

COACH HOUSE

81 SPADINA STREET, OTTAWA, ONTARIO

VARIANCE RECIRCULATION

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-03-13

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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NO	DESCRIPTION	REVISION TABLE	BY	DATE
1	ISSUED FOR MINOR VARIANCE	SS	SS	11/28/2023
2	VARIANCE RECIRCULATION	AB	AB	2024-02-08
3	VARIANCE RECIRCULATION	AB	AB	2024-03-07
4	VARIANCE RECIRCULATION	AB	AB	2024-03-13

SHEET TITLE:
COVER PAGE

PROJECT DESCRIPTION:
**81 SPADINA STREET
COACH HOUSE**

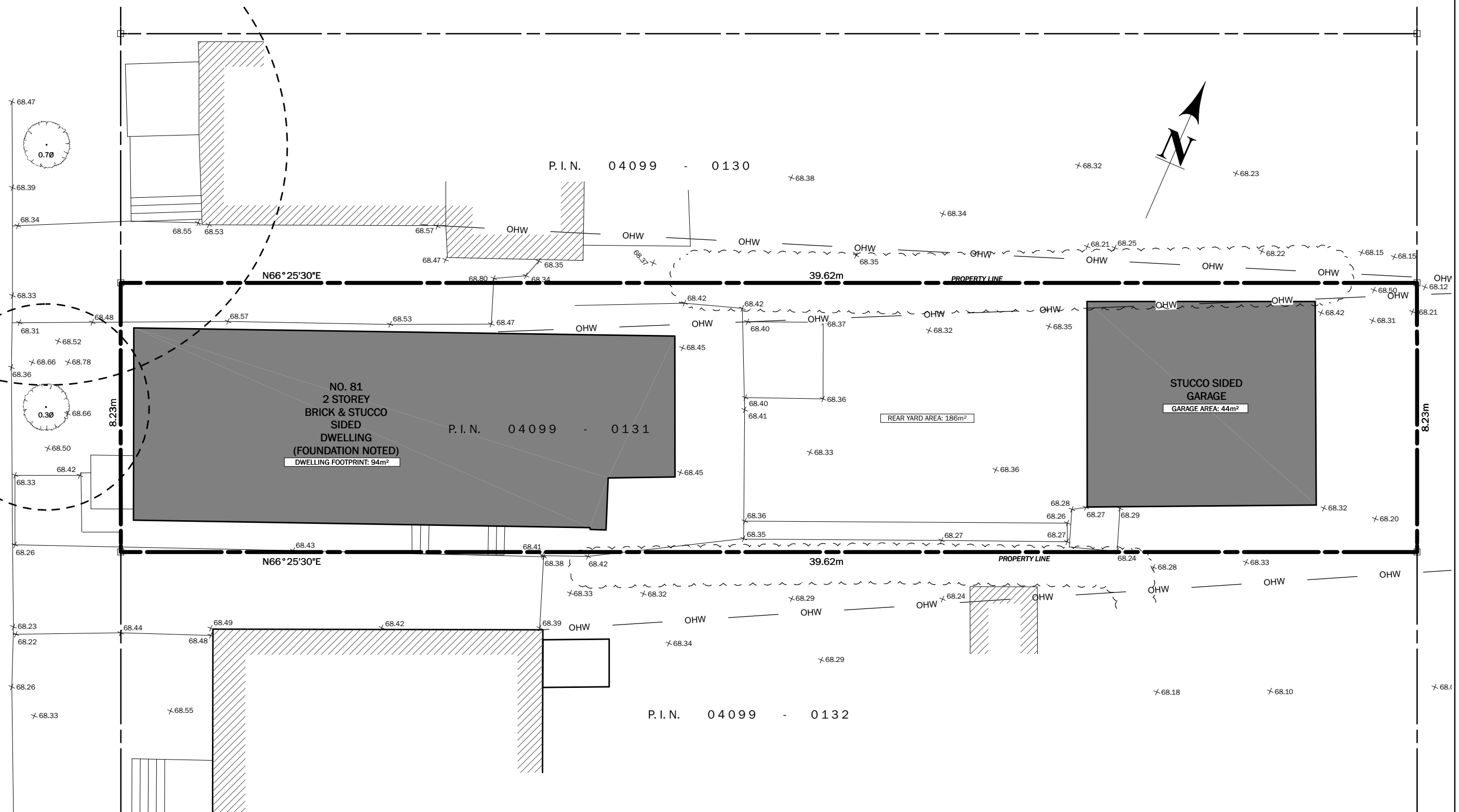
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2024-03-13

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SIZE:
Tabloid (11" x 17")

SHEET:
A-1

SPADINA AVENUE



EXISTING SITE PLAN
 SCALE: 1" = 10'-0"



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SHEET TITLE:
EXISTING SITE PLAN

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**81 SPADINA STREET
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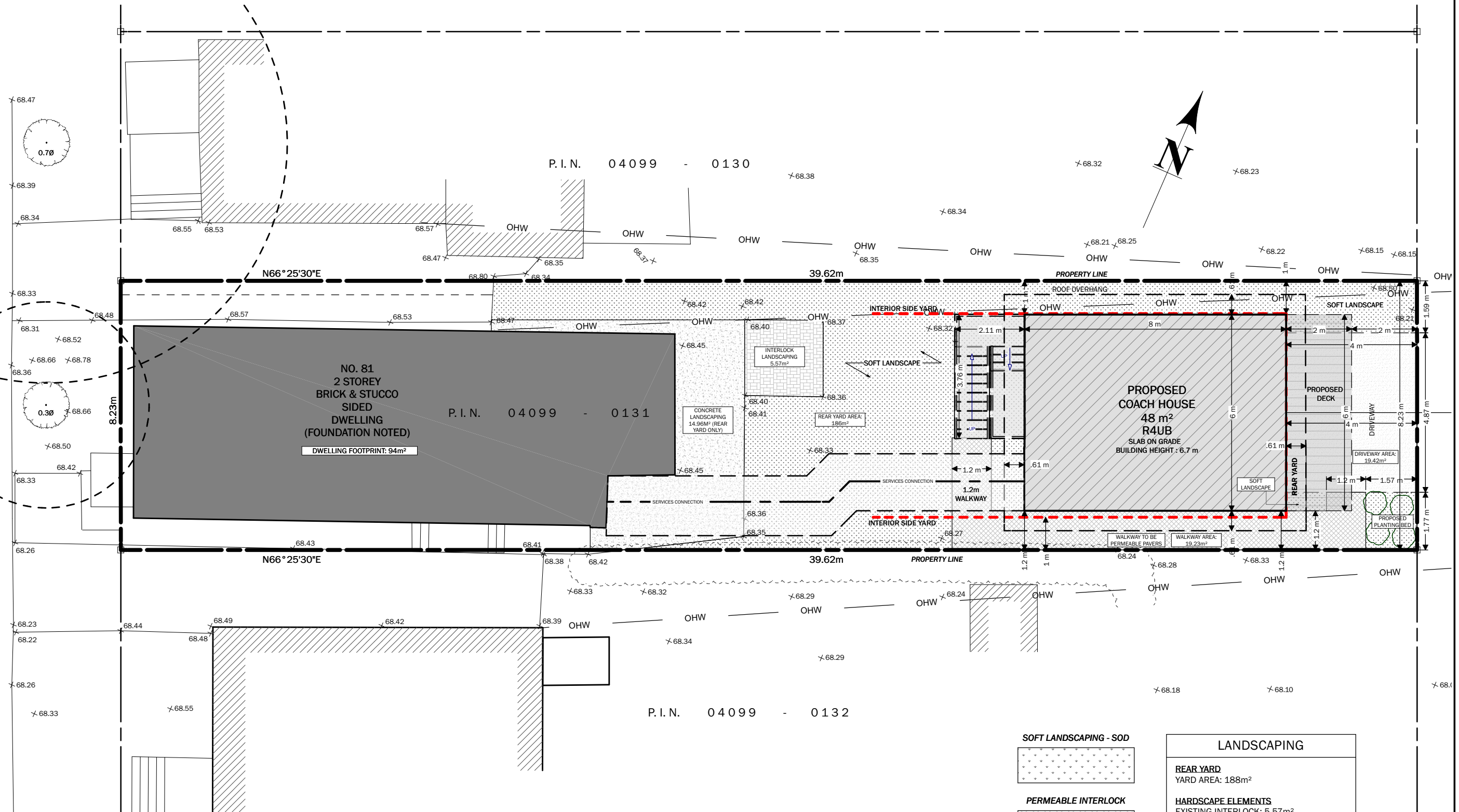
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SHEET:
A-2

