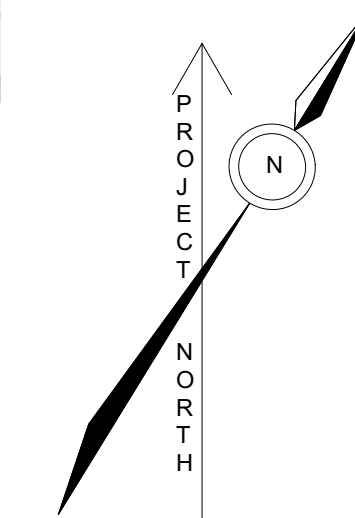


- DRAWING LEGEND**
- (A) TOWNHOUSES
 - (B) ST. ELIZABETH SCHOOL
 - (C) CARLINGTON COMMUNITY HEALTH CENTRE
 - (D) SEMI-DETACHED DWELLING
 - (E) SINGLE DETACHED DWELLING
 - (F) 2 STOREY APARTMENT BUILDING
 - (G) 3 STOREY APARTMENT BUILDING
 - (H) TATTOO SHOP
 - ★ SUBJECT PROPERTY
 - R3A ZONE
 - R2G ZONE
 - R4UC ZONE
 - 11AH(15) ZONE
 - 11A[2231]H(15) ZONE



1
A100
CONTEXT PLAN



7) Photo of the shared driveway on the East side of the subject property looking towards the rear yard.



8) View looking West in the parking lot with the subject townhouse building on the left.



9) Photo of the driveway on the West side of the subject property looking towards Coldrey Avenue.



1) Exterior photo of subject property at 1303 Coldrey Avenue.



2) Exterior photo of neighbouring semi-detached 1319 & 1317 Coldrey Avenue (left).



3) Photo showing the driveway where the shared driveway splits with 1303- 1313A Coldrey on the left.



4) Street view photo looking West on Coldrey Avenue with the subject property on the right and a parking lot and St. Elizabeth school yard on the left.



5) Exterior photo of neighbouring townhouse block 1293 Coldrey Avenue (right).



6) View looking East in the parking lot with 10 parking spaces on the left and the subject townhouse building on the right.

Committee of Adjustment
 Received | Reçu le
2023-12-18
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

1	12/11/2023	CofA and Consent
no.	date	revision

- GENERAL NOTES**
1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
 2. Do not scale from drawings.
 3. All work to comply with the Ontario Building Code and municipal regulations.
 4. This drawing to be read in conjunction with all material relevant to this project.



jane thompson architect
 404 mackay street
 ottawa, ontario, K1M 2C4
 tel: (613)747-8104
 jtarch@rogers.com

scale	N/A
job no.	2304
project	1303 COLDREY AVENUE Ottawa, Ontario
date	December 15, 2023
drawing	CONTEXT PLAN & PHOTOS
designed	N/A
drawn	IC
checked	JT
dwg no.	A-100

City of Ottawa Zoning By-law 2008-250 Consolidation - R3A Table 160A: Townhouse		REQUIRED	EXISTING	PROPOSED								
		#1313A UNIT 1	#1313 UNIT 2	#1311 UNIT 3	#1309 UNIT 4	#1307 UNIT 5	#1305 UNIT 6	#1303A UNIT 7	#1303 UNIT 8			
Minimum Lot Width:	6.00m	48.07m	9.41m	4.92m	4.86m	4.88m	4.85m	4.92m	9.25m			
Minimum Lot Area:	180.00m ²	1624.60m ²	287m	149m	174m	174m	174m	174m	323m ²			
Maximum Building Height:	10.00m	±6.00m ⁽¹⁾	±6.00m	±6.00m	±6.00m	±6.00m	±6.00m	±6.00m	±6.00m			
Minimum Front Yard Setback:	6.00m ⁽¹⁾	6.05m	6.05m	6.05m	6.05m	6.07m	6.07m	6.08m	6.08m			
Minimum Rear Yard Setback:	14.05m	14.06m	14.05m	14.05m	14.05m	19.34m	19.34m	19.35m	19.35m			
Minimum Interior Side Yard Setback:	1.20m/0m	4.41m/4.16m	4.41m/0m	0m	0m	0m	0m	0m/4.16m	0m			

REQUIRED PARKING (SEC.101)
-in areas X of schedule 1A, residential use buildings are not required to provide off-street vehicle parking for the first 12 dwelling units.

