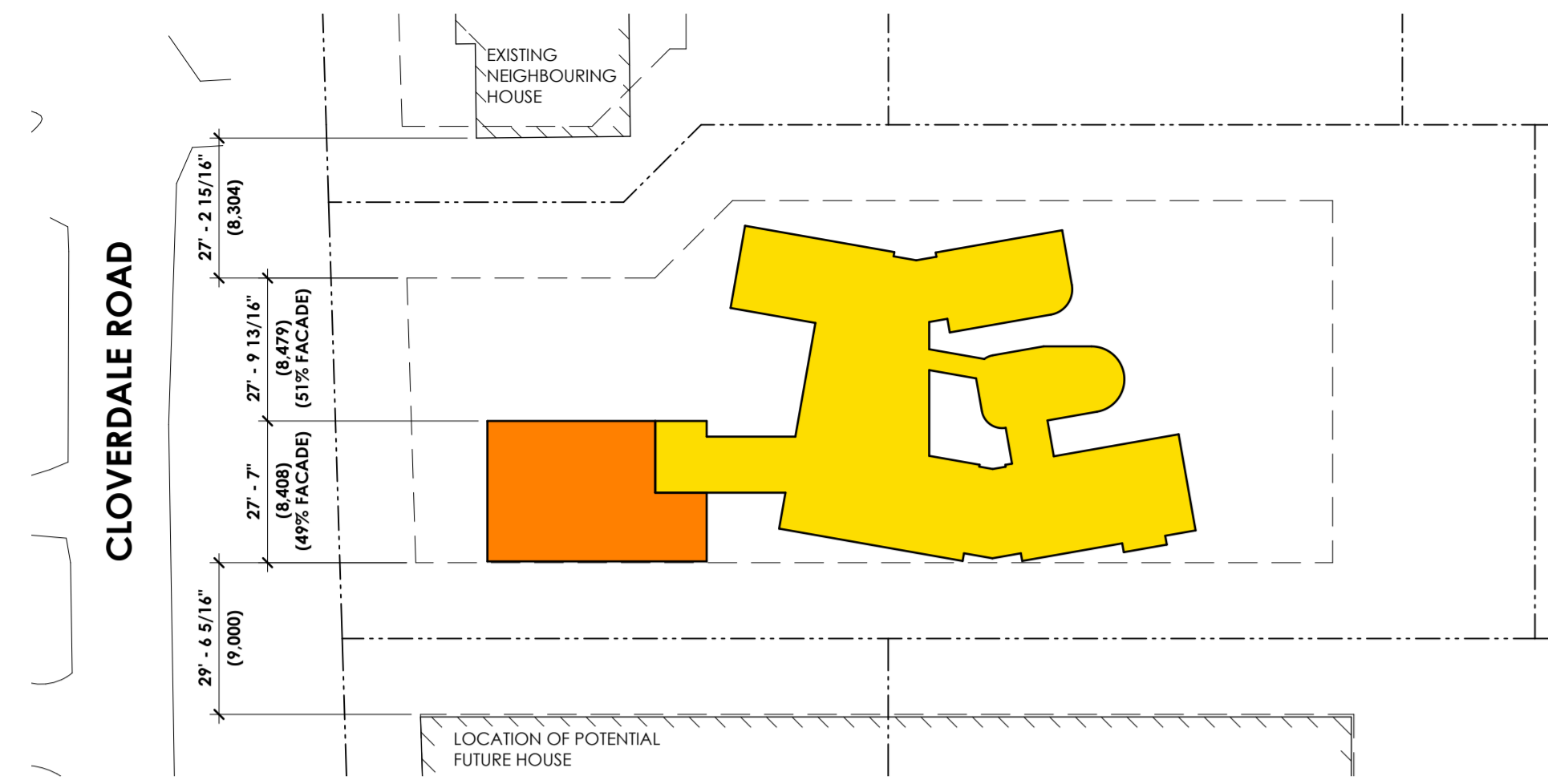