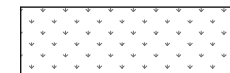
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SPADINA AVENUE



PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

SOFT LANDSCAPING - SOD



PERMEABLE INTERLOCK



HARD LANDSCAPING - CONCRETE



HARD LANDSCAPING - ASPHALT



LANDSCAPING

REAR YARD
YARD AREA: 188m²

HARDSCAPE ELEMENTS
EXISTING INTERLOCK: 5.57m²
EXISTING CONCRETE: 14.96m²
PROPOSED WALKWAY: 19.23m²
PROPOSED DRIVEWAY: 19.42m²
COACH HOUSE: 48m²

TOTAL HARDSCAPE ELEMENTS: 107.18m²

SOFT LANDSCAPE COVERAGE:
(188-107.18)/188x100 = 43.00%



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PROPOSED SITE PLAN

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COACH HOUSE**

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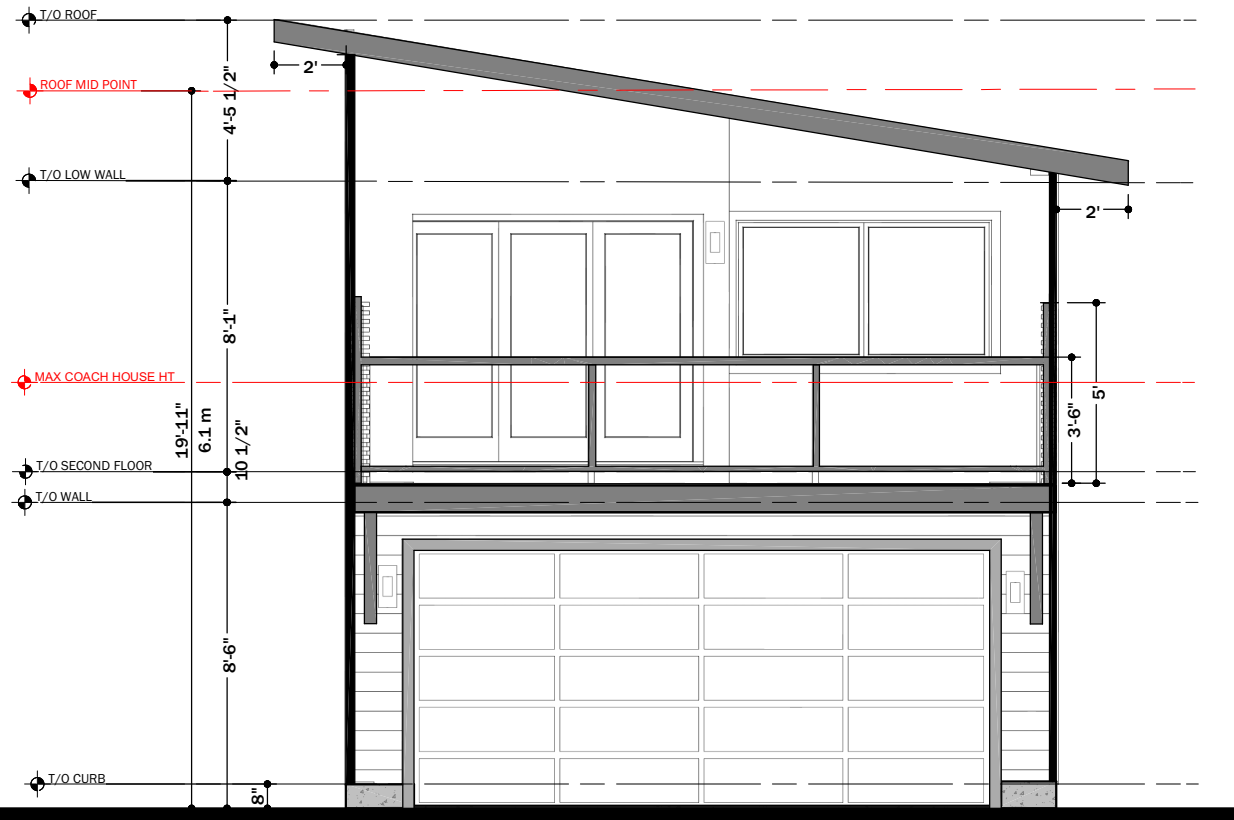
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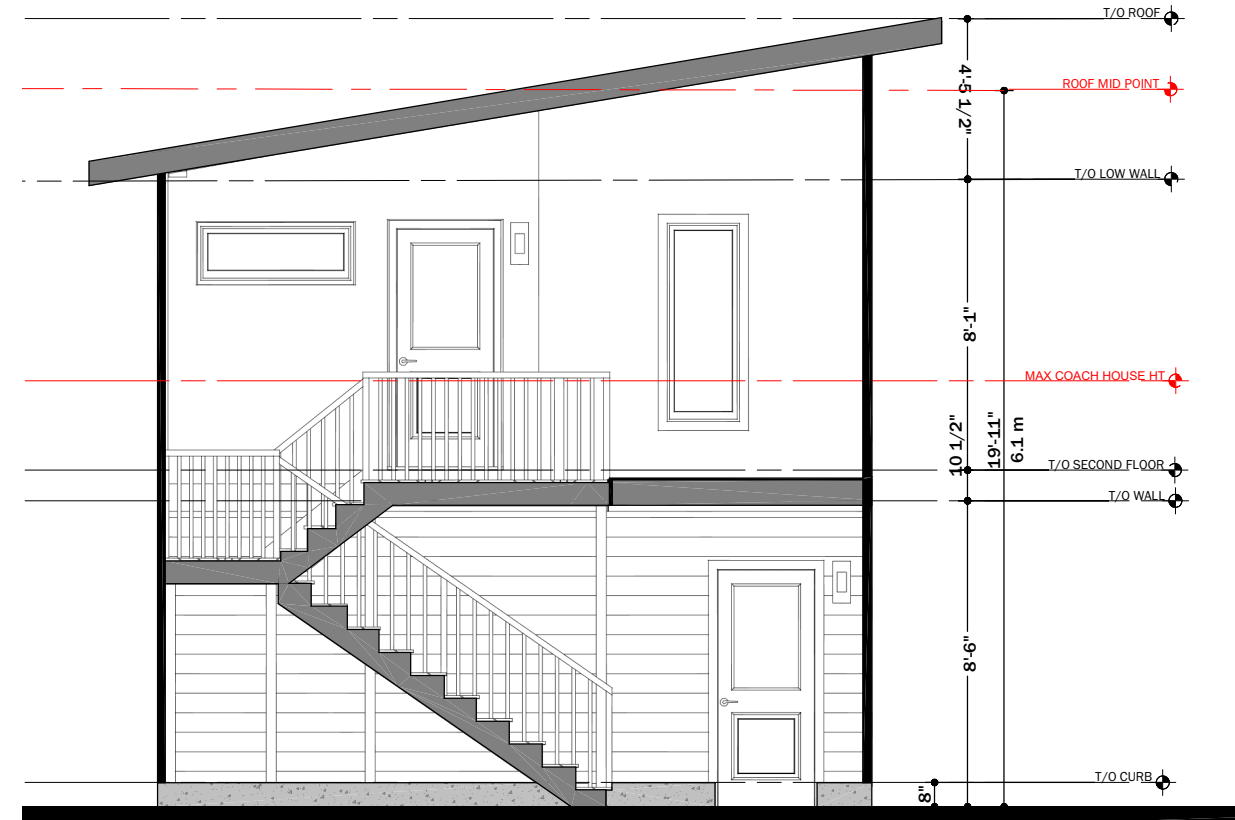
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A-3