PARKING SPACE PROVISIONS (SEC.106)
-minimum size of parking spaces must be 2.6m-3.1m wide by 5.2m long
-parallel parking length 6.7m

DRIVEWAY PROVISIONS (SEC.107)
-where a driveway provides access to a permitted parking space for a townhouse, minimum width must be 2.6m

PERMITTED PROJECTIONS (SEC.65)
-Chimney: 1.0m, but not closer than 0.6m to a lot line
-Eaves: 1.0m, but not closer than 0.3m to a lot line
-Ornamental elements: 0.6m, but not closer than 0.6m to a lot line
-Open stairway and landings: below first floor level - interior or rear yard no limit, front yard no closer than 0.6m to a lot line.
-Canopies and awnings: 1.8m but not closer than 0.6m to a lot line.

LOW-RISE RESIDENTIAL DEVELOPMENT IN THE GREENBELT (SEC.139)
-any driveway other than a shared driveway must be separated from interior side lot lines by a landscaped strip of 0.15m
-walkway width may not exceed 1.2m for any other residential building.
-one walkway per yard is permitted to extend to the right of way for townhouses.
-on lots with front yard setbacks greater than 3.0m: 30% of front yard shall be landscaping on lots less than 8.25m in width.

REAR YARD SETBACK CALCULATIONS		FRONT YARD SOFT LANDSCAPING CALCULATIONS	
Unit 1 Lot Depth: 30.39m x 0.28 = 8.51m Lot Area: 287m ² x 0.25 = 71.75m ²	Unit 5 Lot Depth: 174m x 0.25 = 43.50m ²	Unit 1 Required Area: 56.48m ² x 0.30 = 16.94m ² Provided Area: 31.21m ² (55%)	Unit 5 Required Area: 30.38m x 0.30 = 9.11m ² Provided Area: 24.18m ² (80%)
Unit 2 Lot Depth: 30.39m x 0.28 = 8.51m Lot Area: 149m ² x 0.25 = 37.25m ²	Unit 6 Lot Depth: 174m x 0.25 = 43.50m ²	Unit 2 Required Area: 29.84m ² x 0.30 = 8.95m ² Provided Area: 23.61m ² (79%)	Unit 6 Required Area: 29.53m ² x 0.30 = 8.86m ² Provided Area: 23.24m ² (79%)
Unit 3 Lot Depth: 35.67m x 0.30 = 10.70m Lot Area: 169m ² x 0.25 = 42.25m ²	Unit 7 Lot Depth: 173m x 0.25 = 43.25m ²	Unit 3 Required Area: 29.60m ² x 0.30 = 8.88m ² Provided Area: 23.34m ² (79%)	Unit 7 Required Area: 29.92m ² x 0.30 = 8.98m ² Provided Area: 23.64m ² (79%)
Unit 4 Lot Depth: 35.67m x 0.30 = 10.70m Lot Area: 175m ² x 0.25 = 43.75m ²	Unit 8 Lot Depth: 323m ² x 0.25 = 80.75m ²	Unit 4 Required Area: 29.38m ² x 0.30 = 8.81m ² Provided Area: 23.18m ² (79%)	Unit 8 Required Area: 56.09m ² x 0.30 = 16.83m ² Provided Area: 34.98m ² (62%)



Committee of Adjustment
Received | Reçu le
2023-12-18
City of Ottawa | Ville d'Ottawa
Comité de dérogation

no.	date	revision
A	12/11/2023	CofA and Consent

GENERAL NOTES
1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
2. Do not scale from drawings.
3. All work to comply with the Ontario Building Code and municipal regulations.
4. This drawing to be read in conjunction with all material relevant to this project.

