

Permitted Residential Uses

1. The following residential uses are permitted subject to:

0. the provisions of subsections 189(3), (4) and (5);

1. a maximum of ten guest bedrooms in a bed and breakfast apartment **dwelling**, low rise

bed and breakfast, see Part 5, Section 121

dwelling unit

group home, see Part 5, Section 125

home-based business, see Part 5, Section 127

home-based day care, see Part 5, Section 129

planned unit development, see Part 5, Section 131

retirement home, converted

retirement home, see Part 5, Section 122

rooming house

stacked dwelling, see Part 5, Section 138 (By-law 2010-307) (2008-341)

townhouse dwelling, see Part 5, Section 138 (By-law 2012-334) (By-law 2010-307) (By-law 2018-206)

I Exception Number	II Applicable Zones	III Exception Provisions - Additional Land Uses Permitted	IV Exception Provisions - Land Uses Prohibited	V Exception Provisions - Provisions
772 (By-law 2009-302)	multiple	<ul style="list-style-type: none"> drive-through facility 		

I ZONING MECHANISMS		II PROVISIONS
(a) Minimum lot area		No minimum
(b) Minimum lot width		No minimum
(c) Minimum front yard and corner side yard setbacks		3 m
(d) Minimum interior side yard setbacks	(i) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a lot line abutting a residential zone	5 m
	(ii) for a residential use building	1.2 m
	(iii) other cases	No minimum
(e) Minimum rear yard setbacks	(i) abutting a street	5 m
	(ii) for a non-residential use building or a mixed residential / non-residential use building, from that portion of a rear lot line abutting a residential zone	7.5 m
	(iii) for a residential use building	7.5 m
	(iv) other cases	No minimum
(f) Maximum building height		12.5 m
(g) Maximum floor space index		No maximum
(h) Minimum side yard setbacks	(i) abutting a street	3 m
	(ii) other cases	No minimum
(i) minimum width of landscaped area around a parking lot	see Section 110 – Landscaping Provisions for Parking Lots	

Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2024-01-22
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

Address: 243-245-247 Bradford Street				
Zoning LC[772], SCHEDULE 1 AREA: AREA 'B', SCHEDULE 1A AREA: AREA 'C', Part 1				
6 Door Townhouse development				
Zoning Mechanism	Requirement	Proposed	Comments	
Minimum Lot Frontage	none	31.29	comply	
Minimum Lot Area	none	823 sqm	comply	
Minimum Front Yard Setback	3 metres	3m	comply	
Minimum Rear Yard Setback	7.5m	12.20m	comply	
Minimum Interior Side Yard Setback	1.2 metres	1.21, 0.92	Do not comply	
Minimum Exterior Side Yard Setback	NA	NA		
Maximum Building Height	12.5 metres	11.00	comply	
Amenity Area	NA	NA		
Front Aggregate Landscaping	NA	NA		
Maximum Lot Coverage	NA	NA		
First Floor Habitable Space	NA	NA		
Rear Landscaped				
Front facing windows in front facade	25%	50%	comply	
Street façade recessed 0.6m or porch/decks	20%,	Decks on each floor	comply	
Transportation				
Parking	Townhouse parking	1 per Townhouse	6	comply
	Visitor parking	0.2 per (1.2) Townhouse	1	comply
Bicycles	0.5 per dwelling unit	5	10	comply
Private Approach (By-law No. 2003-447)	width	Min 2.6		comply
	grade	2% within 6m of road edge		comply
Waste Collection				
Solid Waste Management (By-law No. 2012-370)	Path	NA	NA	comply
	Garbage Room Size Based on unit count	NA	3.2 sqm linear	

I Exception Number	II Applicable Zones	III Exception Provisions - Additional Land Uses Permitted	IV Exception Provisions - Land Uses Prohibited	V Exception Provisions - Provisions
772 (By-law 2009-302)	multiple	<ul style="list-style-type: none"> drive-through facility 		

THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

PLANNING BY PEOPLE
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

Scale
1 : 200

PROJECT
Bradford Street
Natalie

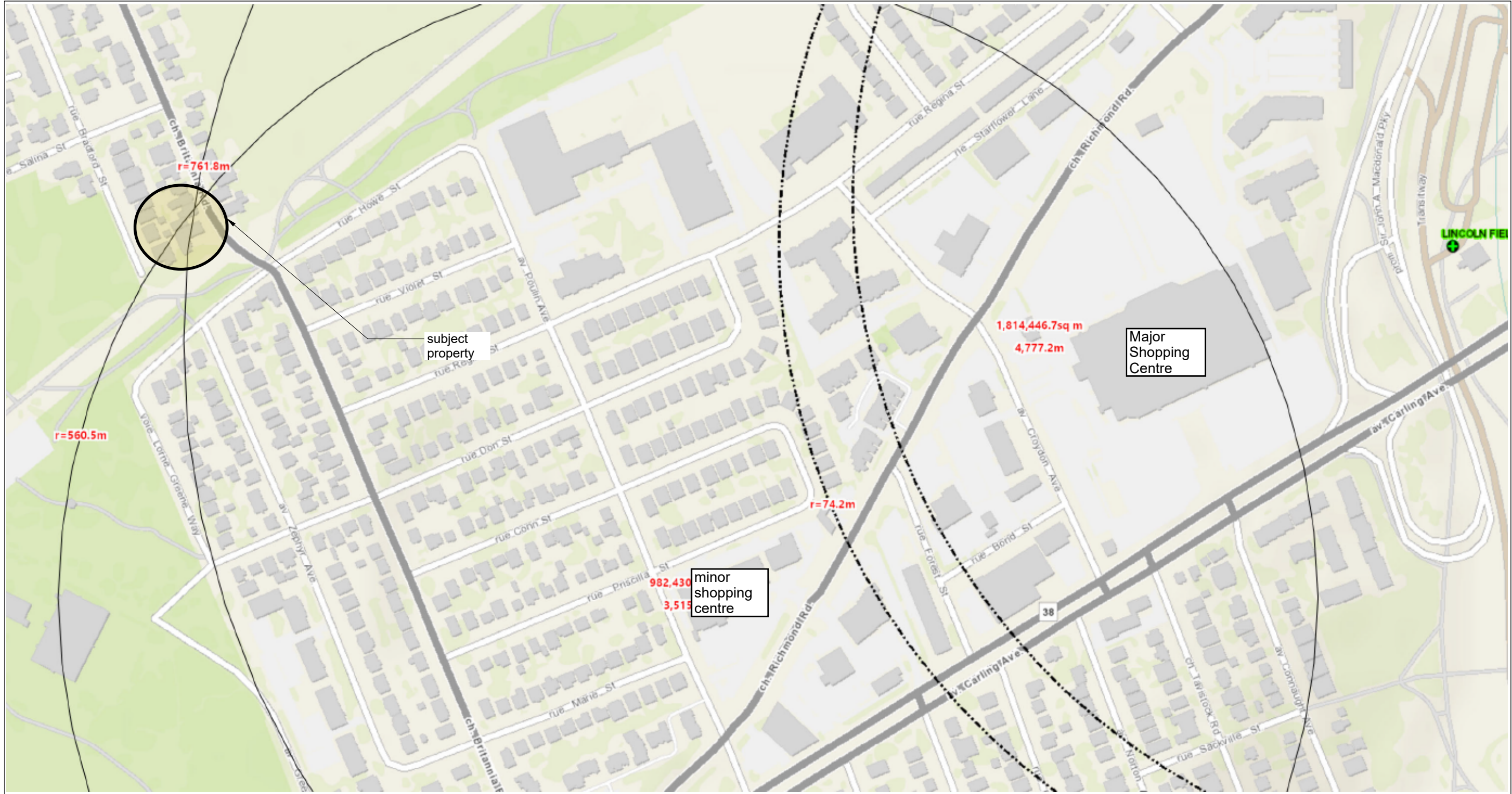
DRAWN BY
CJ

PROJECT NO.

ISSUE
January 21, 2024

Zoning

A.01



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

Scale

PROJECT
Bradford Street
Natalie

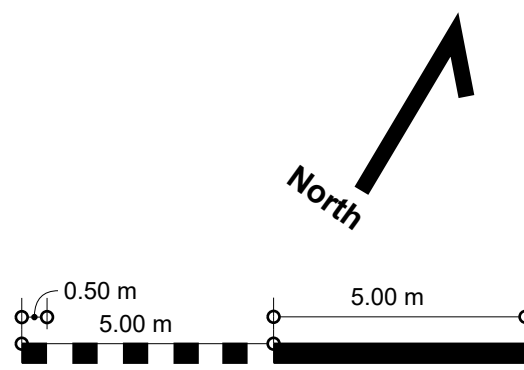
ISSUE
January 21, 2024

DRAWN BY
CJ

PROJECT NO.

Area

A.02



All lot information from survey noted below

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

2023/03/27
 DATE
 JOHN H. GUTRIE
 ONTARIO LAND SURVEYOR

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

Fairhall Moffatt & Woodland <small>L. I. N. T. E. S. ONTARIO LAND SURVEYORS</small> Surveying and Land Information Services <small>100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4K6 TEL: (416) 291-2500 FAX: (416) 291-1485 www.fmw.on.ca</small>	JOB No. AC20000
	E 359823, N5025324
	REFERENCE No. 2(a) - 284 NP
	FILE NUMBER/AC20000/218 dpp200ac.dwg (brd)

THIS DOCUMENT CONTAINS CONFIDENTIAL AND PROPRIETARY INFORMATION THAT CANNOT BE REPRODUCED OR DIVULGED, IN WHOLE OR IN PART, WITHOUT WRITTEN AUTHORIZATION FROM Modulink, City Villages

Copyright registration

Planning By People
 City Villages
 331 Osgoode Street
 Apt 3, Ottawa, Ont.
 K1N 1H2

CLIENT
 Rob Rocco

Scale
 1 : 150

PROJECT
 Bradford Street
 Natalie

DRAWN BY
 CJ

PROJECT NO.