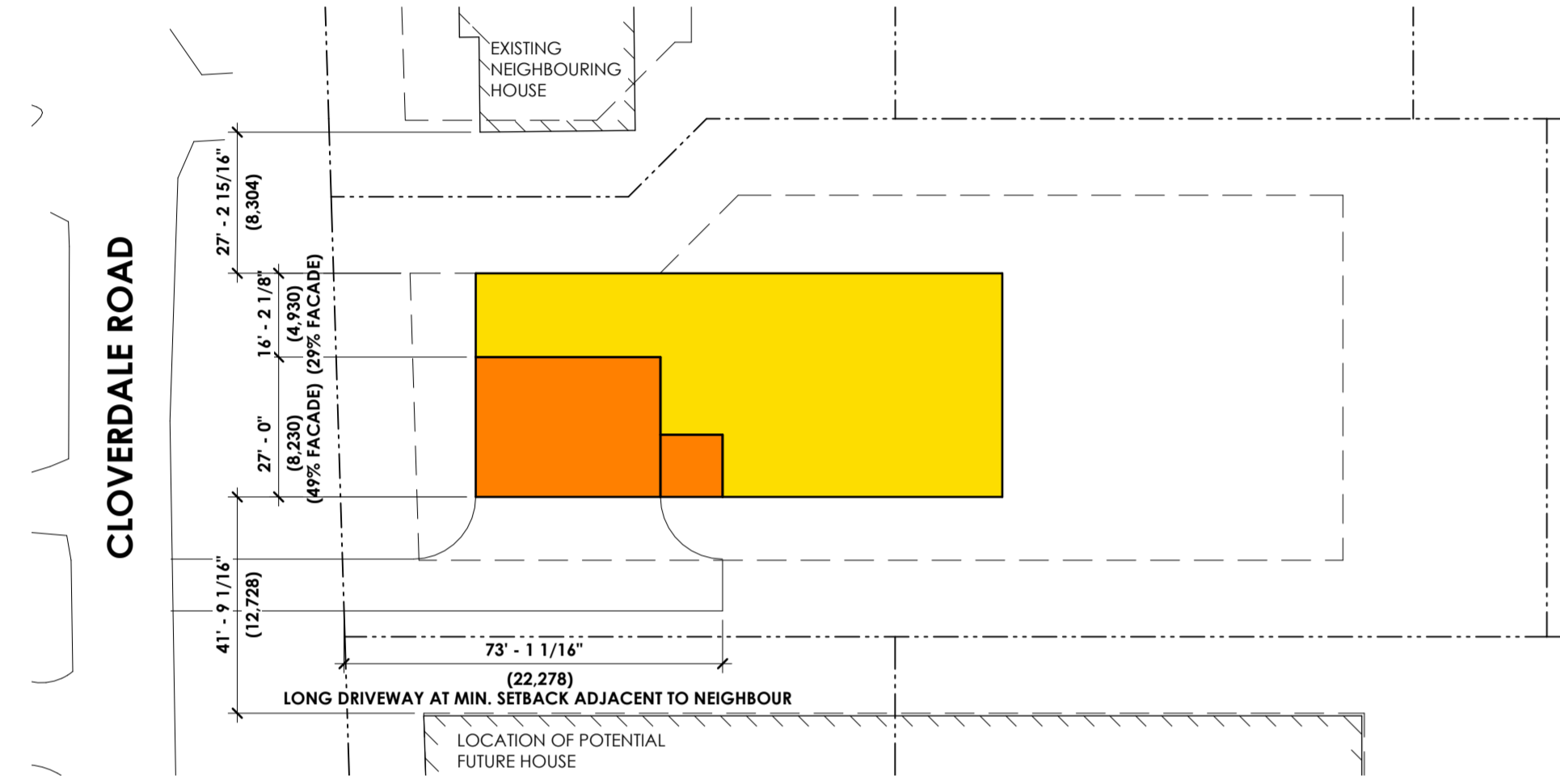