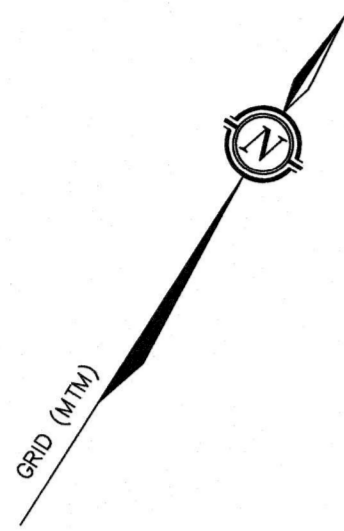


jane thompson architect
404 mackay street
ottawa, ontario, K1M 2C4
tel: (613)747-8104
jtarch@rogers.com

scale	1:100
job no.	2304
project	1303 COLDREY AVENUE
	Ottawa, Ontario
date	December 15, 2023
drawing	SITE PLAN PROPOSED
designed	JT
drawn	ED, IC
checked	JT
dwg no.	A102

METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

PLAN PREPARED FOR
COMMITTEE OF ADJUSTMENT
PURPOSES
OCTOBER 30, 2023



SCHEDULE					
LOT WIDTH	PART	BLOCK	REG'D PLAN	PIN	AREA (SQ.M.)
9.41	1	PART OF BLOCK 2	221	ALL OF 04002-0070	105
	2				150
	3				32
4.92	4				119
	5				18
	6				12
4.88	7				118
	8				18
	9				12
	10				9
	11				16
4.86	12				118
	13				18
	14				12
	15				13
	16				14
4.98	17				119
	18				18
	19				12

NOTE: LOT WIDTHS AS SHOWN HAVE BEEN CALCULATED
PER CITY OF OTTAWA ZONING BYLAW 2008-250
CONSOLIDATION (PART 1, DEFINITIONS-SEC. 54).

SCHEDULE					
LOT WIDTH	PART	BLOCK	REG'D PLAN	PIN	AREA (SQ.M.)
	20	PART OF BLOCK 2	221	ALL OF 04002-0070	12
	21				13
4.85	22				117
	23				18
	24				12
	25				13
4.92	26				14
	27				117
	28				18
	29				12
	30				12
	31				14
9.25	32				153
	33				24
	34				16
	35				15
	36				28
	37				80
	38				7

NOTE: LOT WIDTHS AS SHOWN HAVE BEEN CALCULATED
PER CITY OF OTTAWA ZONING BYLAW 2008-250
CONSOLIDATION (PART 1, DEFINITIONS-SEC. 54).

PARTS 3,6,9,14,19,24,29,34, AND 38 ARE SUBJECT TO EASEMENT INST. CR440174
PART 37 & 38 ARE SUBJECT TO A RIGHT-OF-WAY PER INST. NS238864

I REQUIRE THIS PLAN TO BE
DEPOSITED UNDER THE
LAND TITLES ACT.

DATE _____

JOHN H. GUTRI, O.L.S.

PLAN 4R-
RECEIVED AND DEPOSITED

DATE _____

REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA - CARLETON (N° 4)