ISSUE
 January 21, 2024
 Site

A.03

THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

Scale
1 : 150

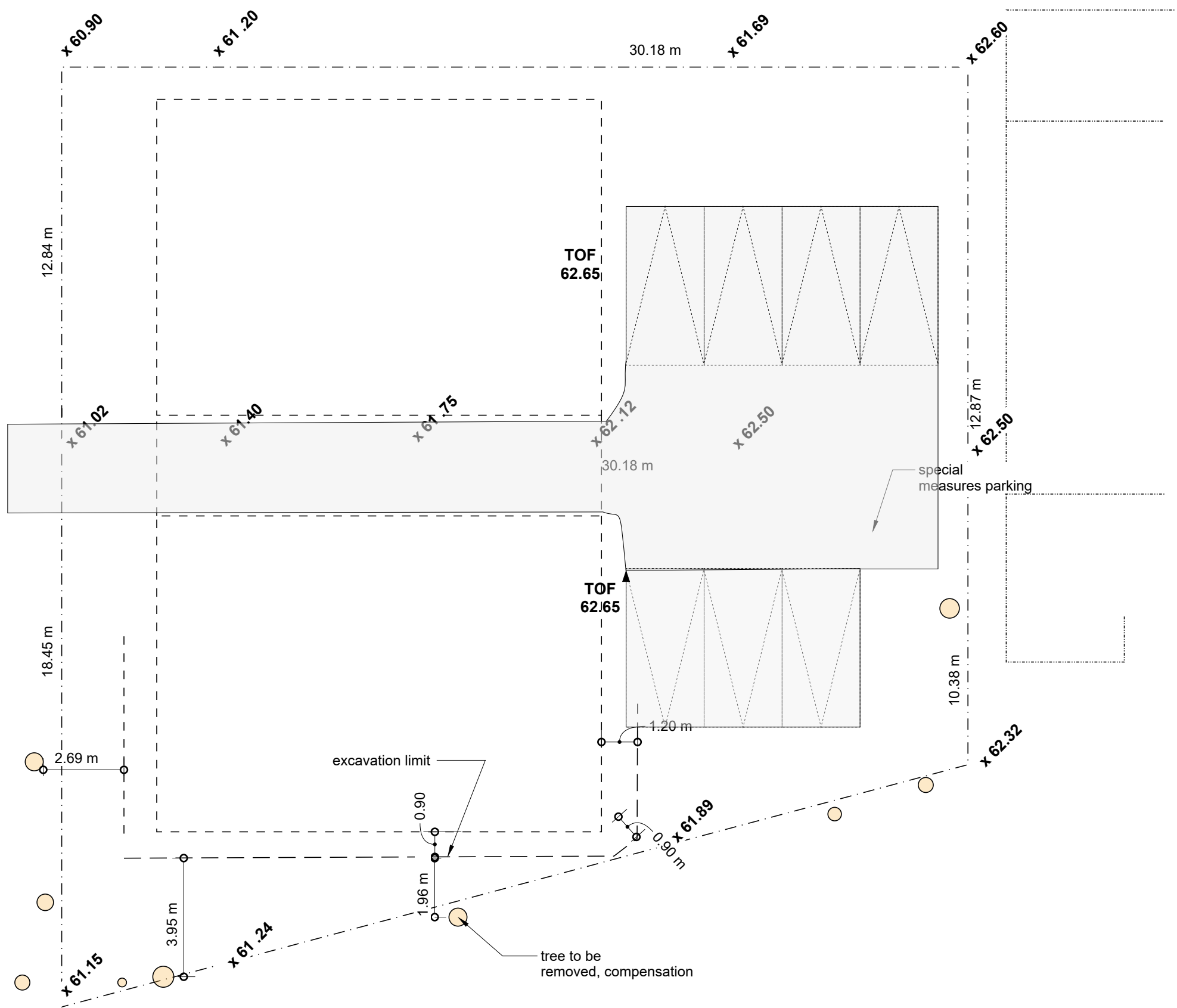
PROJECT
Bradford Street
Natalie

ISSUE
January 21, 2024
Trees/Grade

DRAWN BY
CJ

PROJECT NO.

A.04



All lot information from
survey noted below

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

2023/03/27
DATE

JOHN H. GUTHRIE
ONTARIO LAND SURVEYOR

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

Fairhall Moffatt & Woodland L. I. R. T. E. S. ONTARIO LAND SURVEYORS Surveying and Land Information Services 100-600 TERRY FOX DRIVE, KANATA, ONTARIO K2L 4K6 TEL: (416) 291-2500 FAX: (416) 291-1485 www.fmw.on.ca	JOB No. AC20000
	E 359823, N5025324
	REFERENCE No. 2(a) - 284 NP
	File Name: \LABS\AC20000\DWG dtp200ac.dwg (brd)



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

CLIENT
Rob Rocco
Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

PROJECT
Bradford Street
Natalie

ISSUE
January 21, 2024
DRAWN BY
CJ

Hazard Limit

PROJECT NO.



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

PROJECT
Bradford Street
Natalie

ISSUE
January 21, 2024
DRAWN BY
CJ

PROJECT NO.