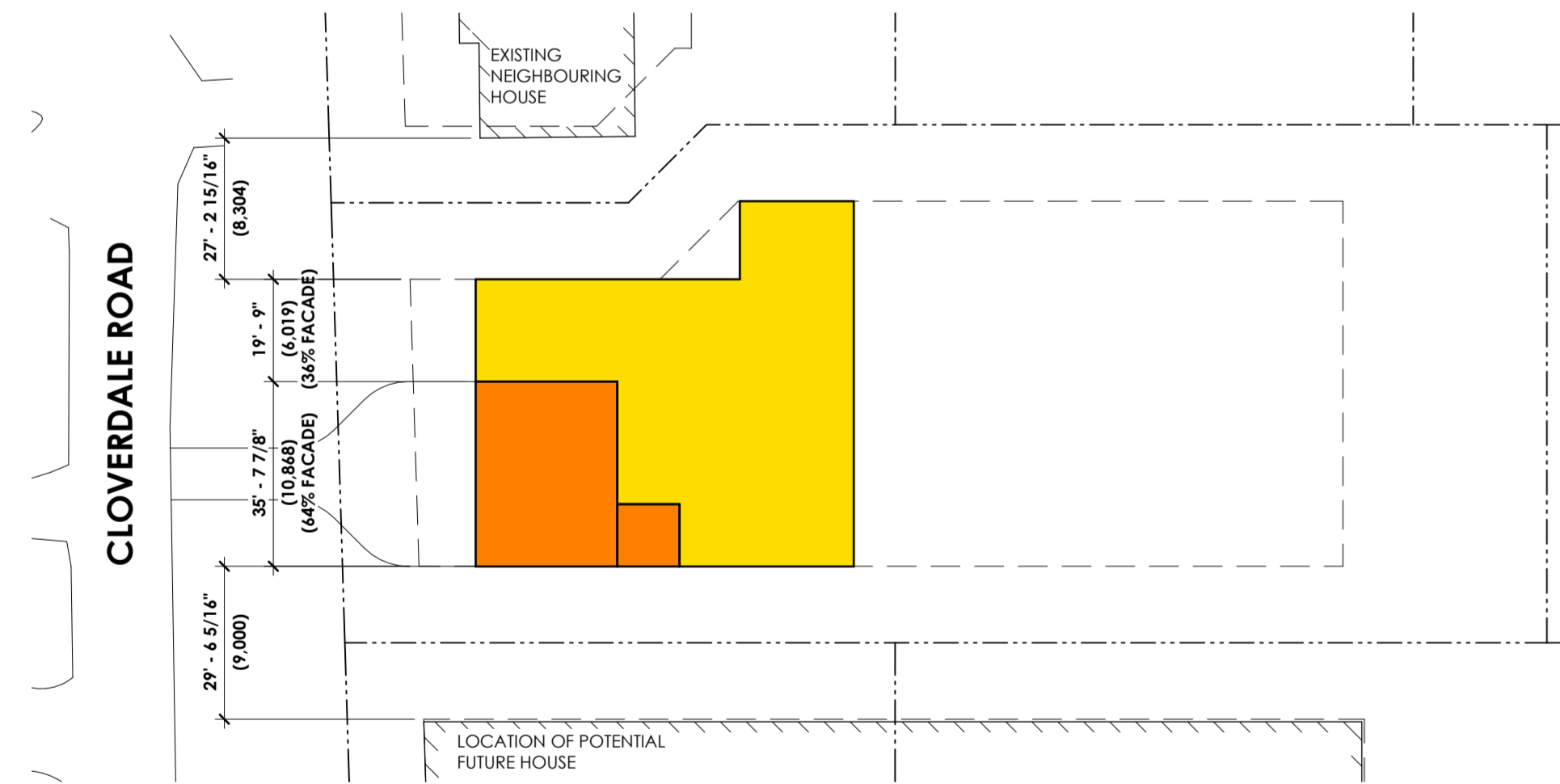
SIDE-FACING GARAGE WITH ENTRY SET BACK



SIDE-FACING GARAGE FLUSH WITH HOUSE



FRONT-FACING GARAGE FLUSH WITH HOUSE



NOTES |

- garage takes up only half of front facade
- garage doors barely visible
- front of house/entry is welcoming and relatively generous
- significant space for vegetation buffer between garage and both neighbour's house

