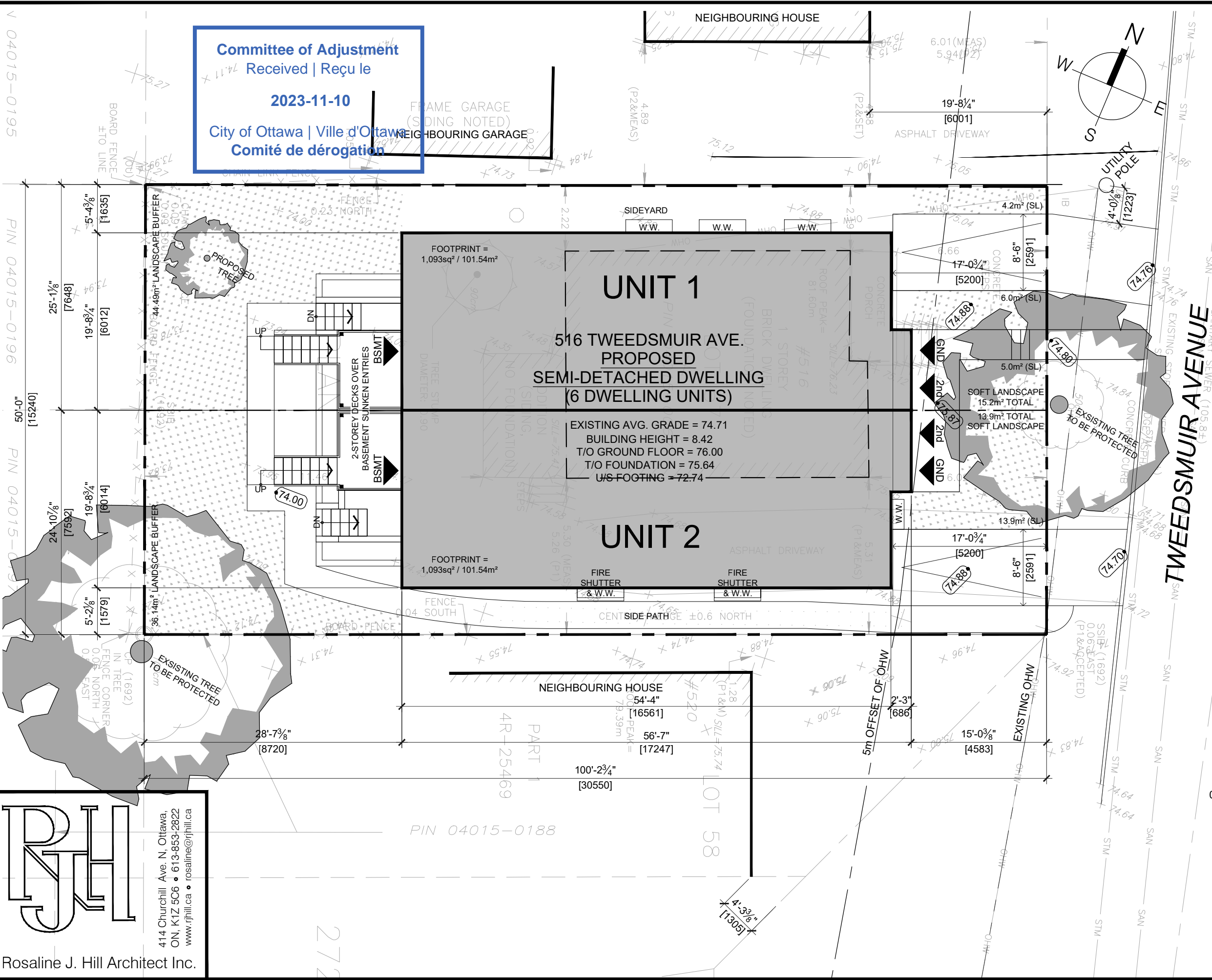


Committee of Adjustment
 Received | Reçu le
2023-11-10
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