front



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

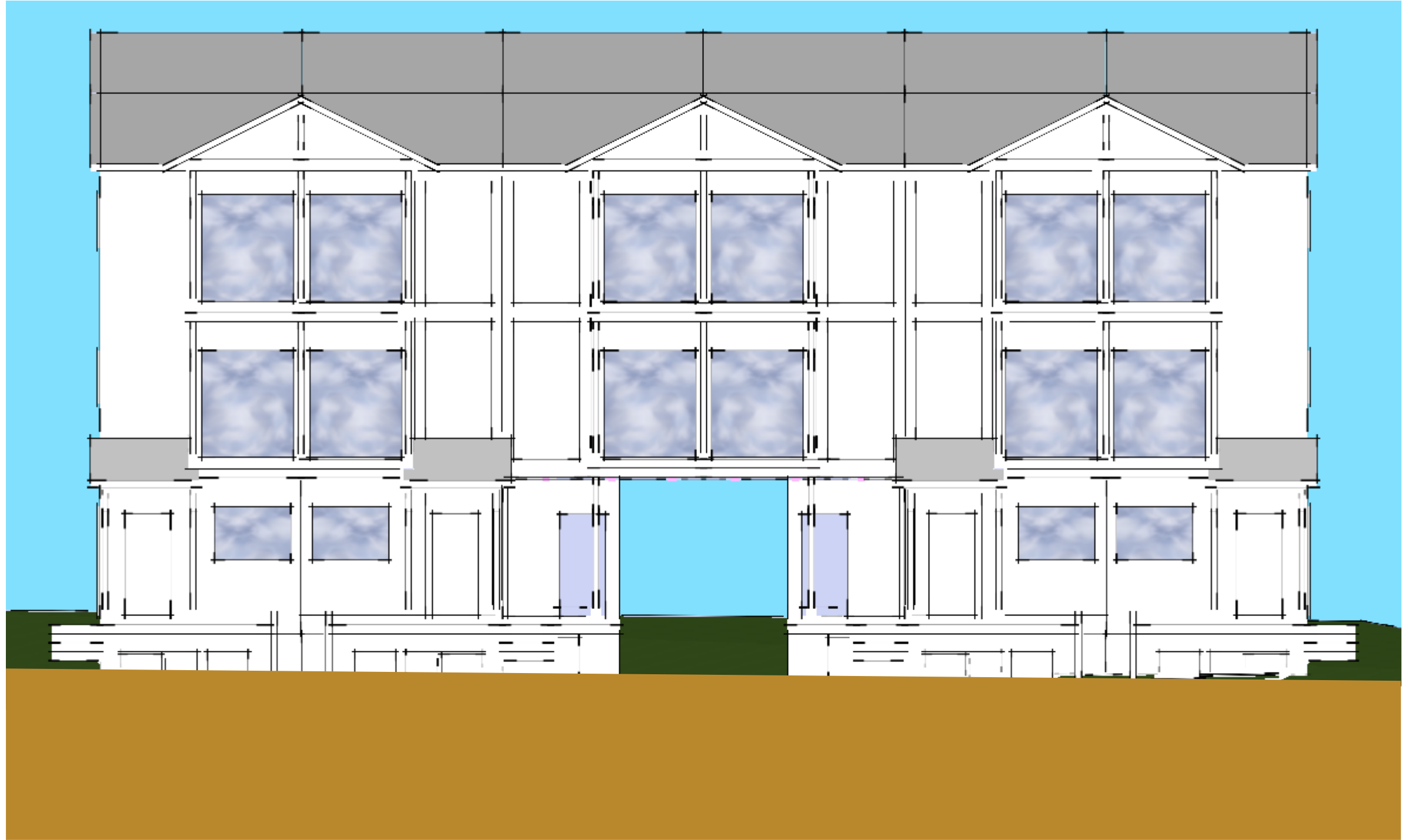
PROJECT
Bradford Street
Natalie

ISSUE
January 21, 2024
DRAWN BY
CJ

PROJECT NO.

rear

A.07



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

Scale
1 :96

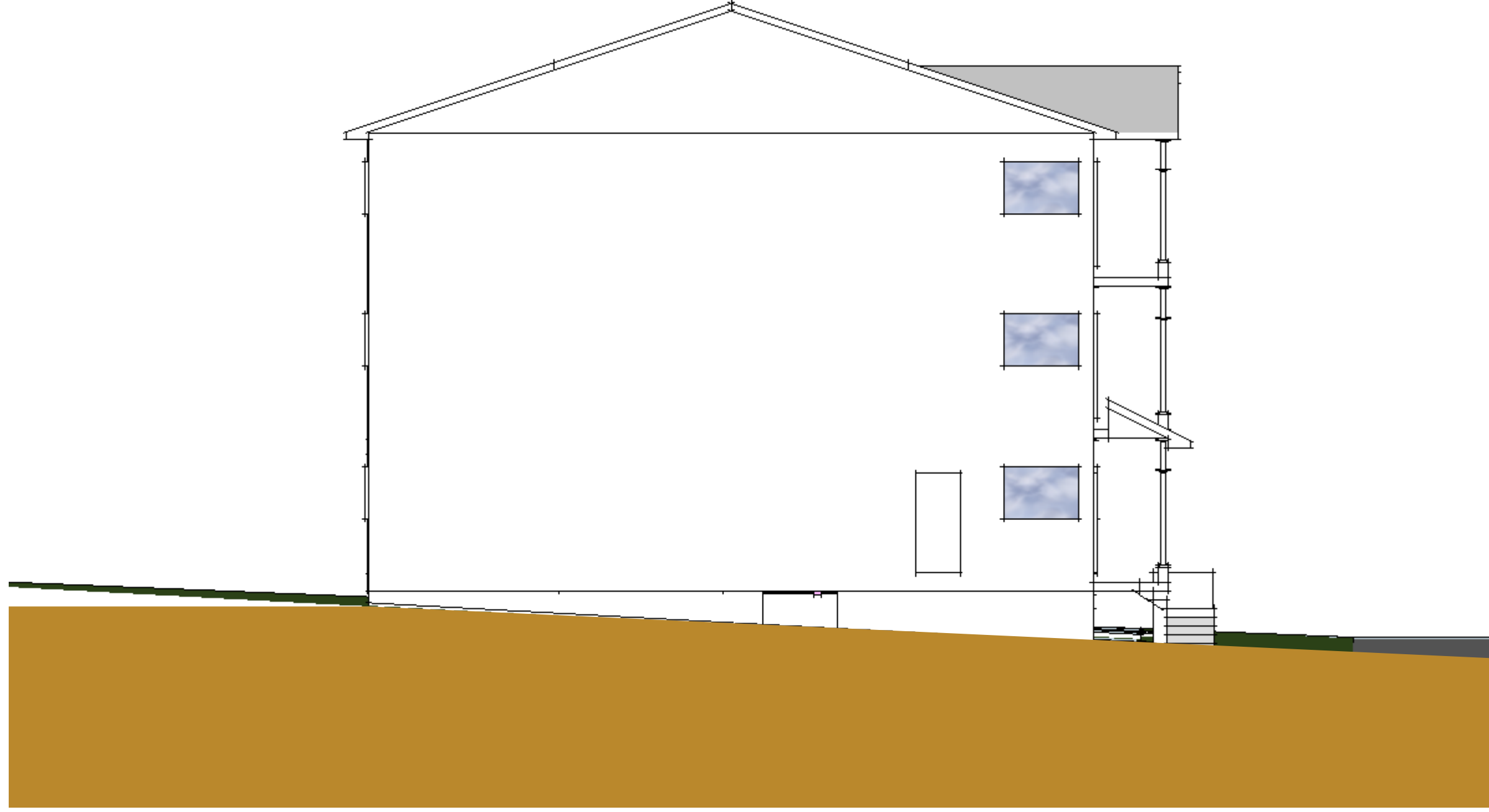
PROJECT
Bradford Street
Natalie

ISSUE
January 21, 2024
DRAWN BY
CJ

PROJECT NO.