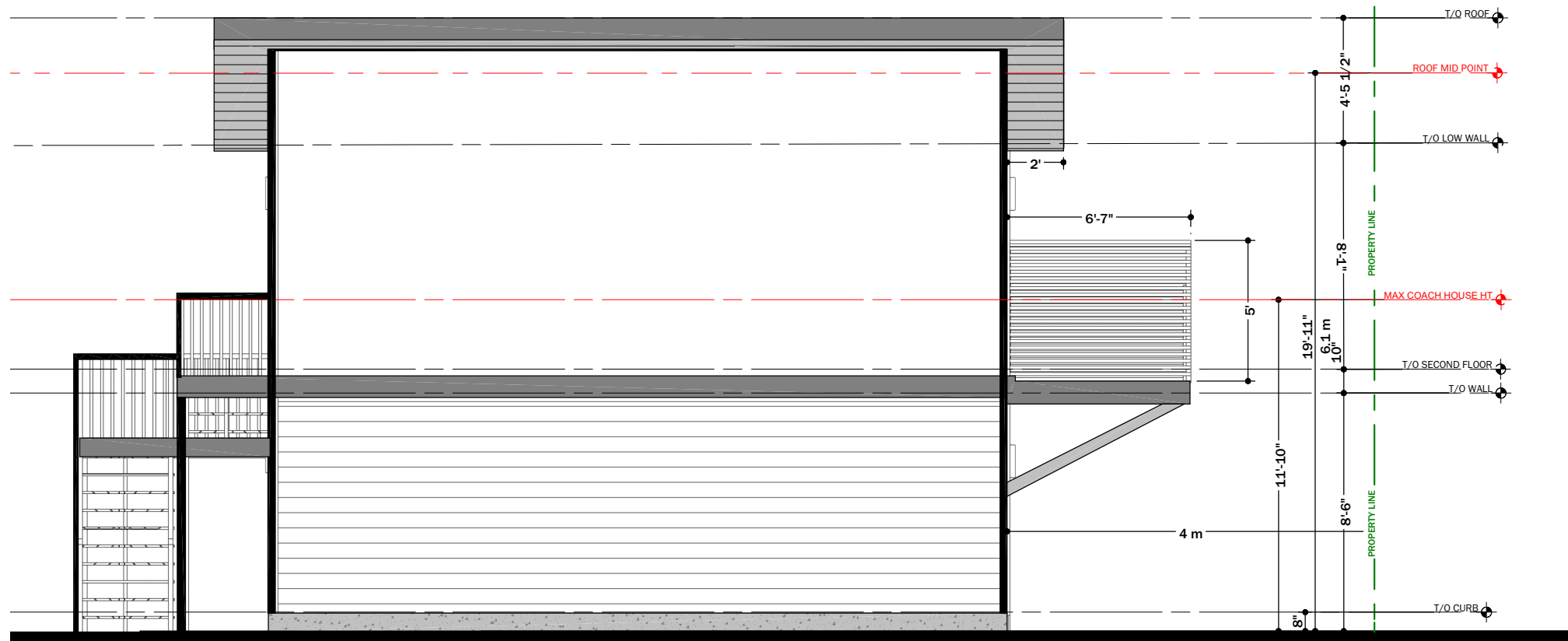
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PROPOSED FRONT ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



PROPOSED REAR ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



PROPOSED SIDE ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

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SHEET TITLE:
**PROPOSED
ELEVATIONS**

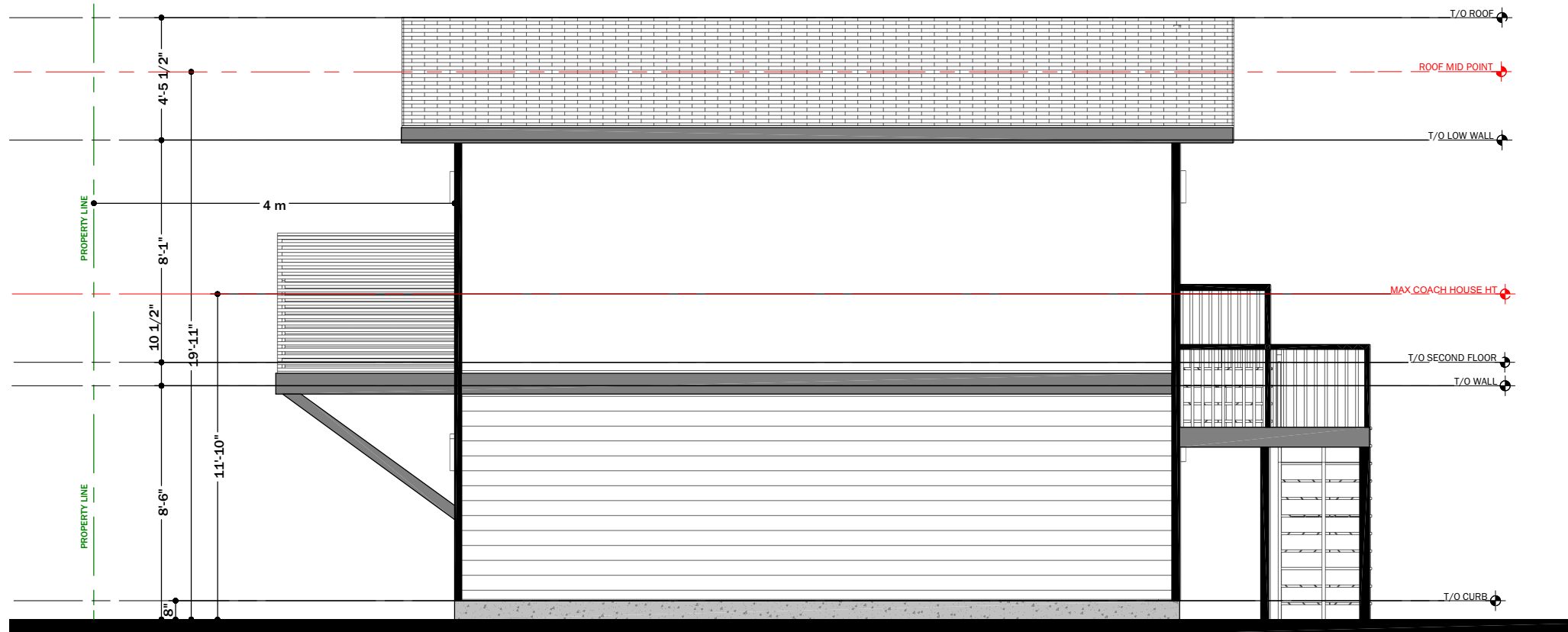
PROJECT DESCRIPTION:
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COACH HOUSE**

