

Committee of Adjustment
MAY 13 2024
City of Ottawa



Street View

Multi-family Home Transformation

1267, Dorchester Ave.
Ottawa, ON K1Z 8E5

Architectural Drawings for Minor Variance
2024-05-07

client

1234 8390 Canada Inc
34, Glencarn Ave. Ottawa, ON K1S 1M6

architecture



revisions

0 2024/05/07 Minor Variance

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These drawings are issued for a minor variance application and are not to be used for construction.

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122
Multi-family Home Transformation
1267, Dorchester Avenue, Ottawa

dessin | drawing

General Information

échelle | scale

émis | issued **Minor Variance**

par | by **FT**

date **May 7, 2024**

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Birdeye View

ZONING INFORMATION

Dwelling Type	R4-UC Sub-Zone	Lot Width (m)	Lot Area (m ²)	Bldg. Height (m)	Front Yard (m)	Rear Yard (m)	I-Side Yard (m)	End Notes
Low-rise Apartment	REQUIRED	min. 10	min. 300	max. 11	min. 4.5	varies ⁴	min. 1.5	11, 12, 13
Maximum of 8 units	PROPOSED	19.20	584.64	8	9.17	7.62	1.52	

BUILDING INFORMATION

	EXISTING	PROPOSED
Occupancy	Multi-unit housing	Multi-unit housing
Floors	2 above ground + basement	2 above ground + basement
Units	4 one-bedroom apartments	4 three-bedroom + 2 two-bedroom apartments
Roof	Pitched, asphalt shingles	Pitched, metal sheet
Cladding	Masonry	Masonry + metal cladding
Foundation	CMU	CMU + concrete
Footprint	112.88 sq m (1215 sq ft)	205.50 sq m (2175 sq ft)

LOT INFORMATION

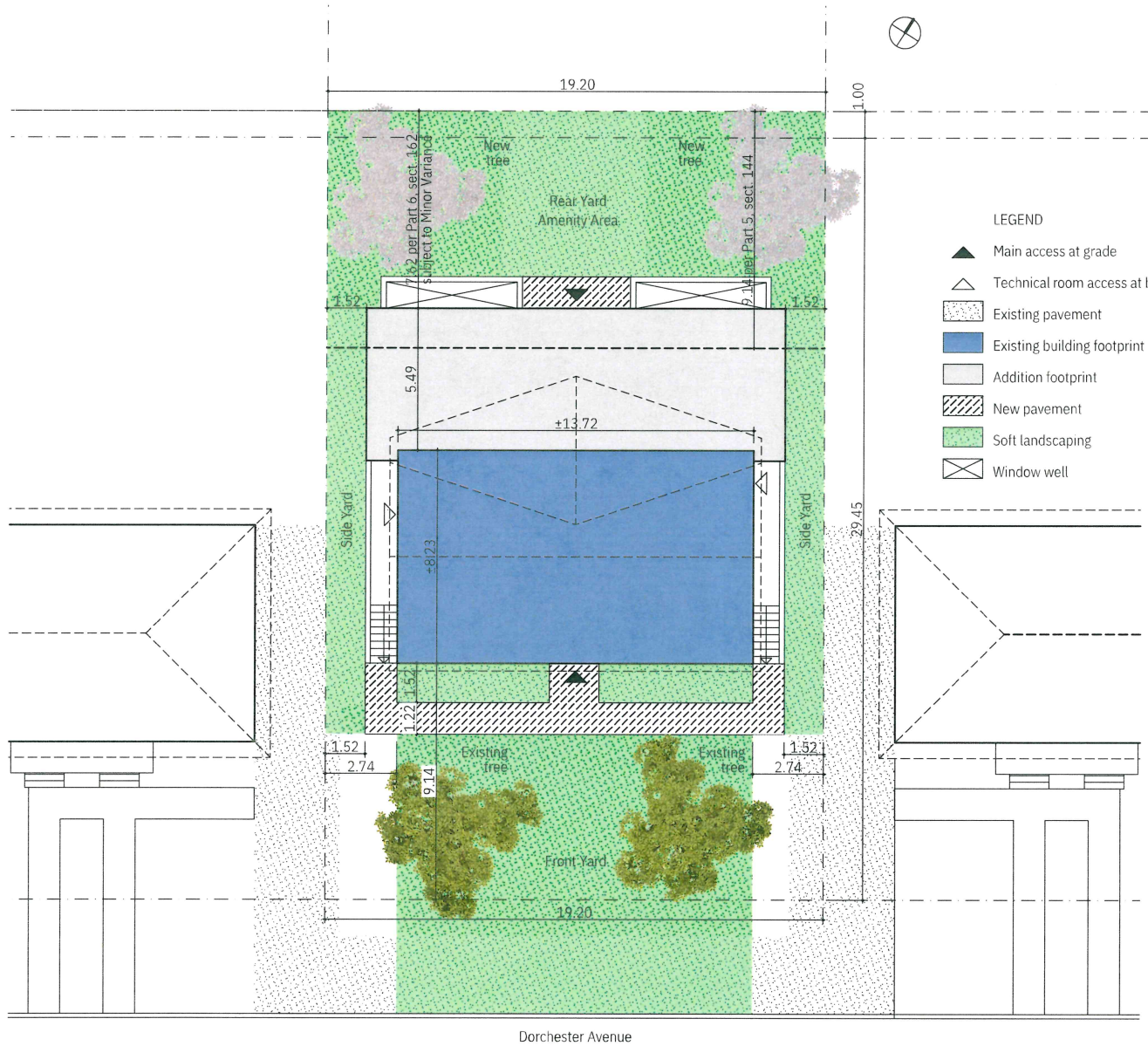
Area	584.64 sq m (±6293 sq ft)
Width	19.20 m (±63 ft)
Depth	30.45 m (±100 ft)
Sub-zone	R4-UC (see Zoning By-law 2008-250, Part 6 for details)