NOTES |

- garage and driveway leave only 29% of front facade for entry/interior usable space despite minimum side yard setbacks
- driveway/turn-around is long and at minimum (1.5m) setback from neighbours
- large garage door faces neighbour's house with minimum setback will little room for vegetation buffer

NOTES |

- garage takes up 64% of front facade even with minimum setbacks
- extremely dominant garage doors
- narrow entry and little space for usable rooms on first floor at front of house
- single-width driveway when many are dual and/or wider
- downward slope directed towards house

GARAGE ANALYSIS

ZONING MATRIX

| ZONING | REQUIRED | EXISTING | PROPOSED |
|-------------------------|---------------------------------------|------------|-----------------------------|
| MIN. LOT AREA | 925m ² | - | - |
| MIN. LOT WIDTH | 27.0m | 25.9m | 25.9m |
| MIN. FRONT YARD SETBACK | 4.5m | 6.0m | 8.7m |
| MIN. REAR YARD SETBACK | 12.0m | n/a | 23.4m |
| MIN. SIDE YARD SETBACK | 4.5m | n/a | 5.1m |
| MAX. BUILDING HEIGHT | 8.5m | n/a | 8.5m |
| GFA - PROPOSED | 780m² (based on FS) | n/a | 759.01 m² |
| FSI - PROPOSED | 0.375 | n/a | 0.365 |

SITE STATISTICS - NEIGHBOURHOOD COMPARISON

| ADDRESS | BUILDING GRADE | LOT AREA | BUILDING FOOT PRINT | LAND COVERAGE | BUILDING HEIGHT | HARDSCAPE DRIVEWAY | % HARDSCAPE DRIVEWAY | HARDSCAPE OTHER | % HARDSCAPE OTHER |
|--------------------------------------|----------------|---------------------------|-------------------------|---------------|------------------|-------------------------|----------------------|------------------------|-------------------|
| 480 CLOVERDALE RD. - PREVIOUS 1 | n/a | 2,080m ² | 464m ² | 22% | 2 STOREYS | 166m ² | 8% | 98m ² | 5% |
| 480 CLOVERDALE RD. - PREVIOUS 2 | n/a | 2,080m ² | 461m ² | 22% | 2 STOREYS | 155m ² | 7% | 15m ² | 1% |
| 480 CLOVERDALE RD. - PROPOSED | n/a | 2,080m² | 445m² | 21% | 2 STOREYS | 124m² | 6% | 15m² | 1% |
| 484 CLOVERDALE RD. | GRADE I | 1,115m ² | 225m ² | 20% | 2 STOREYS | 55m ² | 5% | n/a** | n/a** |
| 540 CLOVERDALE RD. | GRADE II | 1,548m ² | 447m ² | 29% | 3 STOREYS | 268m ² | 17% | 305m ² | 20% |
| 475 CLOVERDALE RD. | GRADE II | 1,194m ² | 296m ² | 25% | 2 STOREYS | 44m ² | 4% | 109m ² | 9% |
| 467 CLOVERDALE RD. | GRADE II | 1,231m ² | 339m ² | 28% | 2 STOREYS | 139m ² | 11% | 80m ² | 7% |
| 461 CLOVERDALE RD. | GRADE II | 1,230m ² | 310m ² | 25% | 3 STOREYS | 170m ² | 14% | 243m ² | 20% |
| 455 CLOVERDALE RD. | GRADE II | 2,719m ² | 750m ² | 28% | 3 STOREYS | 278m ² | 10% | 185m ² | 7% |
| 446 CLOVERDALE RD. | GRADE II | 944m ² | 232m ² | 25% | 3 STOREYS | 136m ² | 14% | 65m ² | 7% |