DATE:
2024-03-13

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SHEET:
A-4



PROPOSED SIDE ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



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**PROPOSED
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SHEET:
A-5



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SHEET TITLE:
SITE PERSPECTIVE

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SHEET:
A-6

VARIANCE #1

REQUEST:
TO PERMIT AN INCREASED SIDE YARD SETBACK TO 1.2m TO PERMIT A WALKWAY

BY-LAW:
SETBACKS MUST BE 1m OR LESS FOR WALLS NOT INCLUDING WINDOW OPENINGS

A 1.2m WIDE WALKWAY MUST BE PROVIDED TO A PUBLIC THOROUGHFARE

VARIANCE #2

REQUEST:
TO PERMIT AN INCREASED DRIVEWAY WIDTH TO 4.87m

BY-LAW:
A DOUBLE-WIDE DRIVEWAY IS NOT PERMITTED ON LOTS WITH A WIDTH LESS THAN 15m.

VARIANCE #3

REQUEST:
TO PERMIT AN INCREASED REAR YARD SETBACK TO 4m.

BY-LAW:
REAR YARD WALLS FACING PUBLIC LANES REQUIRE A MAXIMUM SETBACK OF 1m.

VARIANCE #4

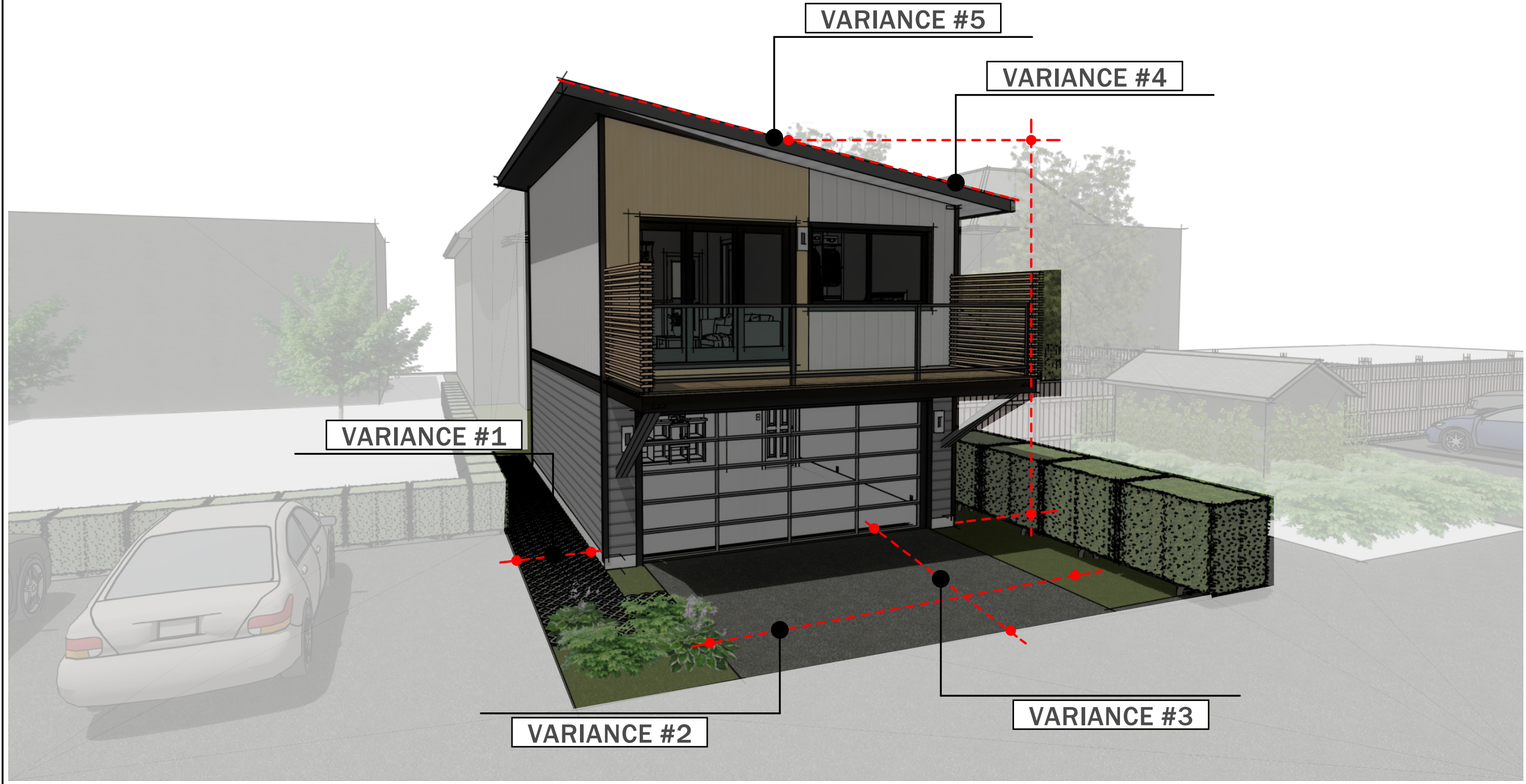
REQUEST:
TO PERMIT A SHED STYLE ROOF DESIGN.

BY-LAW:
SHED STYLE ROOFS ARE NOT PERMITTED IN THE URBAN AREA.

VARIANCE #5

REQUEST:
TO PERMIT AN INCREASED BUILDING HEIGHT TO 6.1m.

BY-LAW:
THE MAXIMUM PERMITTED HEIGHT OF A COACH HOUSE IS 3.6m IN THE URBAN AREA.



