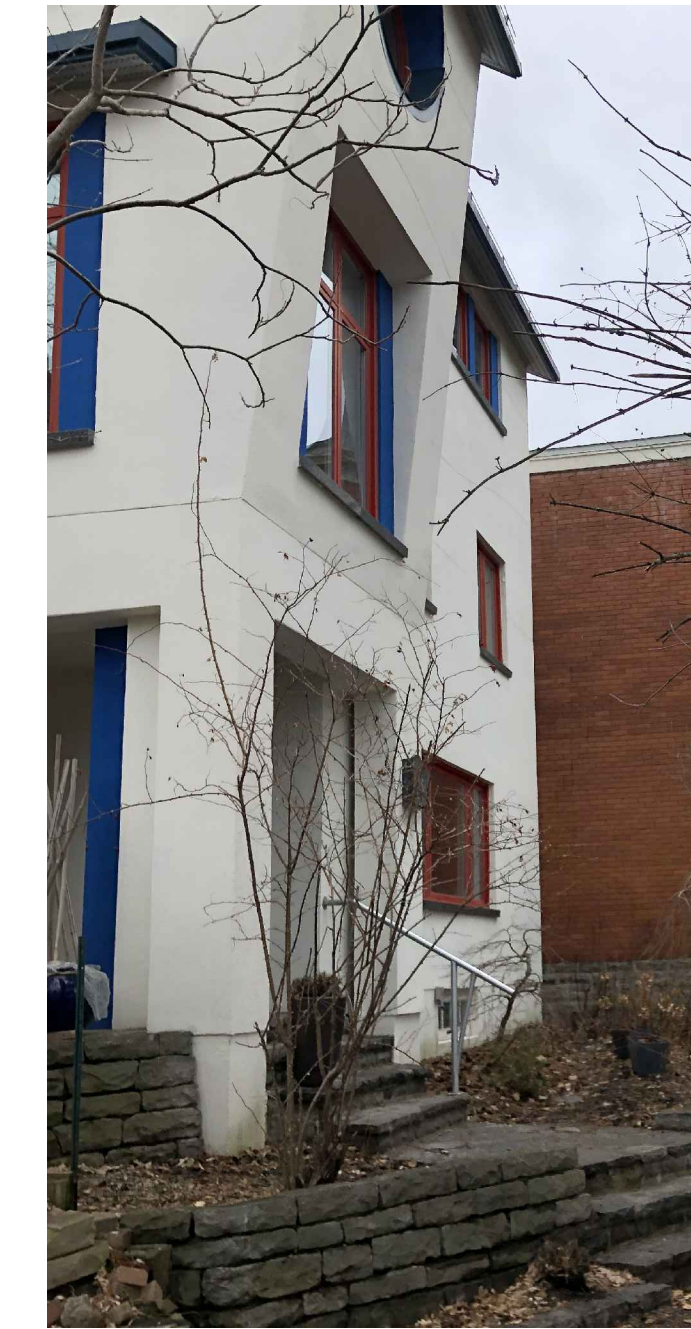