* VALUES ARE APPROXIMATE AND REQUIRE LAND SURVEYS TO BE VERIFIED
 ** HEAVY FOLIAGE PREVENTS ANALYSIS OF REAR YARD LANDSCAPING

ZONING INFORMATION

Address
 480 Cloverdale, Ottawa, Ontario

Zoning
 R1B (1259)
 R1 - Residential First Density Zone

Lot Area: 2079 m²
 Lot size: 25.9 (30.48) m x 71.4m
 Max Lot Coverage: 30% (623 m²)
 Minimum lot width: 27m
 Minimum lot area: 925m²
 Maximum building height: 9m

Permitted building types

- (1) The following uses are permitted uses subject to:
 (a) the provisions of subsection 155 (3) to (6);
 (b) a maximum of three guest bedrooms in a bed and breakfast;
 (c) a maximum of ten residents is permitted in a group home; and
 (d) a maximum of ten residents is permitted in a retirement home, converted.

- bed and breakfast, see Part 5, Section 121
- detached dwelling
- diplomatic mission, see Part 3, Section 88
- group home, see Part 5, Section 125
- home-based business, see Part 5, Section 127
- home-based daycare, see Part 5, Section 129
- park
- retirement home, converted see Part 5, Section 122
- secondary dwelling unit, see Part 5, Section 133
- urban agriculture, see Part 3, Section 82 [By-law 2017-148]

Conditional Permitted Uses

(2) The following conditional use is also permitted in the R1 zone, subject to the following:
 (a) it is located on a lot fronting on and having direct vehicular access to an Arterial or Major Collector Road, such roads which are indicated on Schedule 3 – Urban Road Network; and

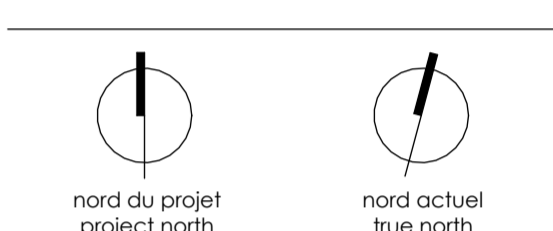
- (i) Where there is no secondary dwelling unit, a maximum of seven rooming units is permitted;
 (ii) Where there is a secondary dwelling unit, a maximum of six rooming units is permitted.
 (By-law 2018-206)
 rooming house see Part 5, Section 122 [By-law 2018-206]

Minimum front yard setback: 4.5m
 Minimum rear yard setback: 12m
 Minimum side yard setback: 4.5m

- First Floor: Required Setback Space
- Second Floor: Required Setback Space
- First Floor: Extra Setback Space
- Second Floor: Extra Setback Space

NOTES |

- 21% lot coverage
- Angled volumes allow for the saving of multiple trees along the north and south property lines.
- Angled volumes only approach setbacks at specific points. Average setbacks for each face are significantly more than required by zoning by-law.
- New scheme (Submission 3 & 4) reduces the building length and area of close proximity to side setback lines
- New scheme (Submission 3 & 4) flips the massing to position the majority of the missing away from the north lot line



