

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-04-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

REQUIRED ZONING FOR DETACHED:

MIN. LOT WIDTH - 9m
MIN. LOT AREA - 270m²
MAX. BUILDING HEIGHT - 11m WHEN ROOF >=4:12
MIN. FRONT YARD SETBACK - 3m
MIN. CORNER SIDE YARD SETBACK - 3m
MIN. REAR YARD SETBACK-30% = 9.14m
MIN. INTERIOR SIDE YARD SETBACK-1.8m TOTAL, 0.6m.

PROPOSED:

12.19m
371.55m²
7.83m*
3.47m
not applicable
9.23m
LEFT 1.22m, RIGHT 0.61m

PARKING- 1 Space/unit = 1 spaces

> 1 SPACES

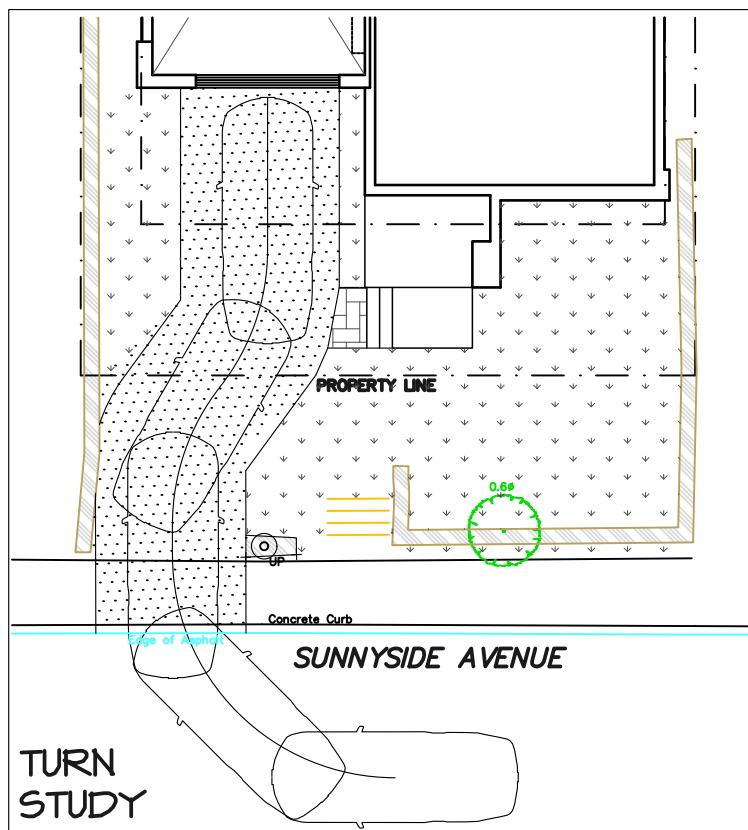
* AVERAGE GRADE = $\frac{66.33 + 65.30 + 67.30 + 66.08}{4} = 66.25m$

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)