PLAN OF SURVEY OF
PART OF BLOCK 2
REGISTERED PLAN 221
CITY OF OTTAWA

SCALE 1 : 150

0 1 2 5 10 15 metres

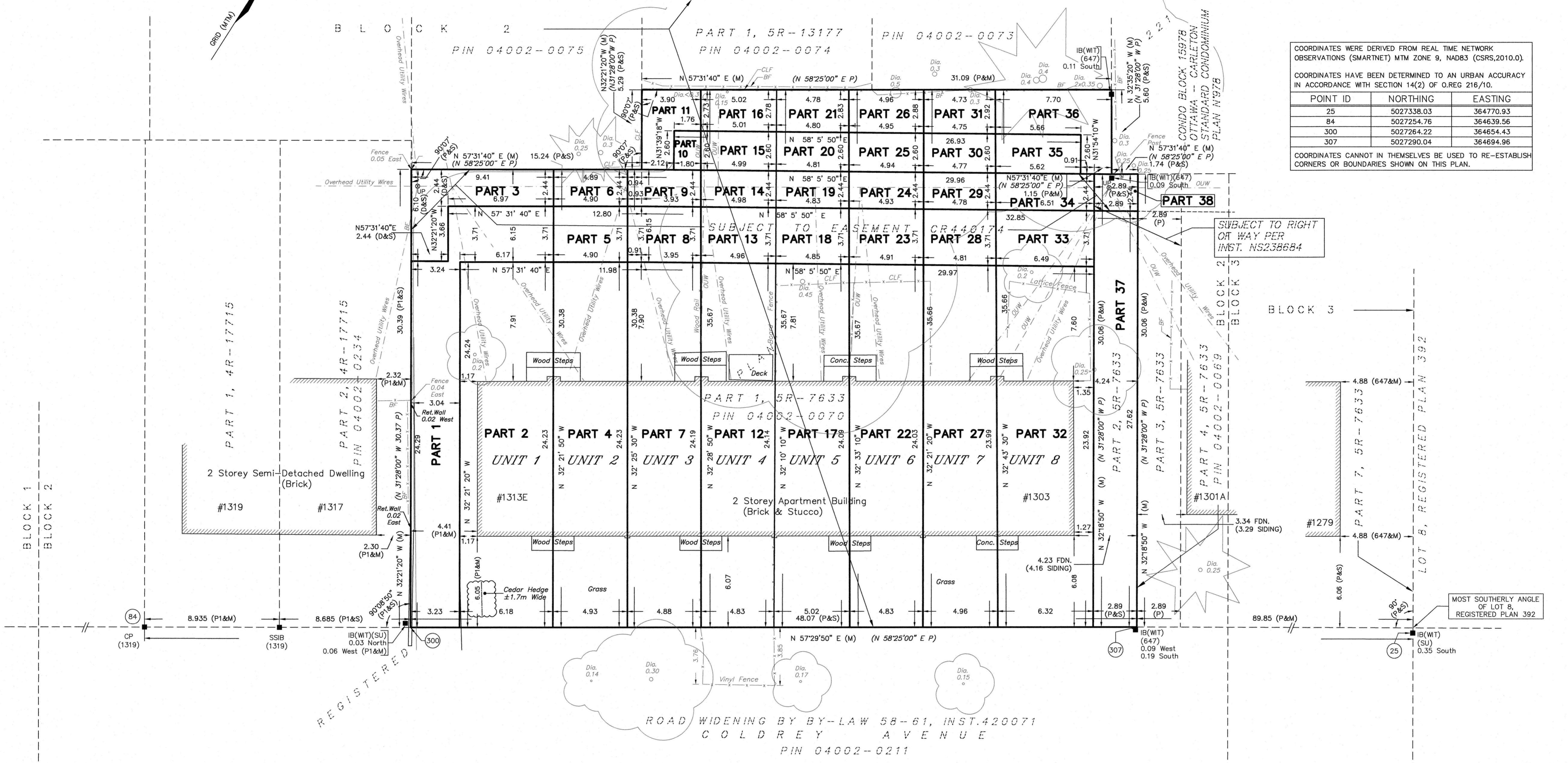
FAIRHALL, MOFFATT & WOODLAND LIMITED
ONTARIO LAND SURVEYORS

COORDINATES WERE DERIVED FROM REAL TIME NETWORK
OBSERVATIONS (SMARTNET) MTM ZONE 9, NAD83 (CSRS,2010.0).

COORDINATES HAVE BEEN DETERMINED TO AN URBAN ACCURACY
IN ACCORDANCE WITH SECTION 14(2) OF O.REG 216/10.

POINT ID	NORTHING	EASTING
25	5027338.03	364770.93
84	5027254.76	364639.56
300	5027264.22	364654.43
307	5027290.04	364694.96

COORDINATES CANNOT IN THEMSELVES BE USED TO RE-ESTABLISH
CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.