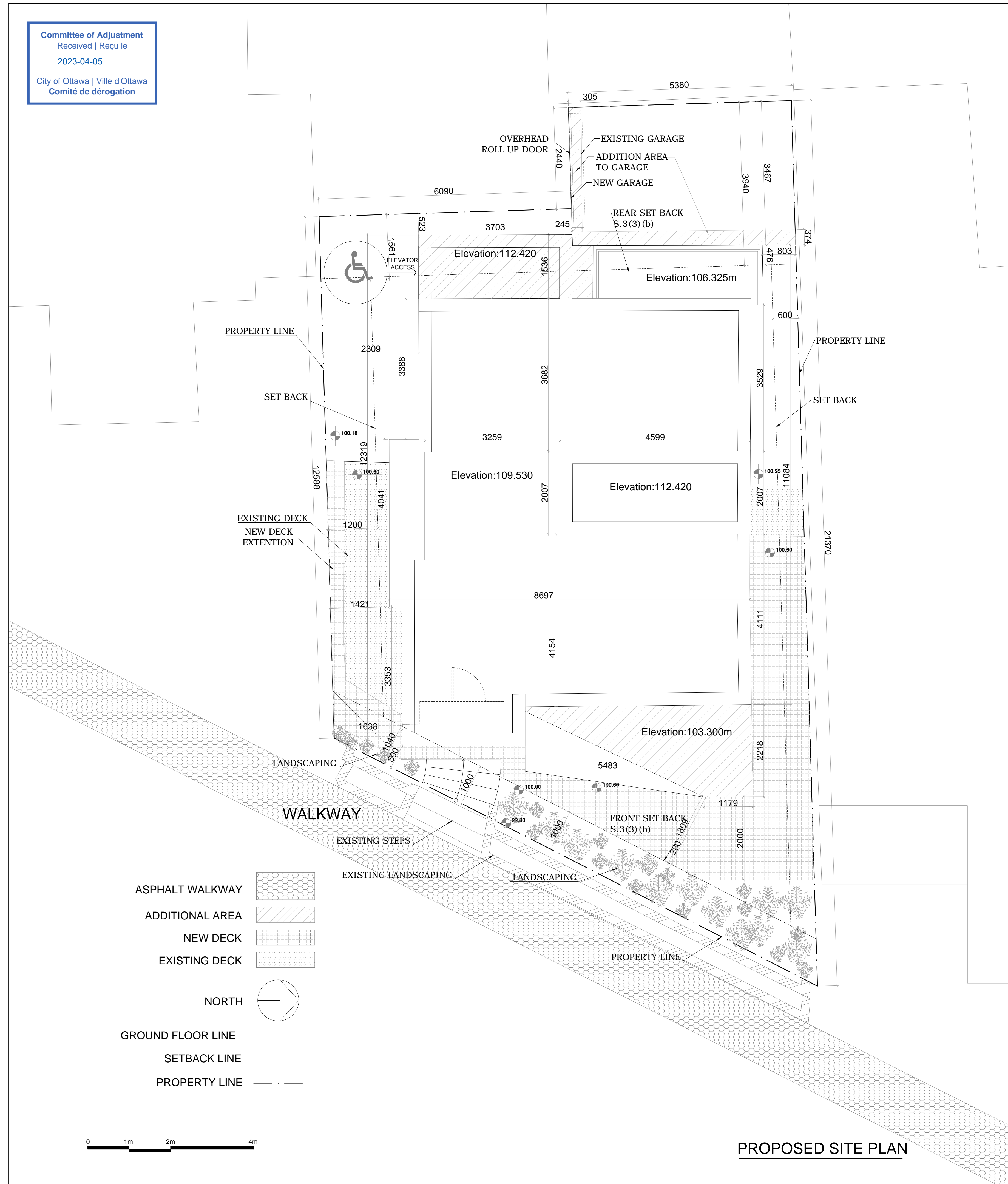