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122
**Multi-family Home
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Site Plan

échelle | scale **1:160**
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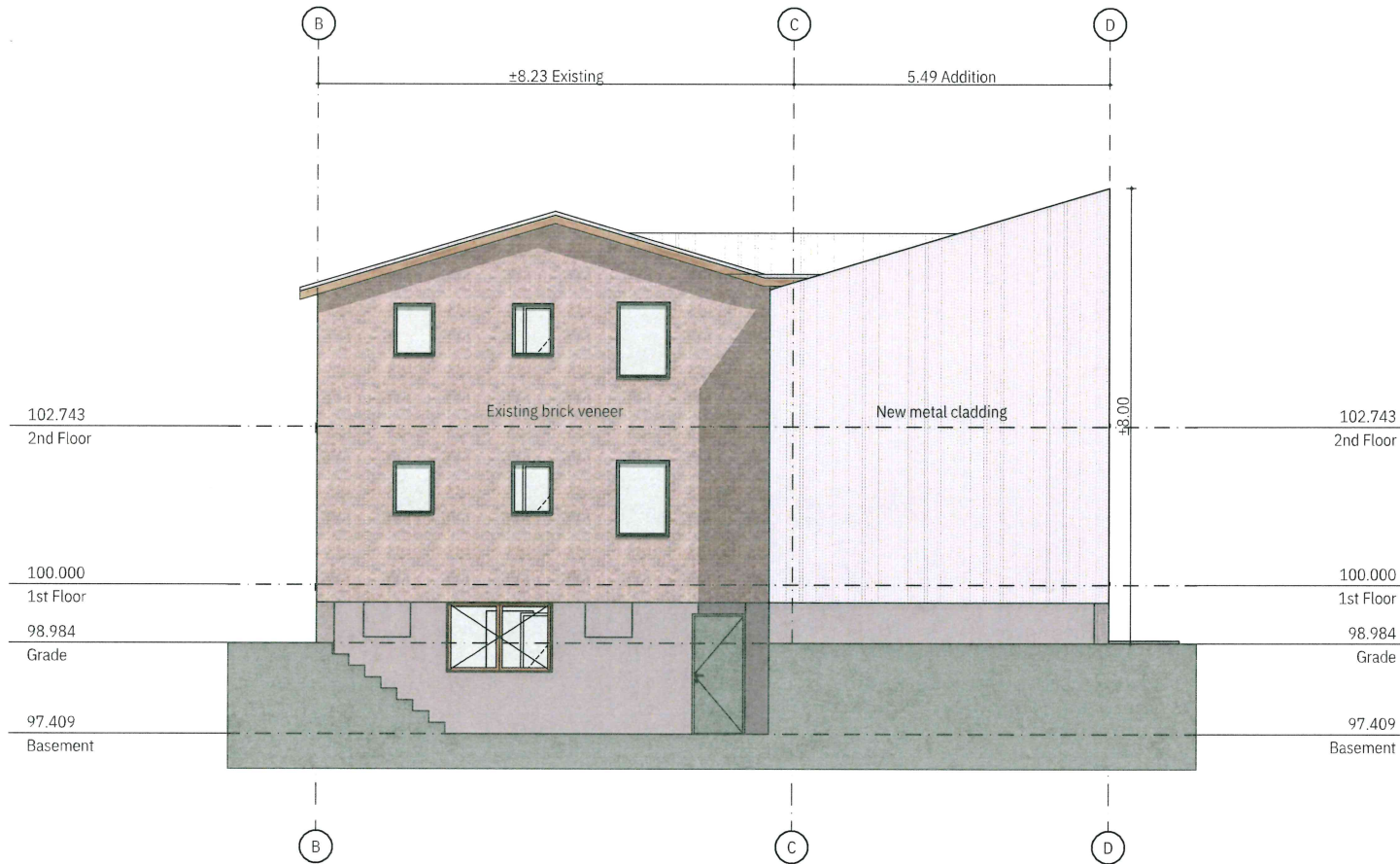
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East Elevation