West Elev, Front

A.12



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

Scale
1:96

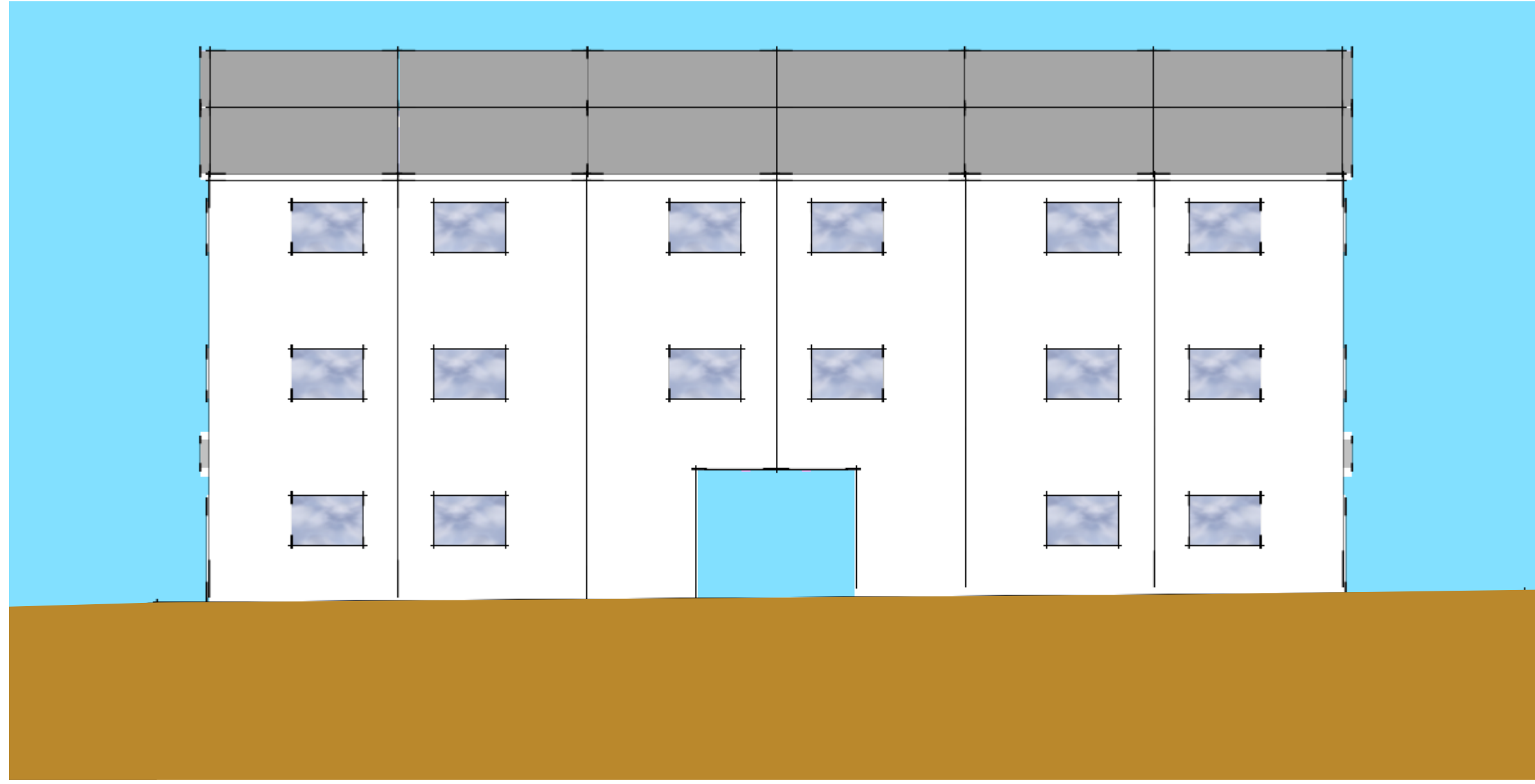
PROJECT
Bradford Street
Natalie

ISSUE
January 21, 2024

DRAWN BY
CJ

PROJECT NO.