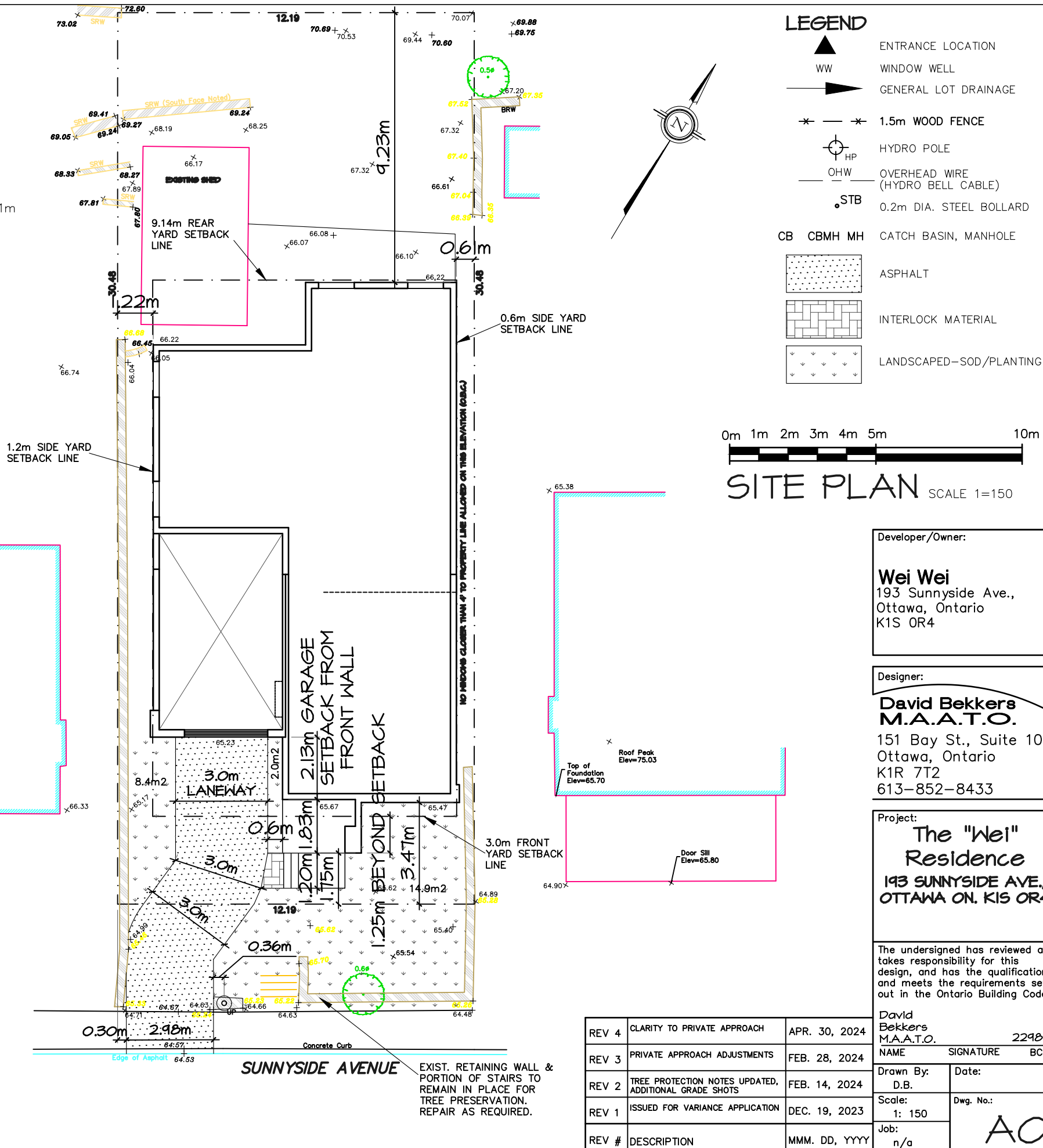
AREA OF FRONT YARD SOFT LANDSCAPING = 272.3ft²(25.3m²) = 50.3%



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 demolition and, during and following construction:

1. Implement phased hoarding to ensure protection of the critical root zone (CRZ) during both demolition and construction.
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. Tunnel 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.