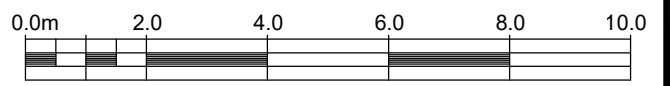
- NOTES:**
- R3R[2687]H(8.5) ZONING DESIGNATION
 - WITHIN WESTBORO DEVELOPMENT OVERLAY
- ZONING (SEMI):**
- 6m REQUIRED LOT WIDTH, PROVIDED
 - 180m² REQUIRED LOT AREA, PROVIDED
 - 8.5m HEIGHT LIMIT, 8.5m BUILDING HEIGHT PROPOSED
 - 28 OR 30% MIN. REAR YARD SETBACK?
 - 1.5m MIN. SIDE YARD SETBACK, PROVIDED
 - 3.9m MIN. FRONT YARD SETBACK (AVG.), PROVIDED
 - 20% MIN. FRONT FACADE SET BACK 0.6m FROM FRONT WALL, PROVIDED
 - 4.5m MIN. REAR YARD SOFT LANDSCAPED BUFFER, OR AREA OF EQUAL SIZE (34.3m), PROVIDED
 - 40% MIN. AGGREGATED SOFT LANDSCAPING IN FRONT YARD (13.9m²), PROVIDED (A WALKWAY MAY TRAVERSE AN AREA REQUIRED FOR SOFT LANDSCAPING, AND BE INCLUDED IN CALCULATED AREA)
 - 0.6m MIN. OF SOFT LANDSCAPING BETWEEN A WALKWAY EXTENDING FROM A ROW AND ANY DRIVEWAY, VARIANCE REQUIRED
 - 0.6m REQUIRED SETBACK OF STEPS FROM FRONT LOT LINE, PROVIDED
 - FRONT YARD PARKING PROHIBITED, VARIANCE REQUIRED
- EXISTING BUILDING:**
- 1 STOREY DWELLING
 - TO BE DEMOLISHED
- PROPOSED BUILDING:**
- 2 SEMI DETACHED DWELLINGS
 - 2 STOREYS, 3 LIVING LEVELS
 - 2 ADDITIONAL DWELLING UNITS FOR EACH SIDE
 - 6 DWELLING UNITS TOTAL
 - 2 FRONT YARD PARKING SPACES
 - DEDICATED GARBAGE CLOSETS IN EACH D.U.

PARTS 1 & 2 AVERAGE GRADE (2012-147):

74.89
74.43
74.50
75.00
298.82 / 4 = 74.71

REQUIRED VARIANCES

- FRONT YARD PARKING
- REDUCED LANDSCAPING BETWEEN A DRIVEWAY AND WALKWAY
- REDUCED DISTANCE BETWEEN STEPS AND FRONT LOT LINE



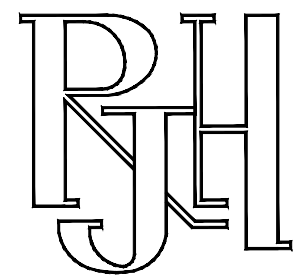
TWEEDSMUIR SEMI'S w/ SDU'S
 516 Tweedsmuir Ave, Ottawa, Ontario K1Z 5N9
 NOV 09 / 2023 SCALE: 1:125
SITE PLAN

Rosaline J. Hill Architect Inc.
 414 Churchill Ave. N, Ottawa,
 ON, K1Z 5C6 • 613-853-2822
 www.rjhill.ca • rosaline@rjhill.ca

Drawing name: Z:\2310 Tweedsmuir (5.19)\2310 Drawings\2310 AutoCAD\2310 ELO1 ElevSection.dwg



1 FRONT ELEVATION
SCALE: 3/16"=1'-0"



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TWEEDSMUIR SEMI'S w/ SDU'S
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NOV 09 / 2023 SCALE: 1:125
FRONT ELEVATION



2 REAR ELEVATION
SCALE: 3/16"=1'-0"

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TWEEDSMUIR SEMI'S w/ SDU'S
 516 Tweedsmuir Ave, Ottawa, Ontario K1Z 5N9
 NOV 09 / 2023 SCALE: 1:125
FRONT ELEVATION

Drawing name: Z:\2310 Tweedsmuir (6/19/23)10 Drawings\2310 AutoCAD\2310 ELO1 ElevSectDet.dwg

Drawing name: Z:\2310 Tweedsmuir (5/19/23)10 Drawings\2310 AutoCAD\2310 ELO1 ElevSectDet.dwg



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

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TWEEDSMUIR SEMI'S w/ SDU'S
 516 Tweedsmuir Ave, Ottawa, Ontario K1Z 5N9
 NOV 09 / 2023 SCALE: 1:125
LEFT ELEVATION (SOUTH)



4
-
RIGHT ELEVATION (NORTH)
SCALE: 3/16"=1'-0"

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TWEEDSMUIR SEMI'S w/ SDU'S
 516 Tweedsmuir Ave, Ottawa, Ontario K1Z 5N9
 NOV 09 / 2023 SCALE: 3/16" = 1'-0"
 RIGHT ELEVATION (NORTH)

Drawing name: Z:\2310 Tweedsmuir (616)\2310 Drawings\2310 AutoCAD\2310 ELO1 ElevSecDet.dwg