North Elev



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

CLIENT
Rob Rocco

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

Scale
1 : 96

PROJECT
Bradford Street
Natalie

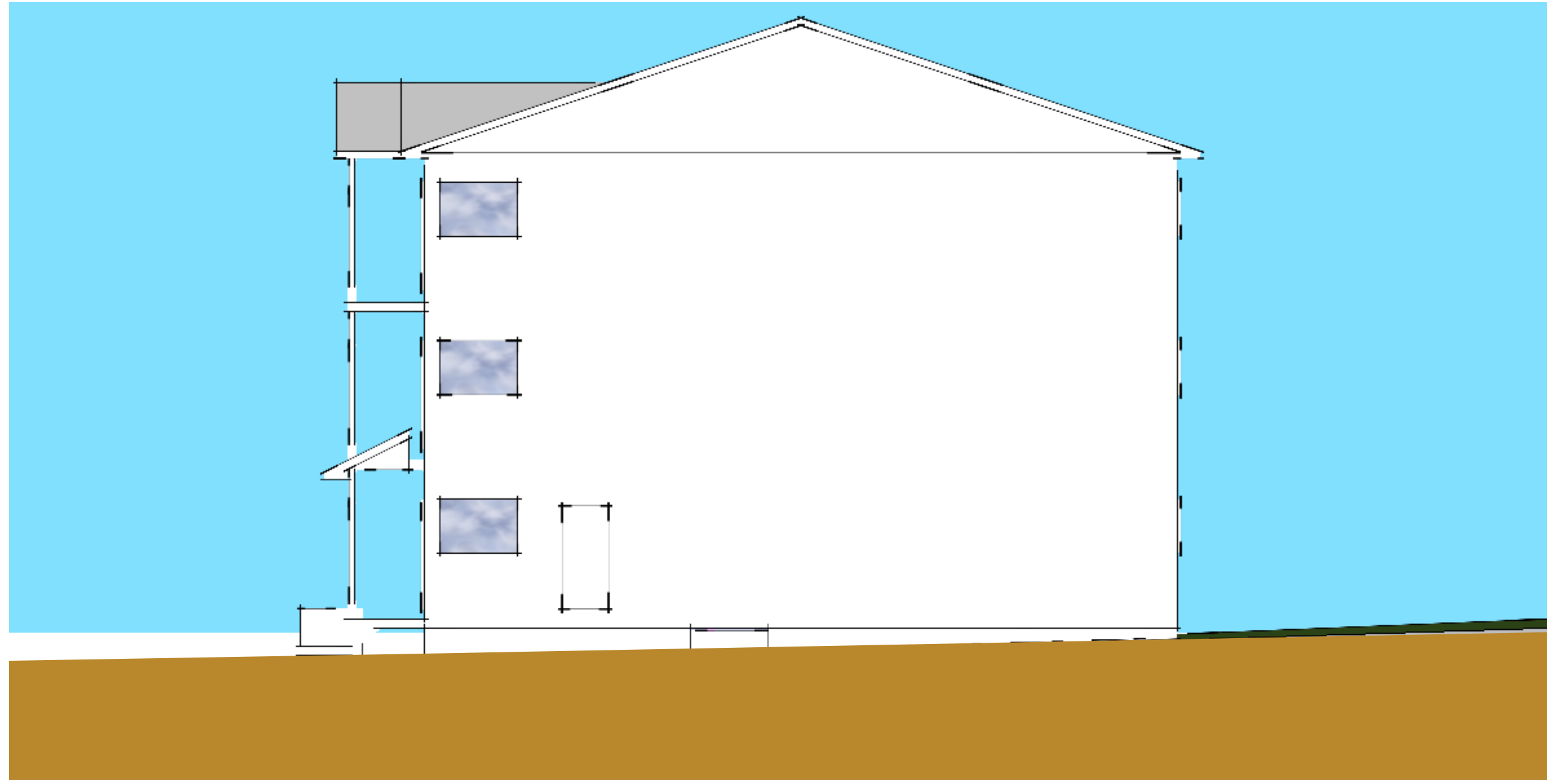
ISSUE
January 21, 2024

DRAWN BY
CJ

PROJECT NO.

East Elev

A.14



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

Scale
1 : 96

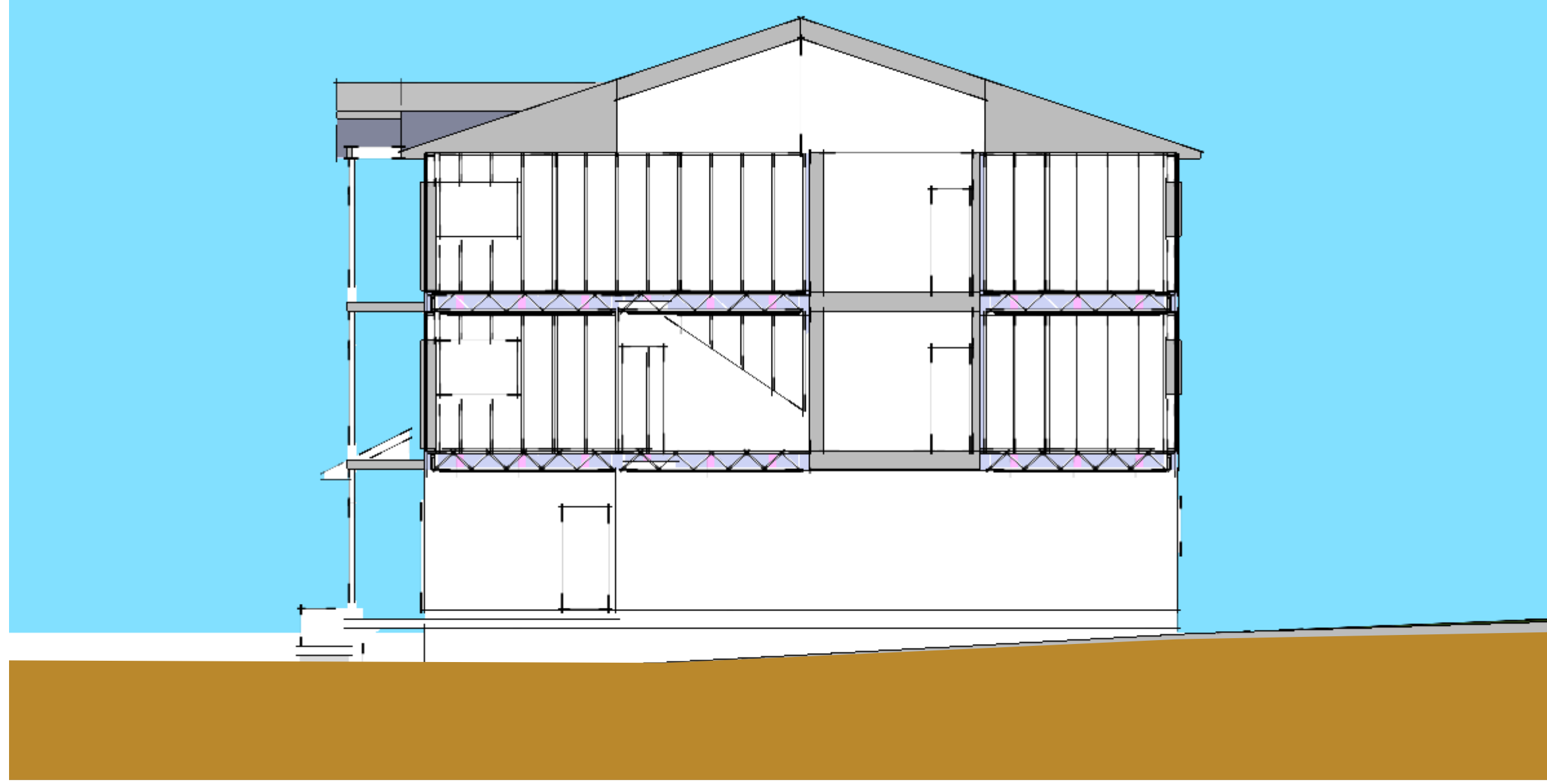
PROJECT
Bradford Street
Natalie

DRAWN BY
CJ

PROJECT NO.