Committee of Adjustment
Received | Reçu le
2023-12-18

City of Ottawa | Ville d'Ottawa
Comité de dérogation

NOTES
1. BEARINGS ARE GRID, DERIVED FROM OBSERVED REFERENCE POINTS
(84) AND (25) BY REAL TIME NETWORK OBSERVATIONS AND ARE
REFERRED TO THE CENTRAL MERIDIAN, 76°30'W LONGITUDE MTM ZONE
9, NAD83 (CSRS,2010.0).
2. DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY
MULTIPLYING BY THE COMBINED SCALE FACTOR 0.999937.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE
WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES
ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON
2023/10/30
DATE

JOHN H. GUTRI
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-xxxx

**Fairhall
Moffatt &
Woodland**
OTTAWA
ONTARIO LAND SURVEYORS
Surveying and Land Information Services
100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4B6
TEL: (613) 591-2260 FAX: (613) 591-1495
www.ftw.on.ca

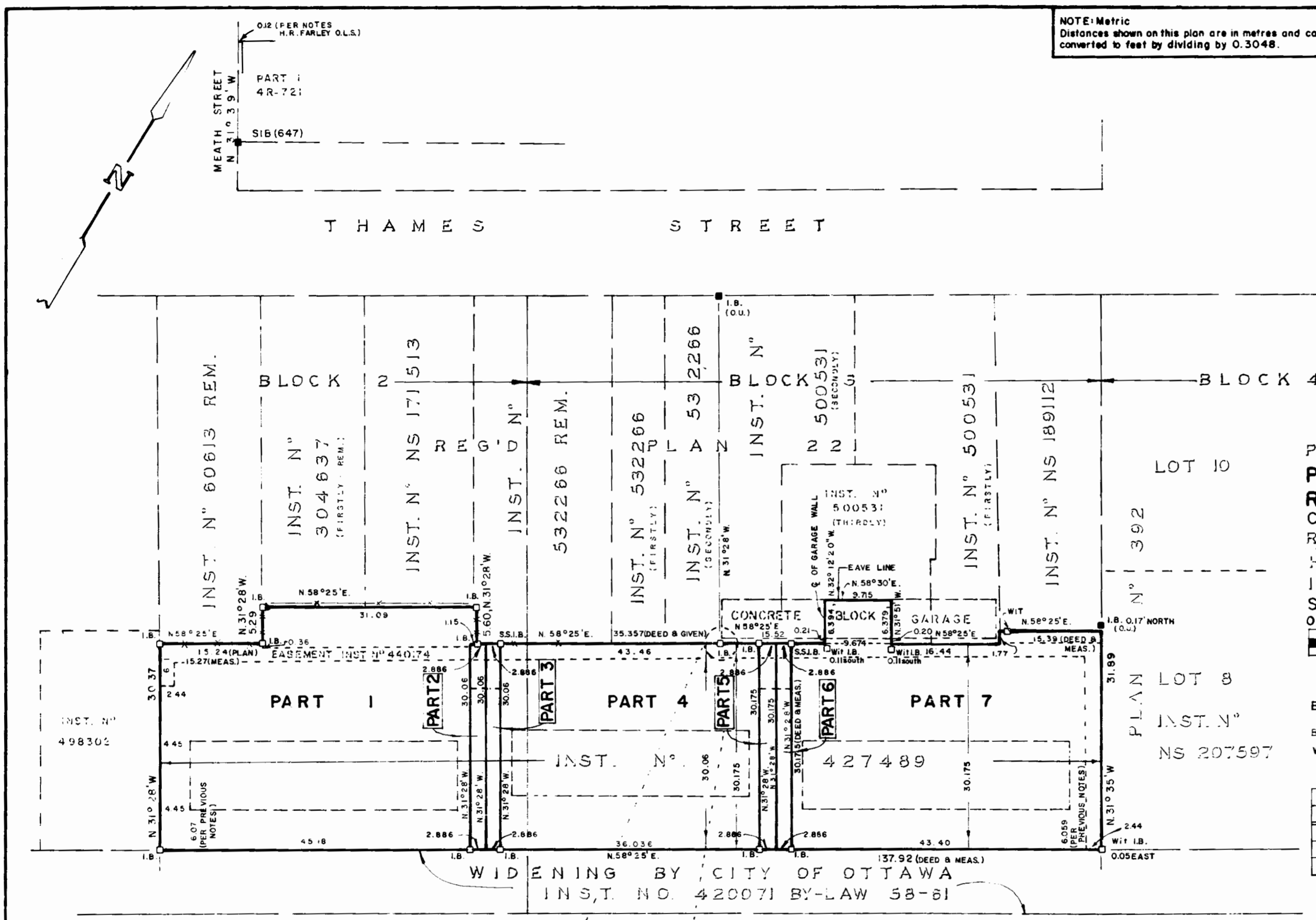
JOB No.
A D 13500
E 364669, N 5027288
REFERENCE No.
45-221 NP
S:\085\AC28100\dwg 270C72023
dwp_ad135-v2.dwg (ss/cn)