Committee of Adjustment
Received | Reçu le
2023-04-05
City of Ottawa | Ville d'Ottawa
Comité de dérogation



EXISTING BUILDING

Provisions	Required	Existing	Required Per s.3(3)(b)	Proposed
Minimum Lot Width	7.5	11.47		
Minimum Lot Area	195.0	193.9		
Maximum Building Height	10.0	10.15		10.0
Minimum Front Yard Setback (s.144(1)(a)&(d) Urban Exception [1474])	Must align with average of abutting lots' front yard setback, need not exceed 3.0 m, not less than 1.5 m	1.50	0.50 m (top level)	0.5 (top level)
			1.04 m (ground level)	1.04 m (ground level)
Minimum Rear Yard Setback (Table 144A(i))	25% lot depth	4.52	3.35	0.00
			19% lot depth	22% lot depth
Minimum Rear Yard Area (s.144(3)(a))	25% lot area	48.48 m ²	7.63 m ²	0.00 m ²
			4% lot area	15% lot area
Minimum Interior Side Yard Setback	1.8 m total, 0.6 m for one side yard	1.2 / 0.6	1.74 / 0.80	0.00 / 0.00
Minimum Front Yard Soft Landscaping (s.139(1)) (1.5 to less than 3m)	20% front yard, aggregated (total front yard area: 6.55m ²)	3.92 m ²	5.64	5.50 m ²
Maximum Walkway Width (m)	1.2			Walkway on NCC lands
Rooftop Terrace				
Minimum Rooftop Terrace Setback (m) (Table 55(8)(a))	1.5			0.25
Minimum Required Height of Opaque Screen Along Interior Side Yard or Lot Line (when located adjacent to rear yard and within 1.5 m of exterior side wall / lot line) (Table 55(8)(b))	1.5			1.50
Minimum Rooftop Terrace Access Setback from Exterior Front & Rear Walls (m) (Table 55(8)(d))	2.90 (a distance equal to its height)			Stair: 4.10 / 3.75 Elevator: 10.54 / 0.00
Maximum Rooftop Terrace Access Area (m ²) (Table 55(8)(d)(i))	10.5 m Where an elevator is proposed to provide access, maximum area needed for the rooftop access may be larger than required under (d)(i) to allow for the proper functioning of the elevator including the minimum landing area necessary to provide proper egress between the elevator and the rooftop terrace, and an elevator landing may be sized as necessary to provide reasonable access to a provided elevator, with a clear interior area of 1.5 m ²			Stair: 8.75 m ² Elevator: 7.25 m ²
Maximum Eaves Projection of Exterior Access (Table 55(8)(d)(ii))	0.5 m			No eaves projection
Maximum Roof Top Access Height (Table 55(8)(d)(iii))	3.0 m			2.90
Permitted Projections				
Maximum Extent of Eaves Projection (Table 65(2))	1 m but not closer than 0.3 m to a lot line			No proposed eaves projection
Fire escapes, open stairways, stoop, landing, steps and ramps (Table 65(5))	Where at or below the floor level of the first floor, in the front yard No closer than 0.6 metres to a lot line	0.76 m to the front lot line		0.0 to the front lot line
Covered or uncovered balcony, porch, deck, platform and verandah with maximum of two enclosed sides (Table 65(6))	(a) Where the walking surface is not higher than 0.6 m above adjacent grade	(i) Interior side yard / rear yard: no limit (ii) Front yard: greater of 2.0 m or 50% of required front yard, but no closer than 1.0 m to property line	0.0 0.77 0.0 0.0	0.60 1.20 0.0 0.28
	(b)(i) on a lot with a depth of 23.5 m or less, max. projection is 0.0 above the first floor (b)(ii) where a deck or balcony occurs above the first floor and is within 1.5 m of an exterior side wall or interior side lot line of residential lot, 1.5 m high opaque screen is to be provided facing the interior side lot line			

REVISIONS:

ISSUE:	DATE:	DESCRIPTION:
1	04/26/2022	ISSUED FOR CONSULTANTS
2	05/16/2022	ISSUED FOR CONSULTANTS
3	06/30/2022	ISSUED FOR PRELIMINARY
4	09/26/2022	ISSUED FOR BP
5	10/27/2022	CITY COMMENTS OCT 9TH
6	12/02/2022	BP INCLUDING VARIANCE
7	12/05/2022	FOR VARIANCE
8	03/24/2023	REVISED FOR VARIANCE

PROF STAMP

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04/11/2022
DRAWN BY: AN
SCALE: 1:100
PROJECT NO.: 22201
DATE:

PRIVATE RESIDENCE

314 QUEEN ELIZABETH DRIVEWAY, OTTAWA, ONT.

DRAWING

PROPOSED SITE PLAN