

SITE STATISTICS:

LEGAL DESCRIPTION: LOT 10, REGISTERED PLAN 145 (SOUTH GOULD STREET) CITY OF OTTAWA

ZONING: R1MM RESIDENTIAL FIRST DENSITY ZONE
ZONING PROVISIONS & MIN. REQUIREMENTS
PERMITTED USE: SINGLE DWELLING

MINIMUM LOT WIDTH	15 m
MINIMUM LOT AREA	450 m ²
MAXIMUM BUILDING HEIGHT	8.5 m
MINIMUM FRONT YARD SETBACK	3 m
MINIMUM CORNER SIDE YARD SETBACK	3 m
MINIMUM REAR YARD SETBACK	9.1 m
MINIMUM REAR YARD AREA	112.5 m ²
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m
MINIMUM REQUIRED FRONT YARD SOFT LANDSCAPING	18 m ²

EXISTING TWO STORY SINGLE DETACHED DWELLING (PART 1 RETAINED LOT)

LOT WIDTH	7.31 m
LOT DEPTH	30.44 m
LOT AREA	222.5 m ²
BUILDING HEIGHT	7.12m
FRONT YARD SETBACK	5.66 m
REAR YARD SETBACK	9.39 m
REAR YARD AREA	REQUIRED: 55.62 m ² PROVIDED: 68.64 m ²
SIDE YARD SETBACKS	0.60 m (EAST) NON-CONFORMING RIGHTS 1.34m (WEST)
FRONT YARD SOFT LANDSCAPING	REQUIRED: 12.41m ² PROVIDED: 18.07 m ²
BUILDING FOOTPRINT	76.61 m ²

- MINOR VARIANCE REQUESTS FOR PART1 (RETAINED LOT):
1. TO PERMIT A REDUCED LOT WIDTH OF 7.31m WHEREAS THE BY-LAW REQUIRES 15m.
 2. TO PERMIT A REDUCED LOT AREA OF 222.5m² WHEREAS THE BY-LAW REQUIRES 450m²
 3. TO REQUEST PERMISSION TO ALLOW A FRONT YARD SINGLE PARKING

Committee of Adjustment
Received | Reçu le

2023-02-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

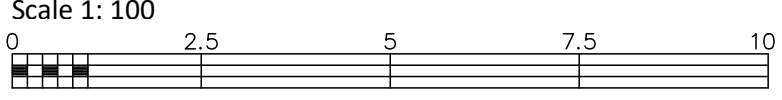
00	FEB7-23	REVISED AS PER CHANGES TO PART2
00	JAN4-23	FOR SEVERANCE & M/V APPLICATION
00	NOV15-22	PRELIMINARY FOR REVIEW
No.	Date	Revision