no revisions
 stamp | timbre



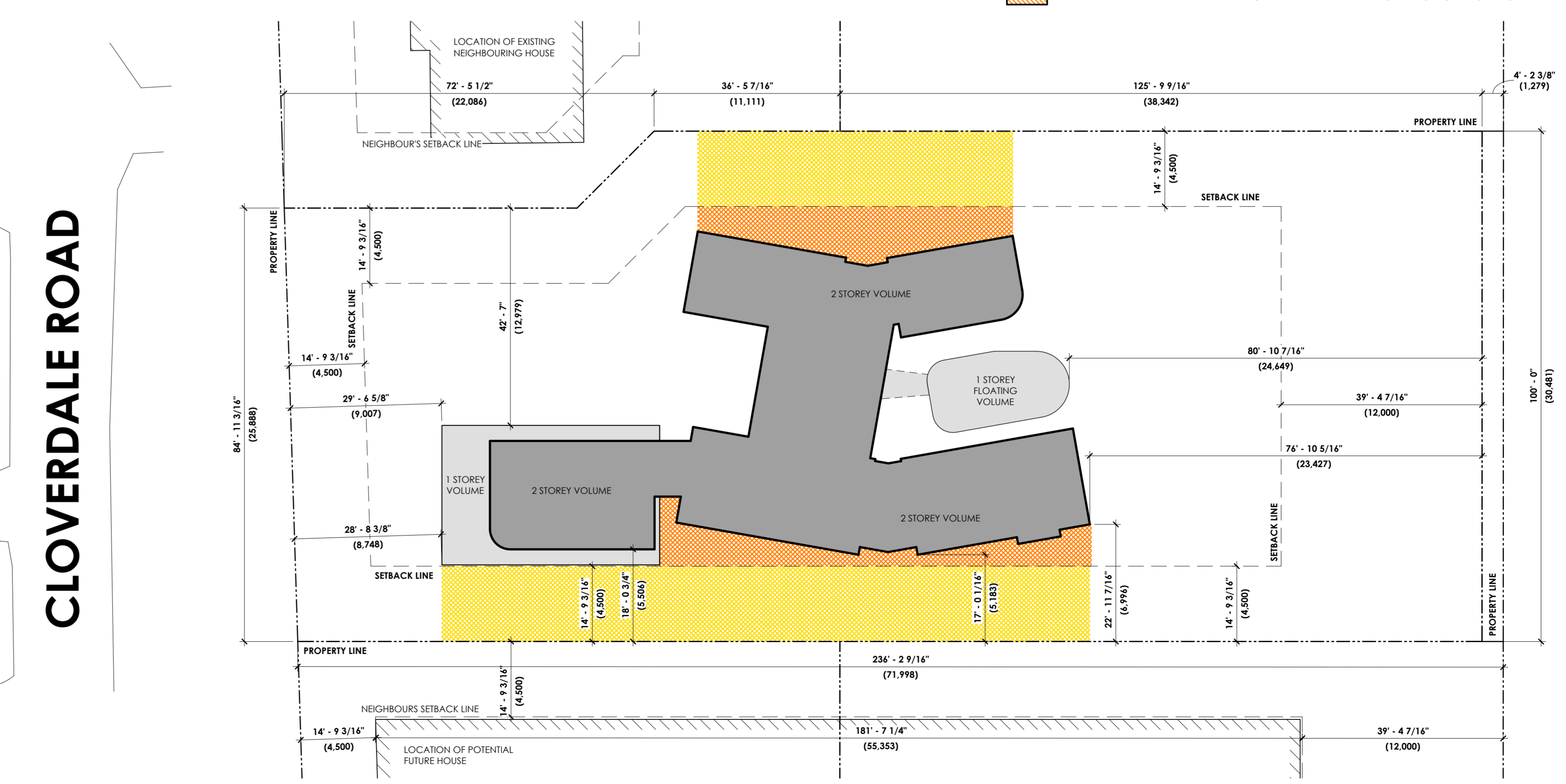
480 CLOVERDALE

480 CLOVERDALE RD | ROCKCLIFFE PARK, ON | CANADA

PROJECT STATISTICS AND GARAGE ANALYSIS

project number | numéro du projet: 204
 drawn | dessiné: CK
 checked | vérifié: AR
 scale | échelle: As indicated
 date | date: 2023-04-03
 drawing number | numéro du dessin:

AD-002



4 SETBACK ANALYSIS
 AD-002 1/16 - 1/2"