ISSUE
January 21, 2024
South Elev

A.15



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

Scale
1 : 96

PROJECT
Bradford Street
Natalie

ISSUE
January 21, 2024

DRAWN BY
CJ

PROJECT NO.

Interior Elev

A.16

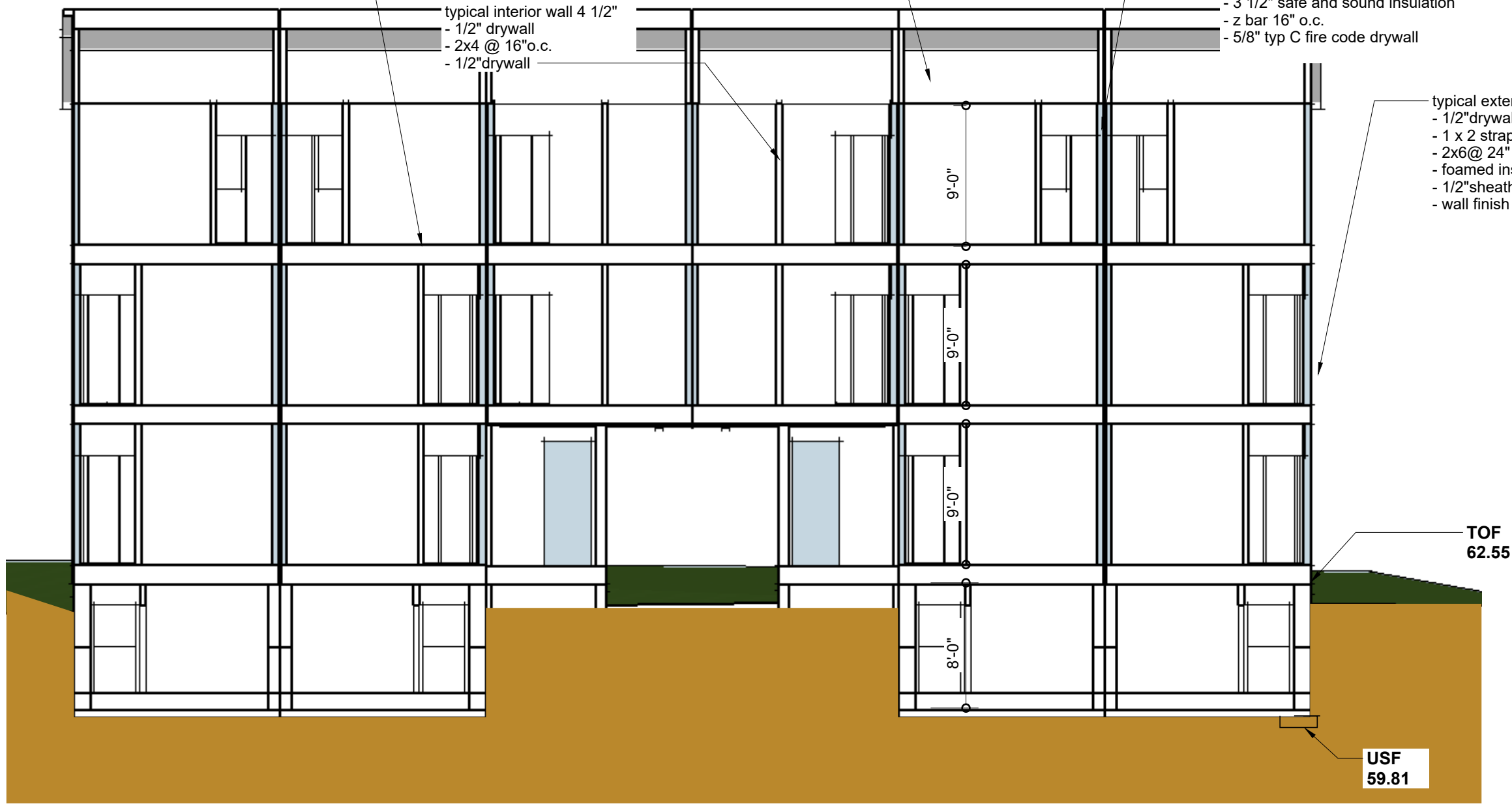
typical floor 1'4"
 - floor sheathing 5/8" plywood t&g
 - open web joist@ 16"o.c.
 - foamed if fire separation
 - Z bar
 - 1/2" drywall or 2 layers 1/2" fire code

typical roof max 20"
 - roof membrane
 - sloped insulation
 - roof sheathing
 - 16" deep open web joist
 - 10" foamed insulation under roof sheathing
 - 1x3 strapping 16" o.c.
 - 2 layers - 1/2" drywall

typical Party Wall
 - 5/8" typ C fire code drywall
 - z bar 16" o.c.
 - 3 1/2" safe and sound insulation
 - 2x4@ 16"/ 12" o.c..
 - 1/2" air space
 - 2x4@ 16"/ 12" o.c.
 - 3 1/2" safe and sound insulation
 - z bar 16" o.c.
 - 5/8" typ C fire code drywall

typical interior wall 4 1/2"
 - 1/2" drywall
 - 2x4 @ 16"o.c.
 - 1/2"drywall

typical exterior wall
 - 1/2"drywall
 - 1 x 2 strapping horizontal 16" o.c.
 - 2x6@ 24" o.c.
 - foamed insu
 - 1/2"sheathing
 - wall finish nic