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VARIANCE SUMMARY

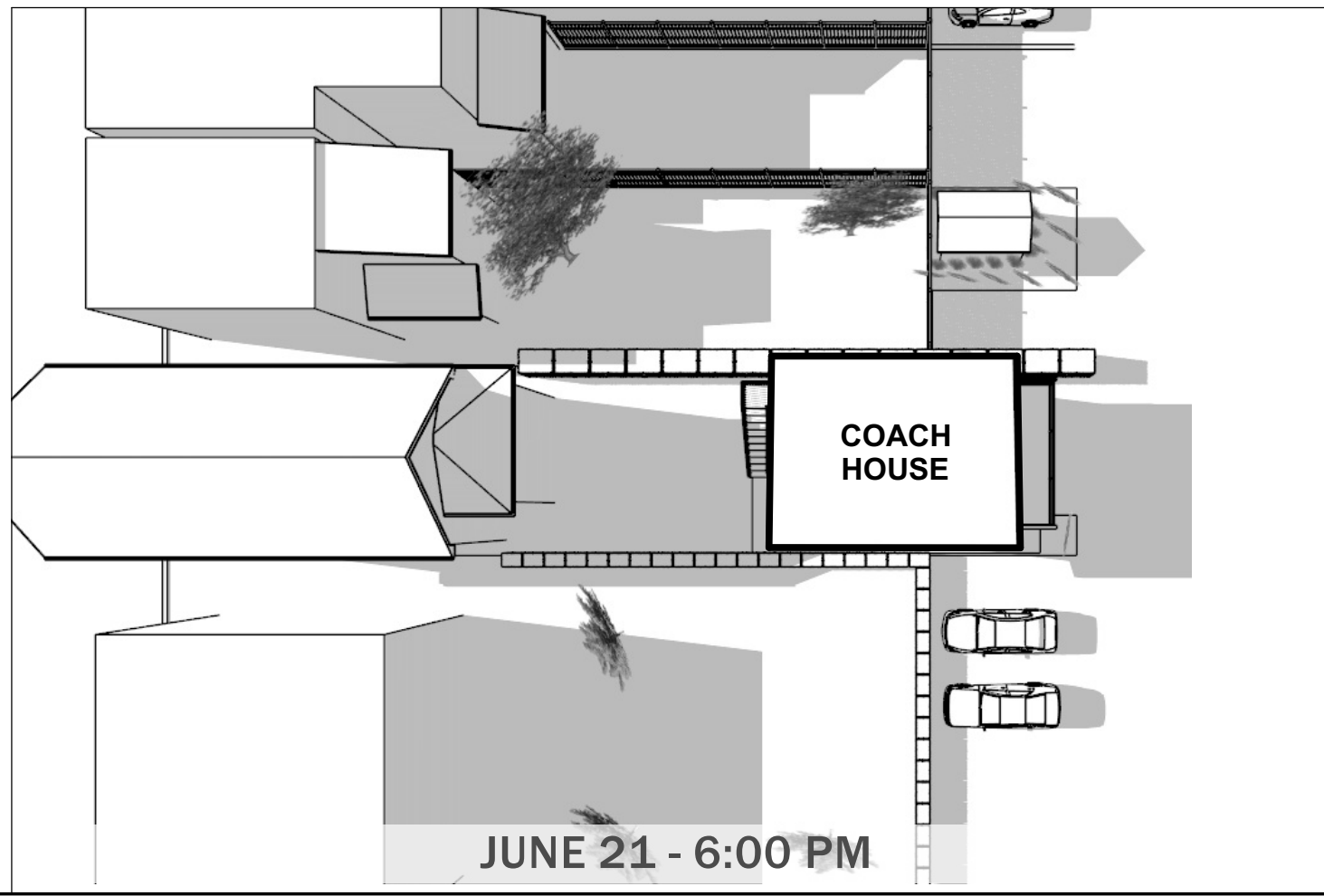
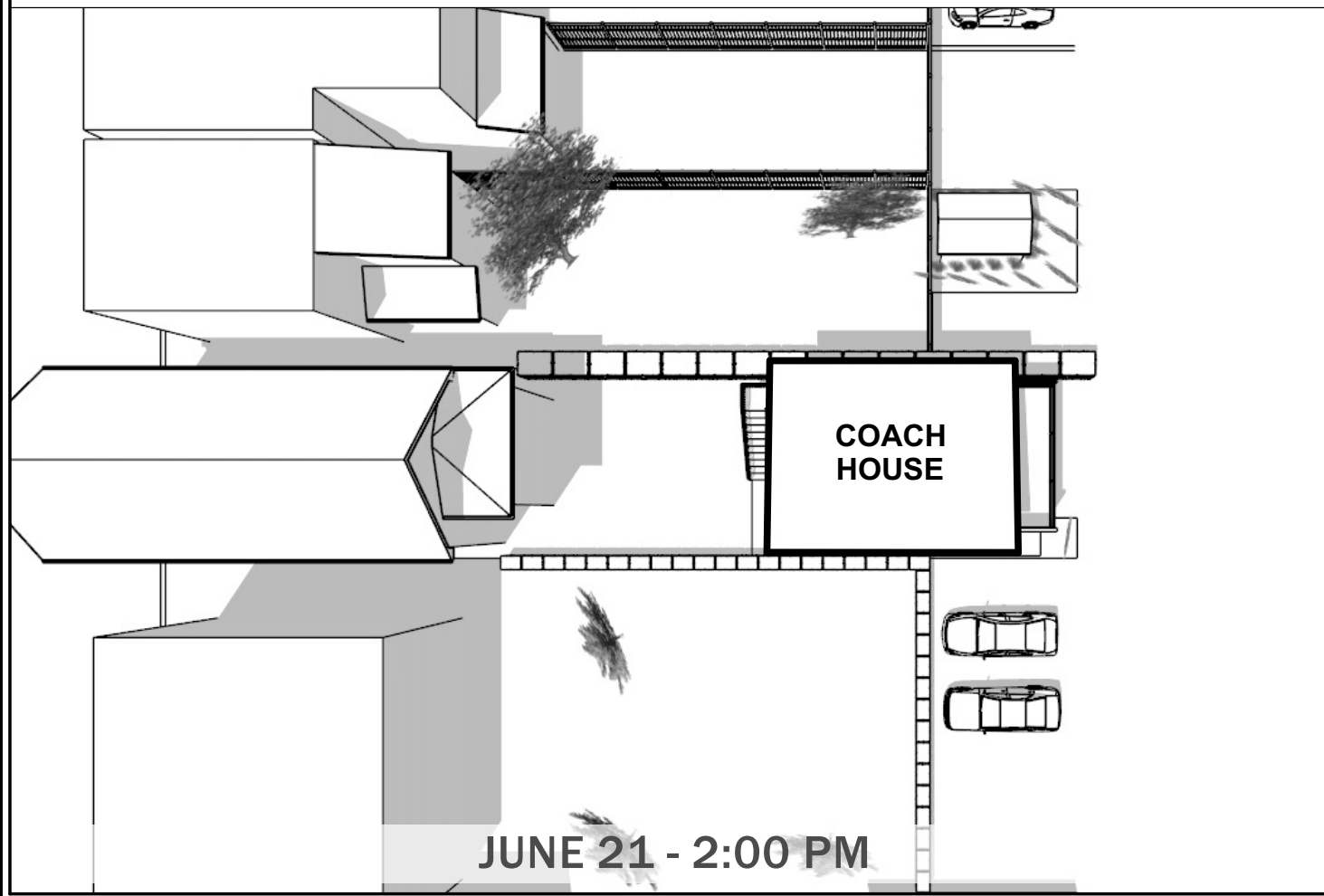
