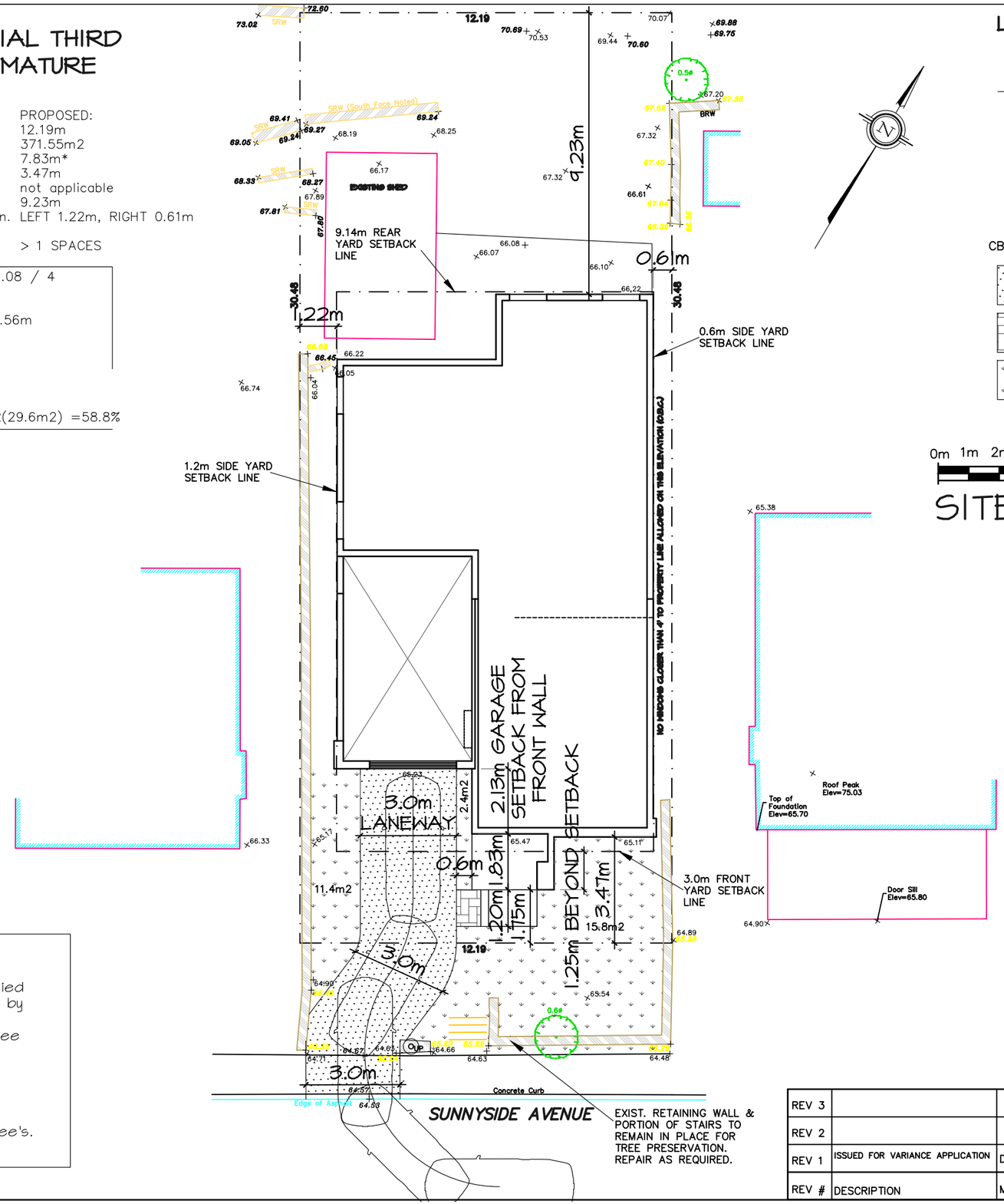
ZONING - R3P[487] RESIDENTIAL THIRD DENSITY ZONE (SEC.159-160), MATURE NEIGHBORHOODS OVERLAY

REQUIRED ZONING FOR DETACHED:	PROPOSED:
MIN. LOT WIDTH – 9m	12.19m
MIN. LOT AREA – 270m2	371.55m2
MAX. BUILDING HEIGHT – 11m WHEN ROOF >=4:12	7.83m*
MIN. FRONT YARD SETBACK –3m	3.47m
MIN. CORNER SIDE YARD SETBACK – 3m	not applicable
MIN. REAR YARD SETBACK–30% =9.14m	9.23m
MIN. INTERIOR SIDE YARD SETBACK–1.8mTOTAL,0.6min.	LEFT 1.22m, RIGHT 0.61m
PARKING– 1 Space/unit = 1 spaces	> 1 SPACES

* AVERAGE GRADE = 66.33 + 65.30 + 67.30 + 66.08 / 4
=66.25m
FF MAIN = 66.81m, FF ENTRY = 65.62m
FF TO AVERAGE GRADE = 66.81m – 66.25m = 0.56m
FF TO MID–POINT OF ROOF = 7.27m

BUILDING HEIGHT = 7.27m + 0.56m = 7.83m

AREA OF FRONT YARD = 541.4ft2(50.3m2)
AREA OF FRONT YARD SOFT LANDSCAPING =318.6ft2(29.6m2) =58.8%



LEGEND

- ENTRANCE LOCATION
- WW — WINDOW WELL
- GENERAL LOT DRAINAGE
- 1.5m WOOD FENCE
- HP — HYDRO POLE
- OHW — OVERHEAD WIRE (HYDRO BELL CABLE)
- STB — 0.2m DIA. STEEL BOLLARD
- CB CBMH MH — CATCH BASIN, MANHOLE
- ASPHALT
- INTERLOCK MATERIAL
- LANDSCAPED–SOD/PLANTING

0m 1m 2m 3m 4m 5m 10m

SITE PLAN SCALE 1=150

Committee of Adjustment
Received | Reçu le
2024-01-23
City of Ottawa | Ville d'Ottawa
Comité de dérogation

TREE PROTECTION MEASURES

Protection measures intended to mitigate damage during construction will be applied for the trees to be preserved. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

1. Erect a fence as close as possible to the critical root zone (CRZ) of trees (See City of Ottawa tree protection barrier detail).
2. Do not place any material or equipment within the CRZ of the tree.
3. Do not attach any signs, notices or posters to any tree.
4. Do not raise or lower the existing grade within the CRZ without approval.
5. Tunnell or bore when digging within the CRZ of a tree.
7. Ensure that exhaust fumes from all equipment are NOT directed towards any tree's.

REV #	DESCRIPTION	MMM. DD, YYYY
REV 3		
REV 2		
REV 1	ISSUED FOR VARIANCE APPLICATION	DEC. 19, 2023

Developer/Owner:
Wei Wei
193 Sunnyside Ave.,
Ottawa, Ontario
K1S 0R4

Designer:
David Bekkers
M.A.A.T.O.
151 Bay St., Suite 1008
Ottawa, Ontario
K1R 7T2
613–852–8433

Project:
The "Wei" Residence
193 SUNNYSIDE AVE., OTTAWA ON. K1S 0R4

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

NAME	SIGNATURE	BCIN
David Bekkers M.A.A.T.O.		22980

Drawn By: D.B.	Date:
Scale: 1: 150	Dwg. No.: A0
Job: n/a	