THIS DOCUMENT
 CONTAINS
 CONFIDENTIAL AND
 PROPRIETARY
 INFORMATION THAT
 CANNOT
 BE REPRODUCED OR
 DIVULGED, IN WHOLE
 OR IN PART, WITHOUT
 WRITTEN
 AUTHORIZATION
 FROM Modulink, City
 Villages

Copyright registration

Planning By People
 City Villages
 331 Osgoode Street
 Apt 3, Ottawa, Ont.
 K1N 1H2

CLIENT
 Rob Rocco

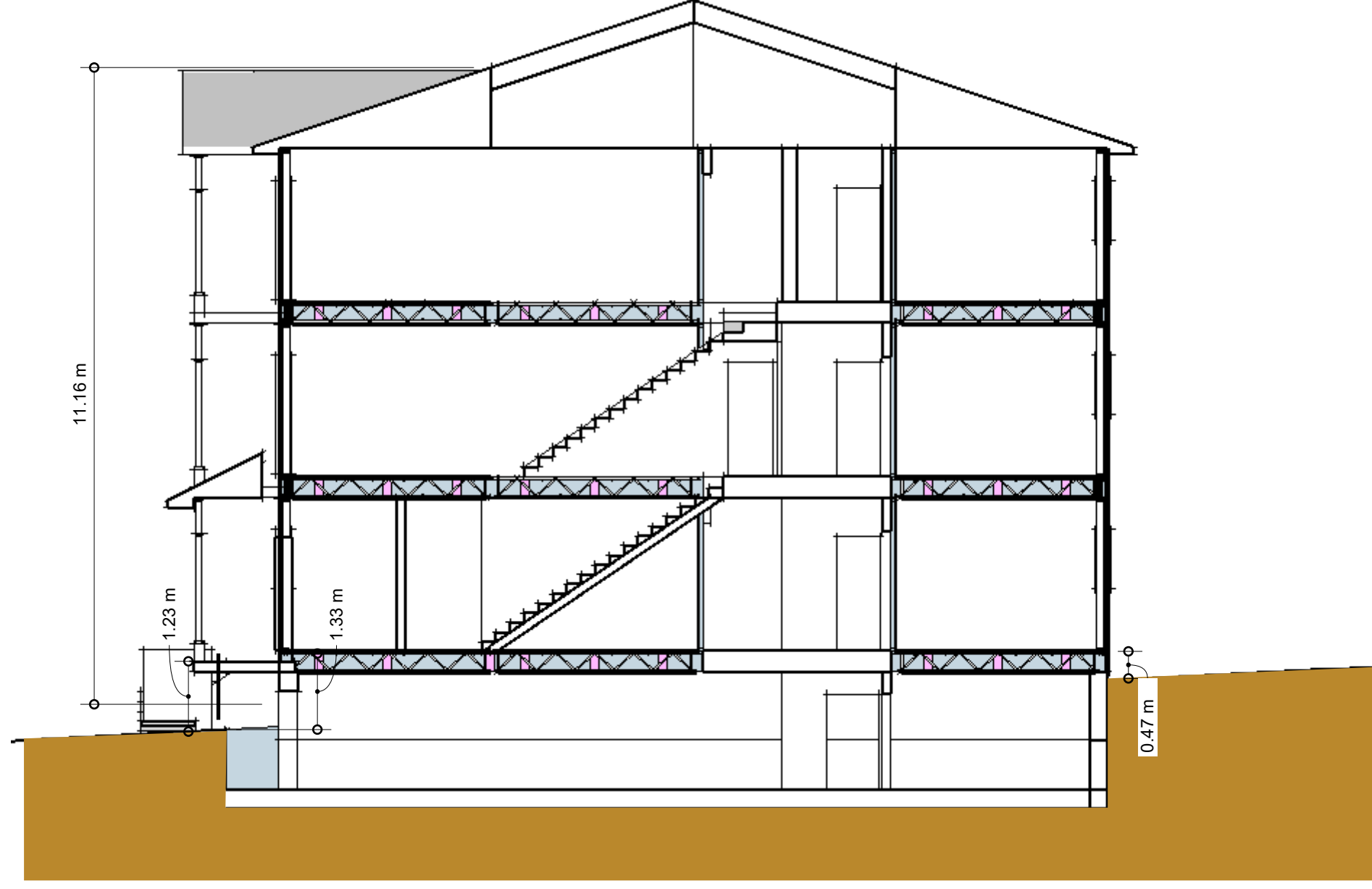
Scale
 1 :96

PROJECT
 Bradford Street
 Natalie

ISSUE
 January 21, 2024
 DRAWN BY
 CJ

PROJECT NO.

January 21, 2024
 section A



THIS DOCUMENT
CONTAINS
CONFIDENTIAL AND
PROPRIETARY
INFORMATION THAT
CANNOT
BE REPRODUCED OR
DIVULGED, IN WHOLE
OR IN PART, WITHOUT
WRITTEN
AUTHORIZATION
FROM Modulink, City
Villages

Copyright registration

Planning By People
City Villages
331 Osgoode Street
Apt 3, Ottawa, Ont.
K1N 1H2

CLIENT
Rob Rocco

Scale
1 : 96

PROJECT
Bradford Street
Natalie

ISSUE
January 21, 2024
DRAWN BY
CJ

PROJECT NO.

January 21, 2024
section B

A.18