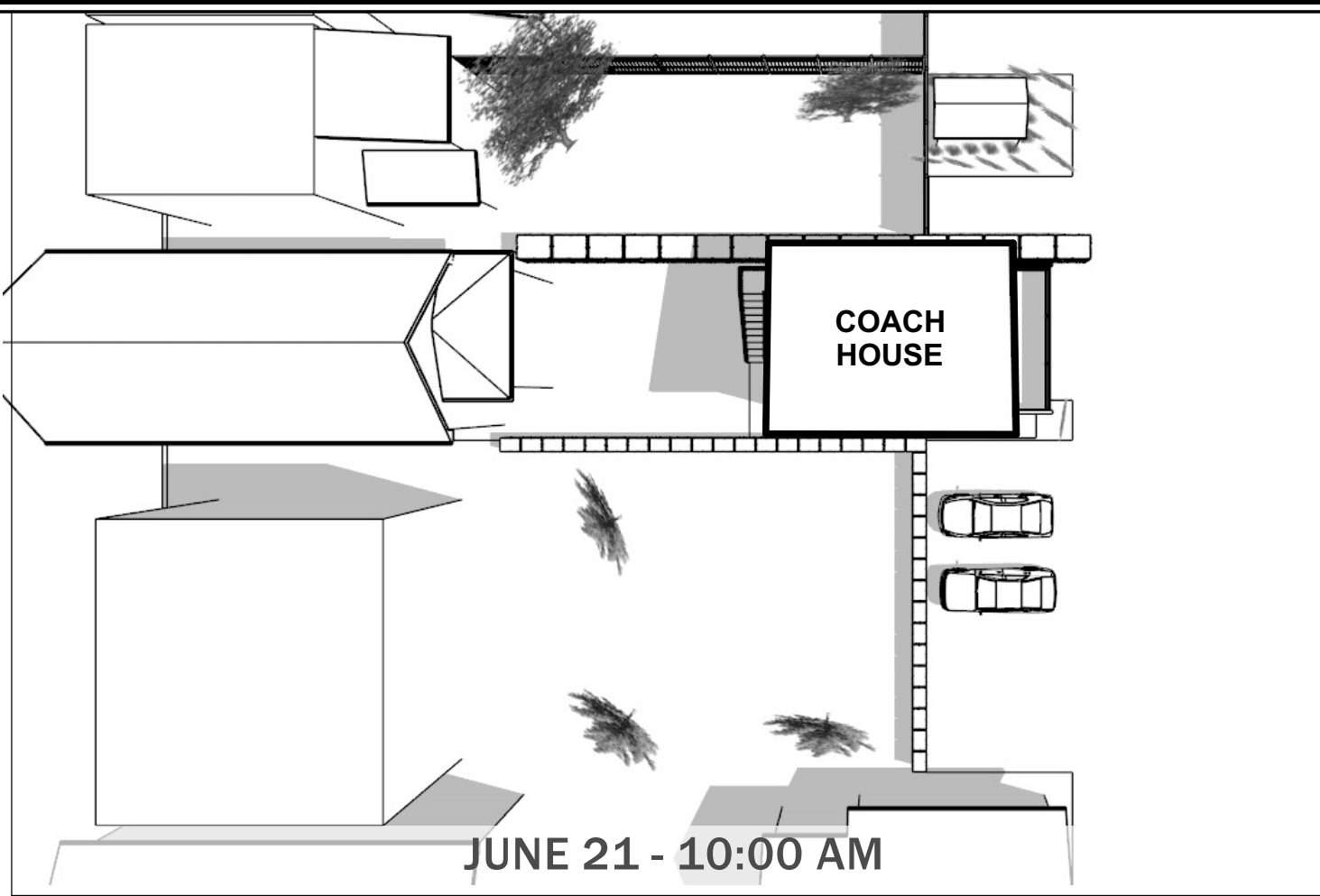
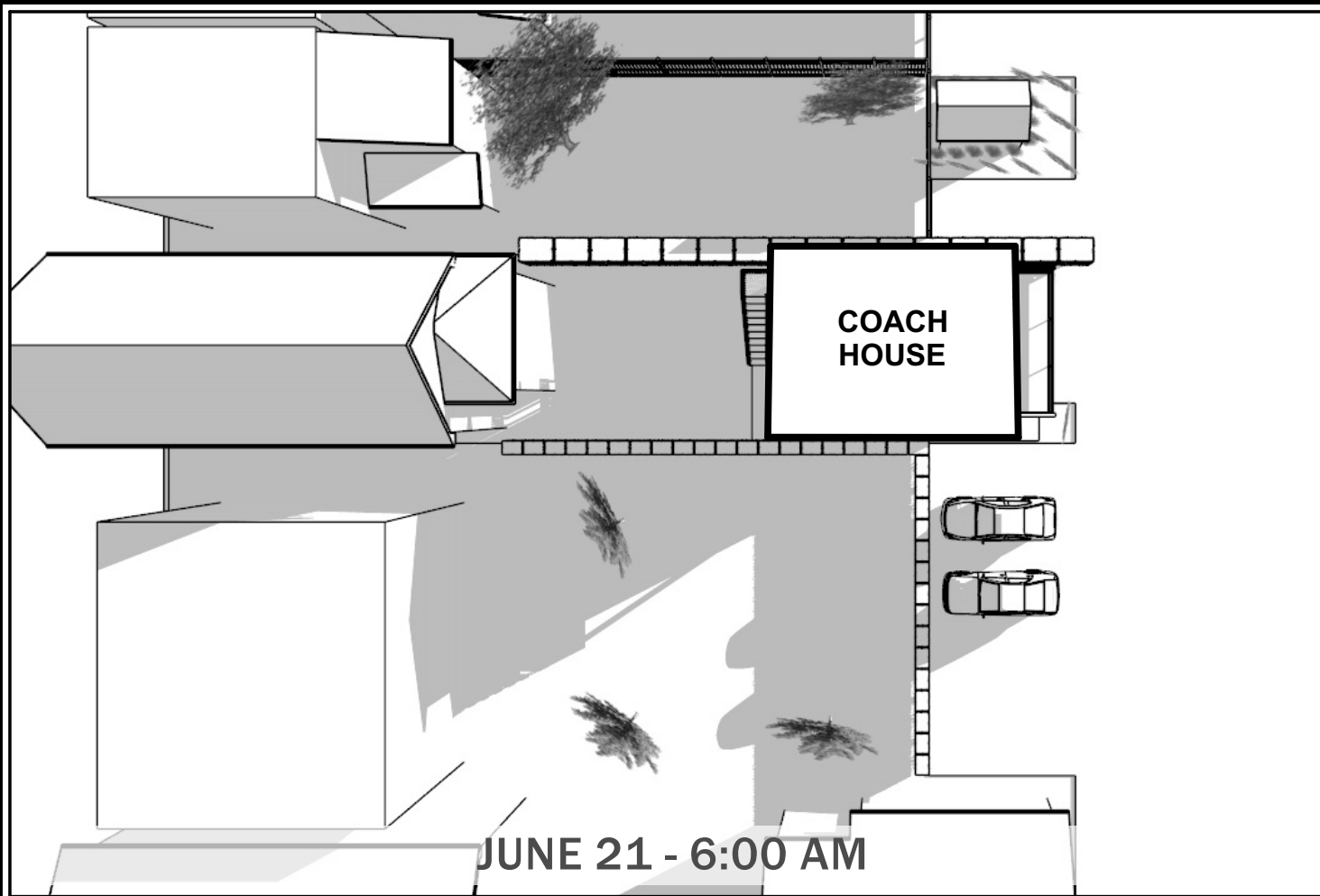
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SHEET TITLE:
**SHADOW STUDY -
SUMMER**