SCHEDULE (PROPOSED USAGE)		
DESCRIPTION	PARTS	APPROXIMATE AREA (square meters)
ACCESS EASEMENT	1, 3, 5, 6, 8, 9, 13, 14, 18, 19, 23, 24, 28, 29, 33, 34, 37, & 38	444
HYDRO EASEMENT	3, 6, 9, 14, 19, 24, 29, 34, & 38	127
PARKING AND SNOW DUMP EASEMENT	10, 15, 20, 25, 30 & 35	70
UNIT 1	1, 2, & 3	287
UNIT 2	4, 5, & 6	149
UNIT 3	7, 8, 9, 10, & 11	169
UNIT 4	12, 13, 14, 15, & 16	175
UNIT 5	17, 18, 19, 20, & 21	174
UNIT 6	22, 23, 24, 25, & 26	174
UNIT 7	27, 28, 29, 30, & 31	173
UNIT 8	32, 33, 34, 35, 36, 37, & 38	323

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE REGISTRY ACT.
 NOVEMBER 28 1983
 H. R. Farley O.L.S.

PLAN SR-7633
 RECEIVED AND DEPOSITED
 DATE 28 NOVEMBER 1983
 MAILYN McLEAN
 LAND REGISTRAR FOR THE
 REGISTRY DIVISION OF
 OTTAWA CARLETON NO 5

NOTE: Metric
 Distances shown on this plan are in metres and can be converted to feet by dividing by 0.3048.



PLAN OF SURVEY OF
PART OF BLOCKS 2 & 3
REG'D PLAN 221
 CITY OF OTTAWA
 REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
 H. R. FARLEY SURVEYING LTD.
 1983
 SCALE = 1:500
 0 10 20 30 40 50metres

BEARING NOTE
 BEARINGS ARE ASTRONOMIC, AND ARE REFERRED TO THE WESTERLY LIMIT OF PART I PLAN 4R-721 BEING N 31° 39' W

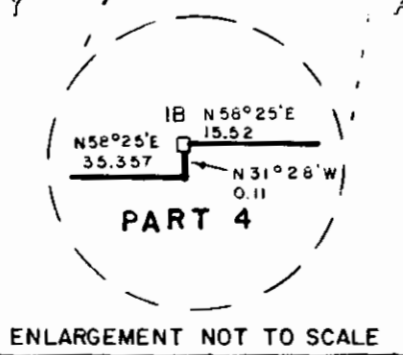
PART	BLOCK	PLAN	INST NO
1,2,3	2	221	427489
4	2B3		Subject to Easement
5,6,7	3		Inst. No. 440174

" CAUTION " This plan is not a plan of subdivision within the meaning of the Planning Act

SURVEYOR'S CERTIFICATE
 I hereby certify
 1 That this plan and survey are correct and in accordance with the Surveys Act and the Registry Act and the regulations made thereunder.
 2 That the survey was completed on the 14th day of JULY 1983.
 Date NOV. 28, 1983
 H. R. FARLEY
 Ontario Land Surveyor

LEGEND (IF APPLICABLE)
 SIB DENOTES STANDARD IRON BAR
 S.S.I.B. DENOTES SHORT STANDARD IRON BAR
 I.B. DENOTES IRON BAR
 R DENOTES ROUND IRON BAR
 C.C. DENOTES CUT CROSS
 F DENOTES FOUND
 WIT DENOTES WITNESS
 MTC DENOTES MINISTRY OF TRANSPORTATION AND COMMUNICATIONS
 P DENOTES PLANTED
 647 H.R. FARLEY O.L.S.
 O.U. ORIGIN UNKNOWN

H. R. FARLEY SURVEYING LTD.
 ONTARIO LAND SURVEYORS
 412 MACLAREN STREET
 OTTAWA CANADA
 K2P 0M8
 Scale
 File Ref



16X