échelle | scale **1:80**
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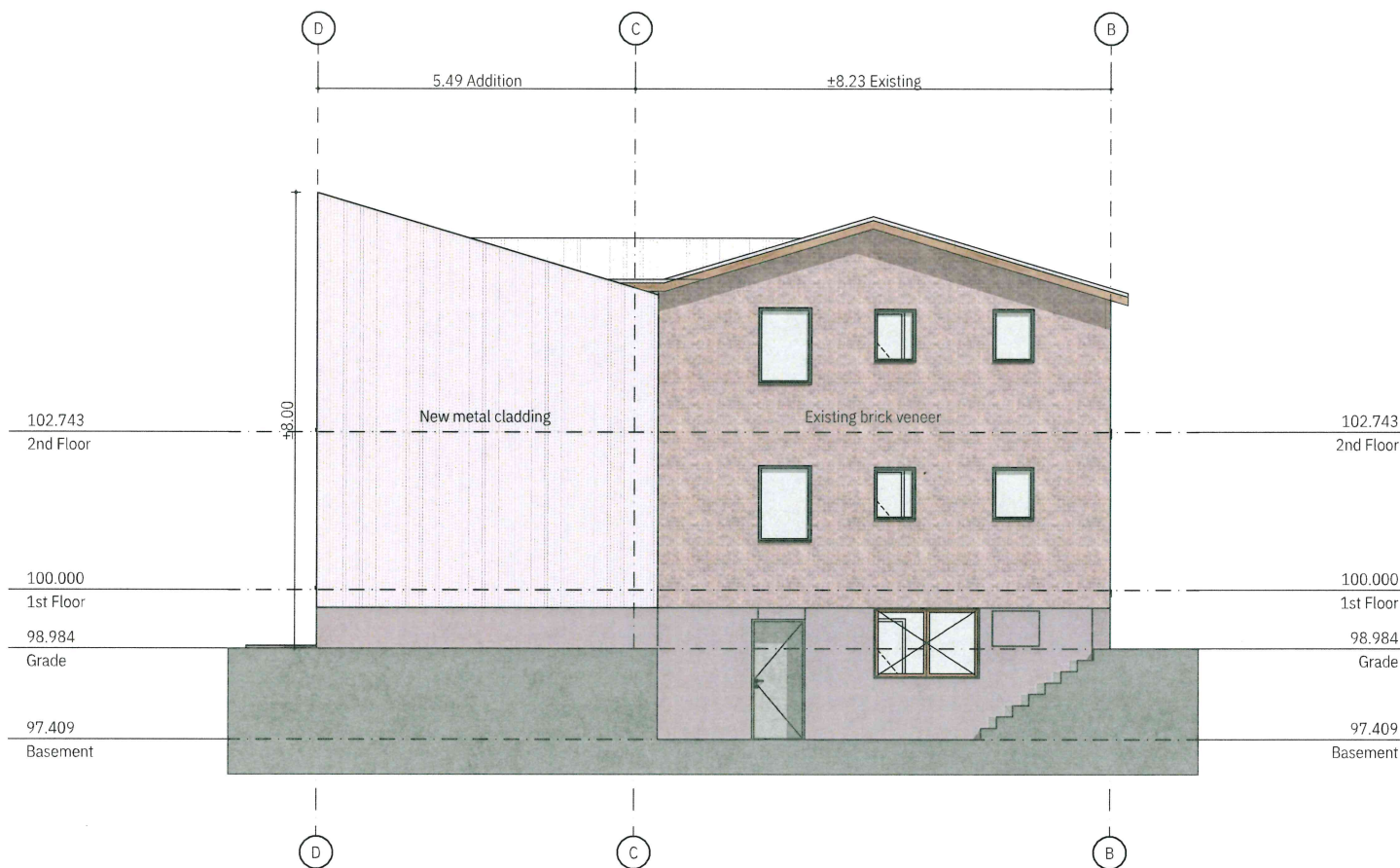
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West Elevation


échelle | scale **1:80**
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South Elevation

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North Elevation

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