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

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

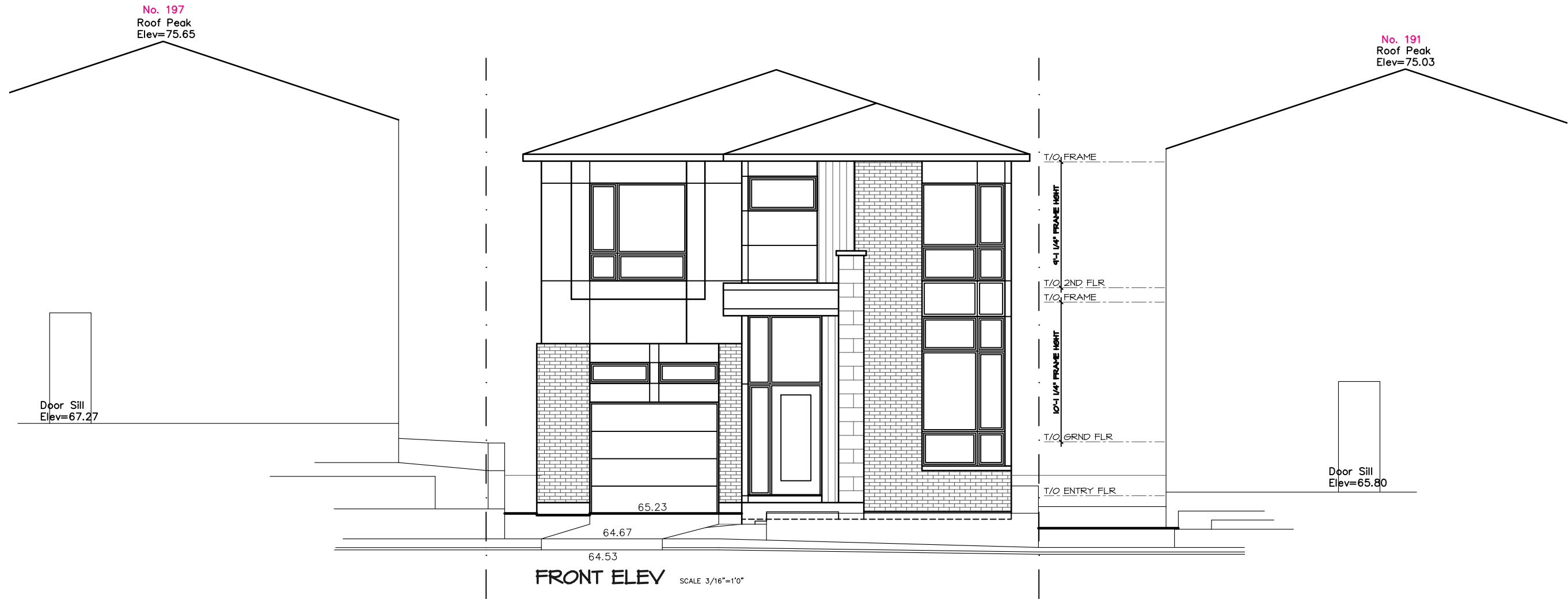
David Bekkers
M.A.A.T.O. 22980
NAME SIGNATURE BCIN

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

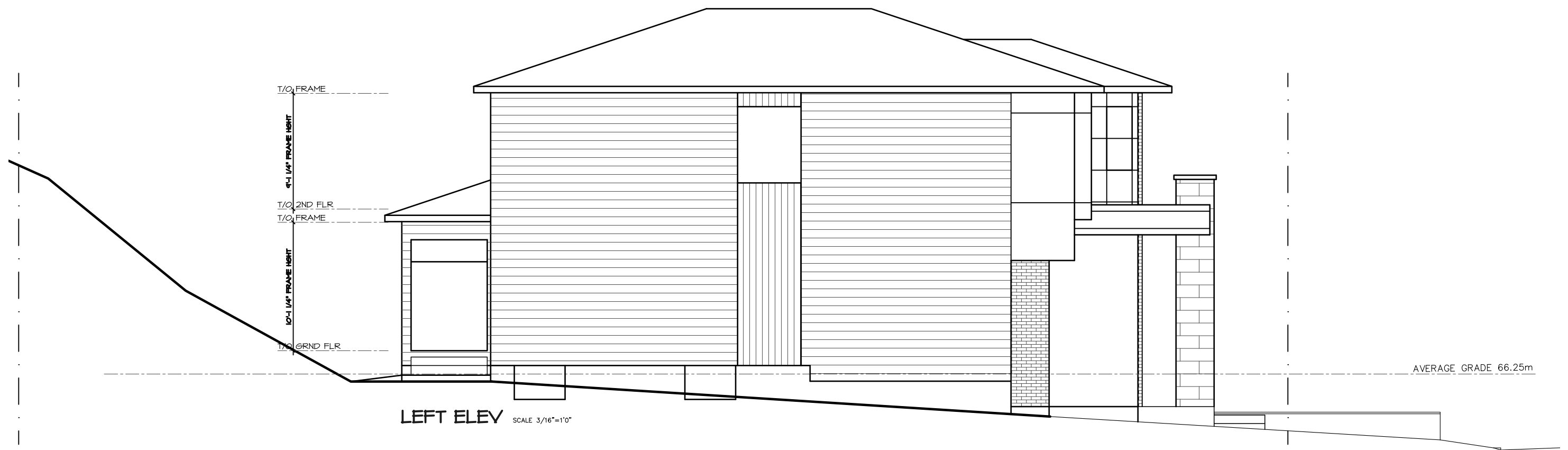
REV 4	CLARITY TO PRIVATE APPROACH	APR. 30, 2024
REV 3	PRIVATE APPROACH ADJUSTMENTS	FEB. 28, 2024
REV 2	TREE PROTECTION NOTES UPDATED, ADDITIONAL GRADE SHOTS	FEB. 14, 2024
REV 1	ISSUED FOR VARIANCE APPLICATION	DEC. 19, 2023
REV #	DESCRIPTION	MMM. DD, YYYY