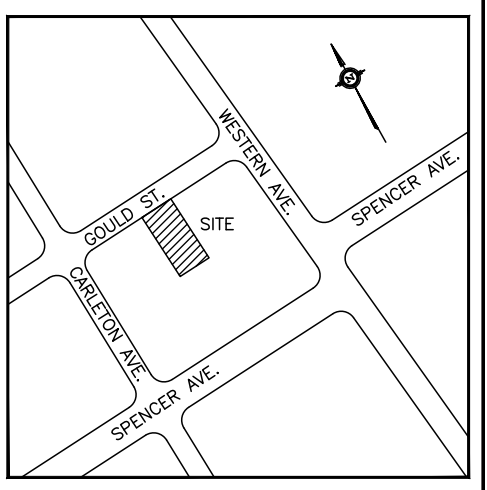
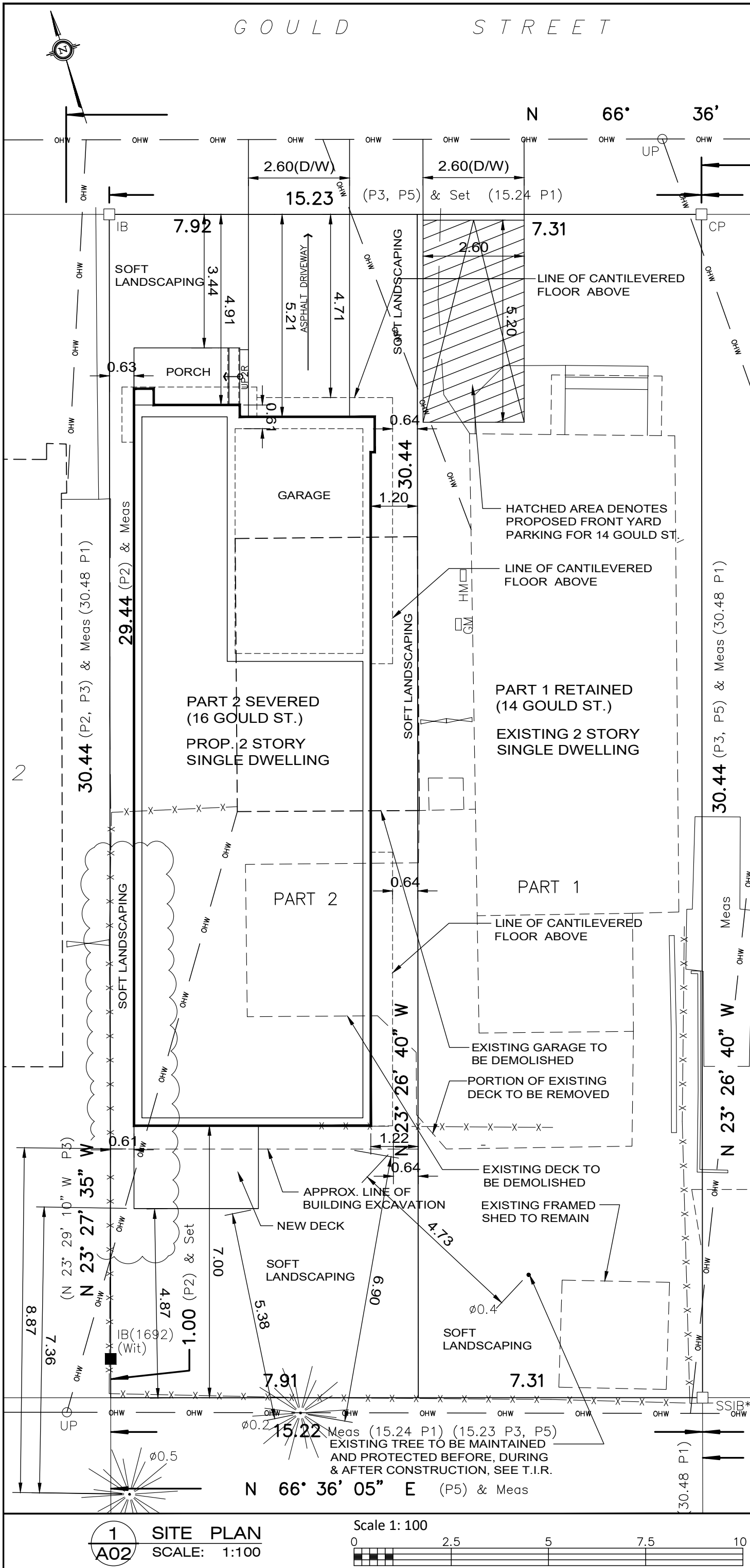
PROJECT:
**PROPOSED TWO STORY SINGLE DWELLING
16 GOULD STREET, OTTAWA**

DRAWING TITLE:
SITE PLAN - PART 1 RETAINED

DESIGNED: S.D.	DRAWN: S.D.	APPROVED:
SCALE: AS SHOWN	SHEET NO: A01	
DATE: NOVEMBER 2022		

1 SITE PLAN
A01 SCALE: 1:100





2 LOCATION MAP
A0 NOT TO SCALE

SITE STATISTICS:

LEGAL DESCRIPTION: LOT 10, REGISTERED PLAN 145 (SOUTH GOULD STREET) CITY OF OTTAWA

ZONING: R1MM RESIDENTIAL FIRST DENSITY ZONE
ZONING PROVISIONS & MIN. REQUIREMENTS
PERMITTED USE: SINGLE DWELLING

MINIMUM LOT WIDTH	15 m
MINIMUM LOT AREA	450 m ²
MAXIMUM BUILDING HEIGHT	8.5 m
MINIMUM FRONT YARD SETBACK	3 m
MINIMUM CORNER SIDE YARD SETBACK	3 m
MINIMUM REAR YARD SETBACK	9.1 m
MINIMUM REAR YARD AREA	112.5 m ²
MINIMUM INTERIOR SIDE YARD SETBACK	1.2 m
MINIMUM REQUIRED FRONT YARD SOFT LANDSCAPING	18 m ²

PROPOSED TWO STORY SINGLE DETACHED DWELLING (PART 2 SEVERED LOT)

LOT WIDTH	7.92m (FRONT) 7.91m (REAR)
LOT DEPTH	30.44 m
LOT AREA	240.9 m ²
BUILDING HEIGHT	8.37m
FRONT YARD SETBACK	4.71 m (CANTILEVERED WALL) 4.91 m (MAIN FRONT WALL)
REAR YARD SETBACK	7 m
REAR YARD AREA	REQUIRED: 60.22 m ² PROVIDED: 55.37 m ²
SIDE YARD SETBACKS	WEST: 0.61 m EAST GROUND FLOOR: 1.2m EAST SECOND FLOOR: .64m
FRONT YARD SOFT LANDSCAPING	REQUIRED: 11.62 m ² PROVIDED: 20.96 m ²
NEW BUILDING FOOTPRINT	187.85 m ²

MINOR VARIANCE REQUESTS FOR PART2 (SEVERED LOT):

1. TO PERMIT A REDUCED LOT WIDTH OF 7.92m WHEREAS THE BY-LAW REQUIRES 15m.
2. TO PERMIT A REDUCED LOT AREA OF 240.9m² WHEREAS THE BY-LAW REQUIRES 450m²
3. TO PERMIT A REDUCED REAR YARD SETBACK OF 7m (23% OF LOT DEPTH) WHEREAS THE BY-LAW REQUIRES 28% OF LOT DEPTH OR 8.52m.
4. TO PERMIT A REDUCED REAR YARD AREA OF 55.37m² (23% OF LOT AREA) WHEREAS THE BY-LAW REQUIRES 25% OF THE LOT AREA OR 60.22m².
5. TO PERMIT A REDUCED SIDE YARD SETBACKS OF 0.61m, (WEST), 0.64m (WEST SECOND FLOOR CANT.) WHEREAS THE BY-LAW REQUIRES MIN. 1.2m
6. TO PERMIT A FRONT FACING ATTACHED GARAGE WHEREAS, SCA CHARACTER GROUP "A" IS NOT PERMITTING A FRONT FACING ATTACHED GARAGE.

00	FEB7-23	ADDED EXISTING TREE MEASUREMENTS
00	JAN23-23	REDUCED HOUSE WIDTH GROUND FLR.
00	JAN4-23	FOR SEVERANCE & M/V APPLICATION
00	NOV15-22	PRELIMINARY FOR REVIEW
No.	Date	Revision

PROJECT:
PROPOSED TWO STORY SINGLE DWELLING
16 GOULD STREET, OTTAWA

DRAWING TITLE:
SITE PLAN - PART 2 SEVERED

DESIGNED: S.D. DRAWN: S.D. APPROVED:

SCALE: AS SHOWN SHEET NO:

DATE: NOVEMBER 2022 **A02**