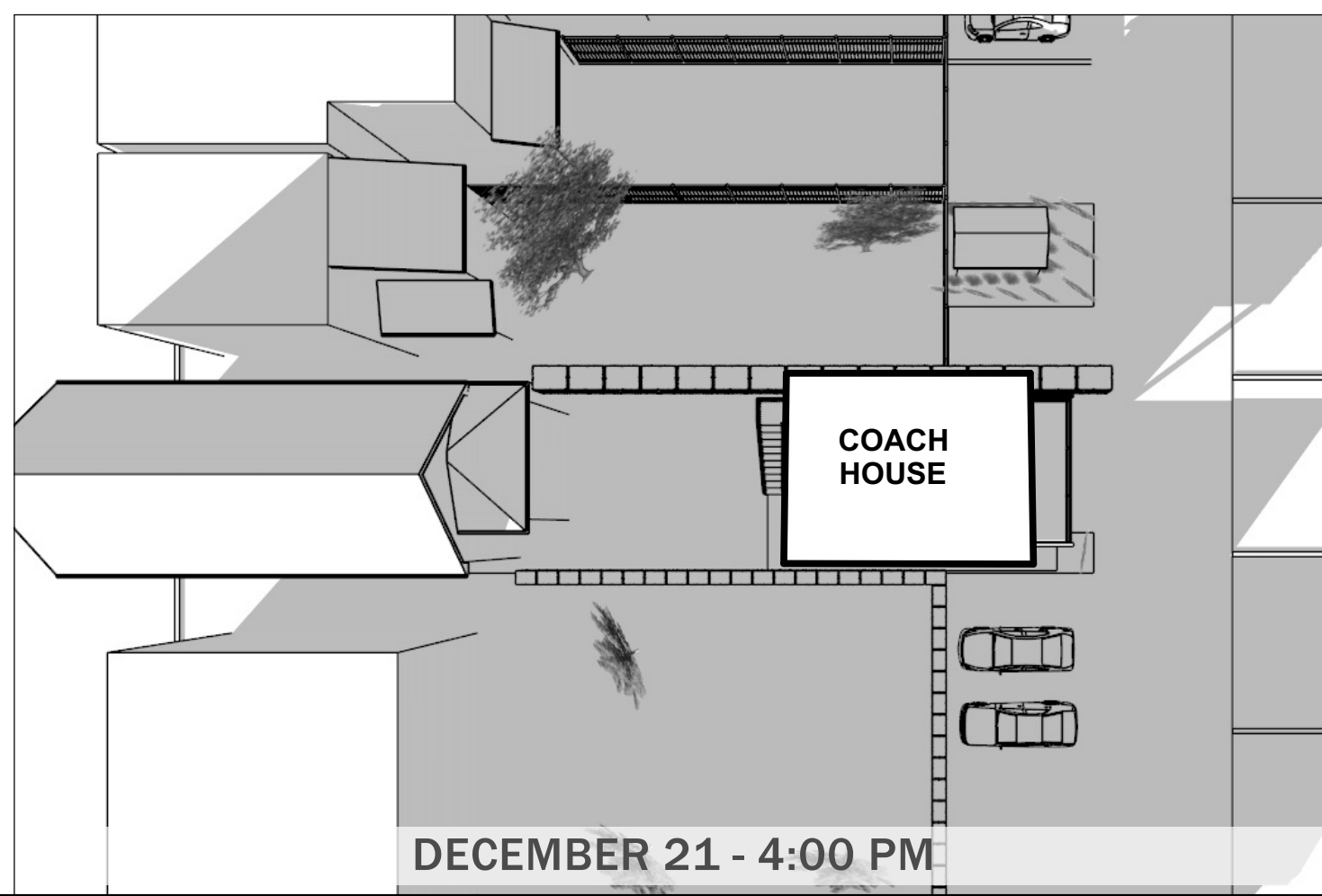
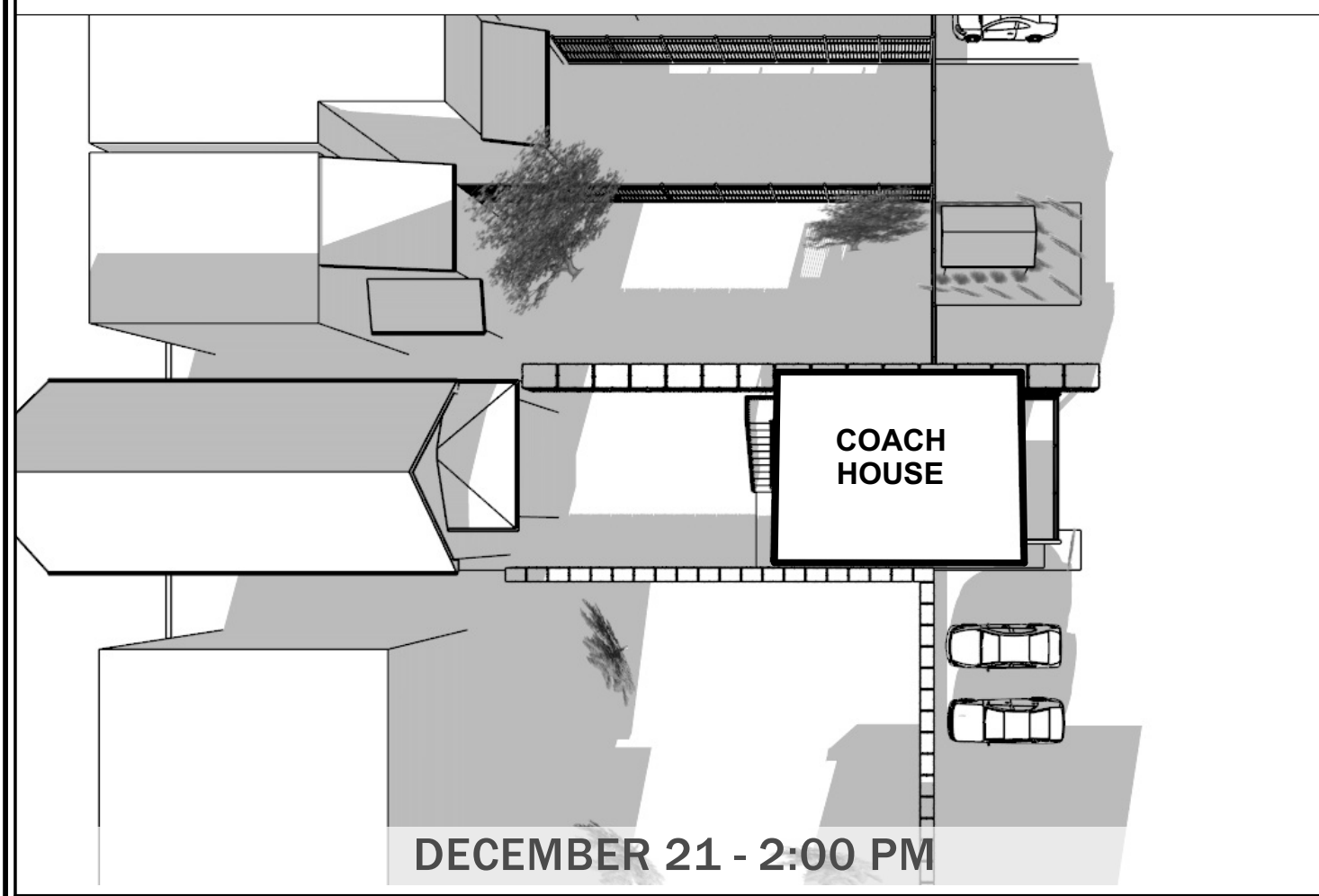
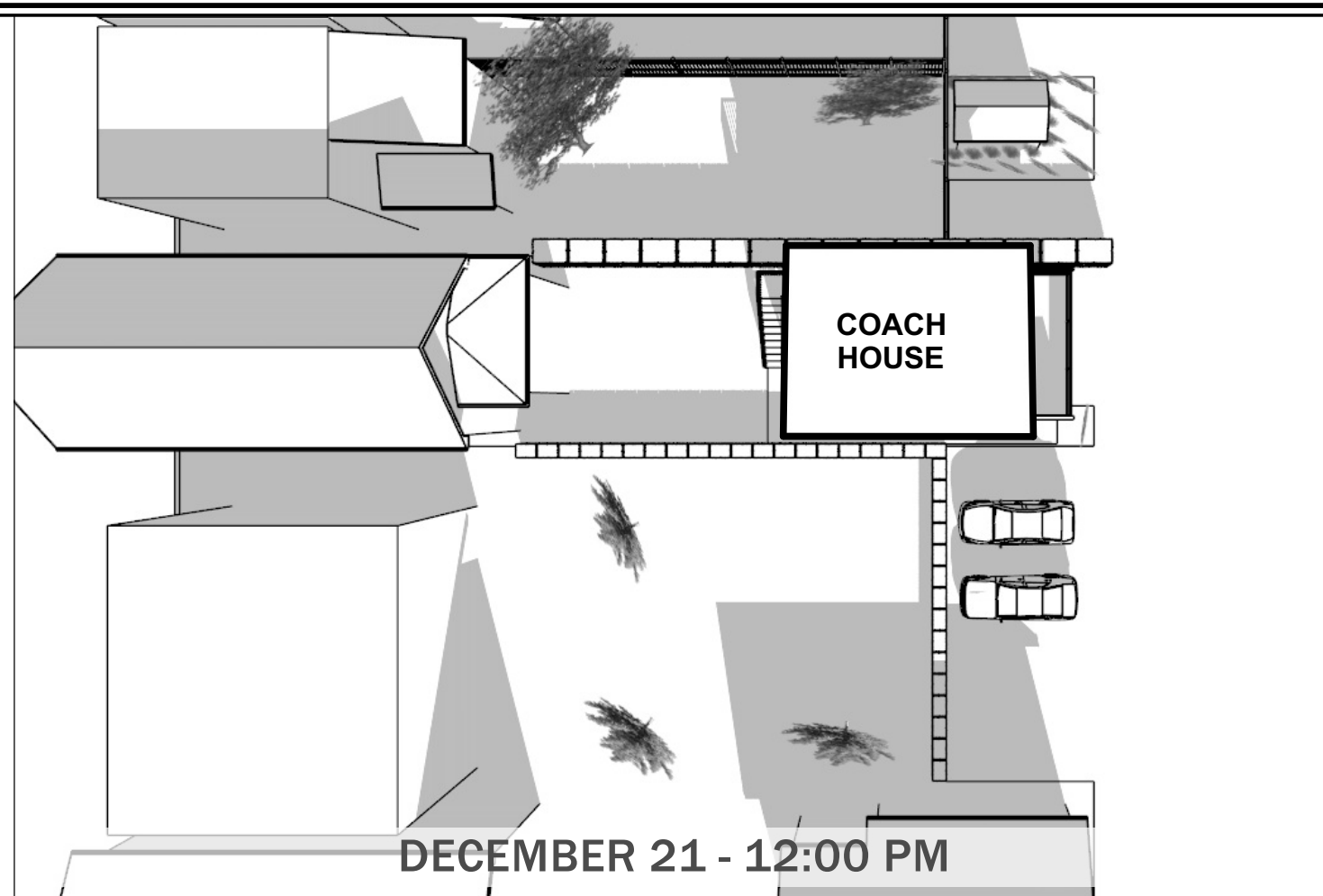
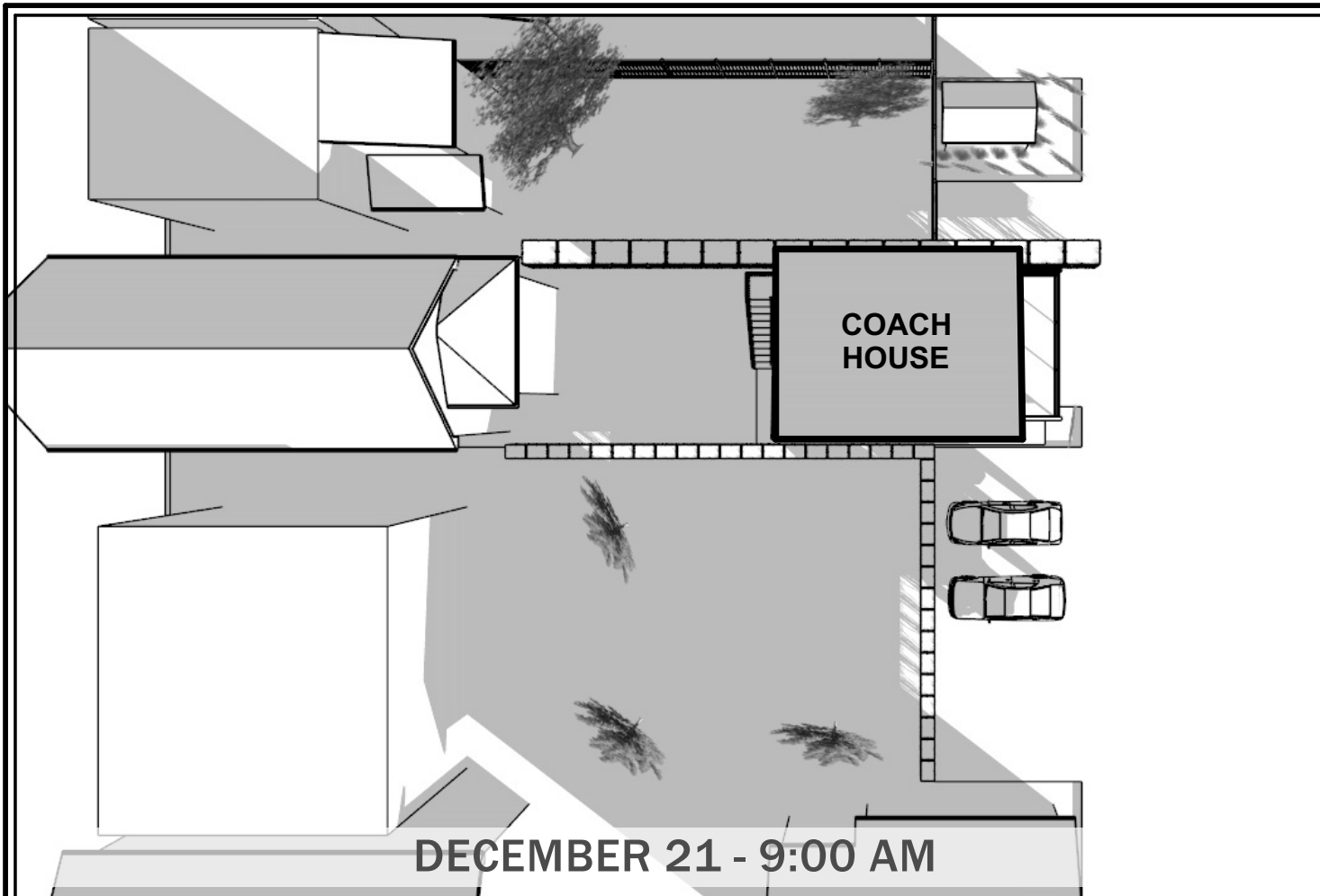
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Ottawa General Contractors
Your renovation specialist

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SHADOW STUDY -
WINTER

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