EXIST. RETAINING WALL & PORTION OF STAIRS TO REMAIN IN PLACE FOR TREE PRESERVATION. REPAIR AS REQUIRED.

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MAXIMUM BUILDING HEIGHT 76.25m



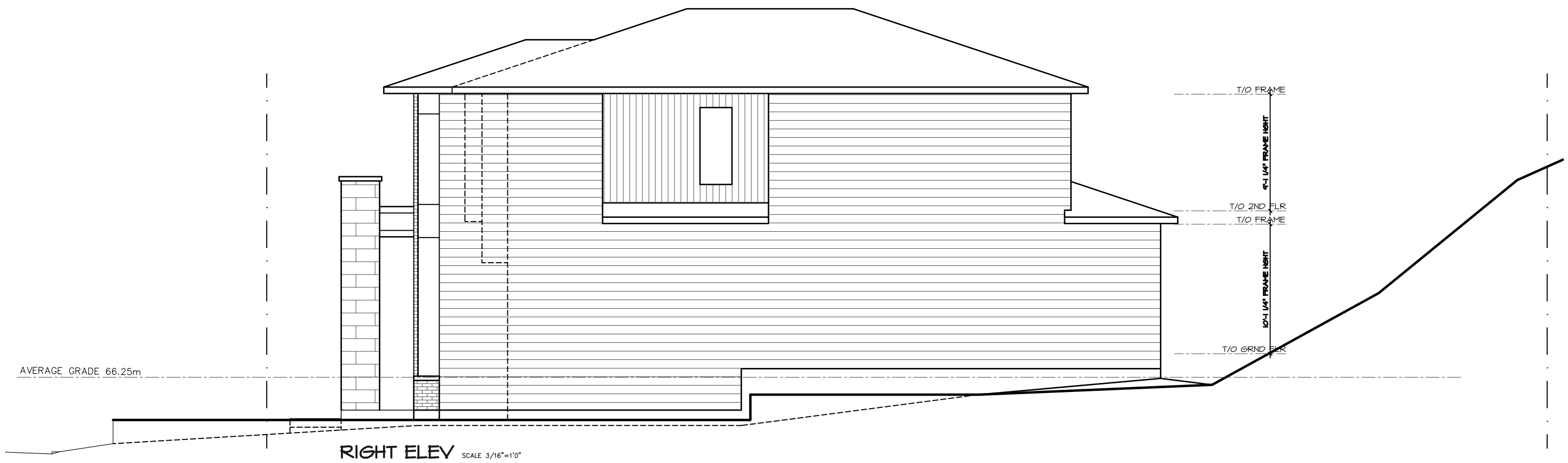
LEFT ELEV SCALE 3/16"=1'0"

AVERAGE GRADE 66.25m



REAR ELEV SCALE 3/16"=1'0"

MAXIMUM BUILDING HEIGHT 76.25m



AVERAGE GRADE 66.25m

RIGHT ELEV SCALE 3/16"=1'0"

