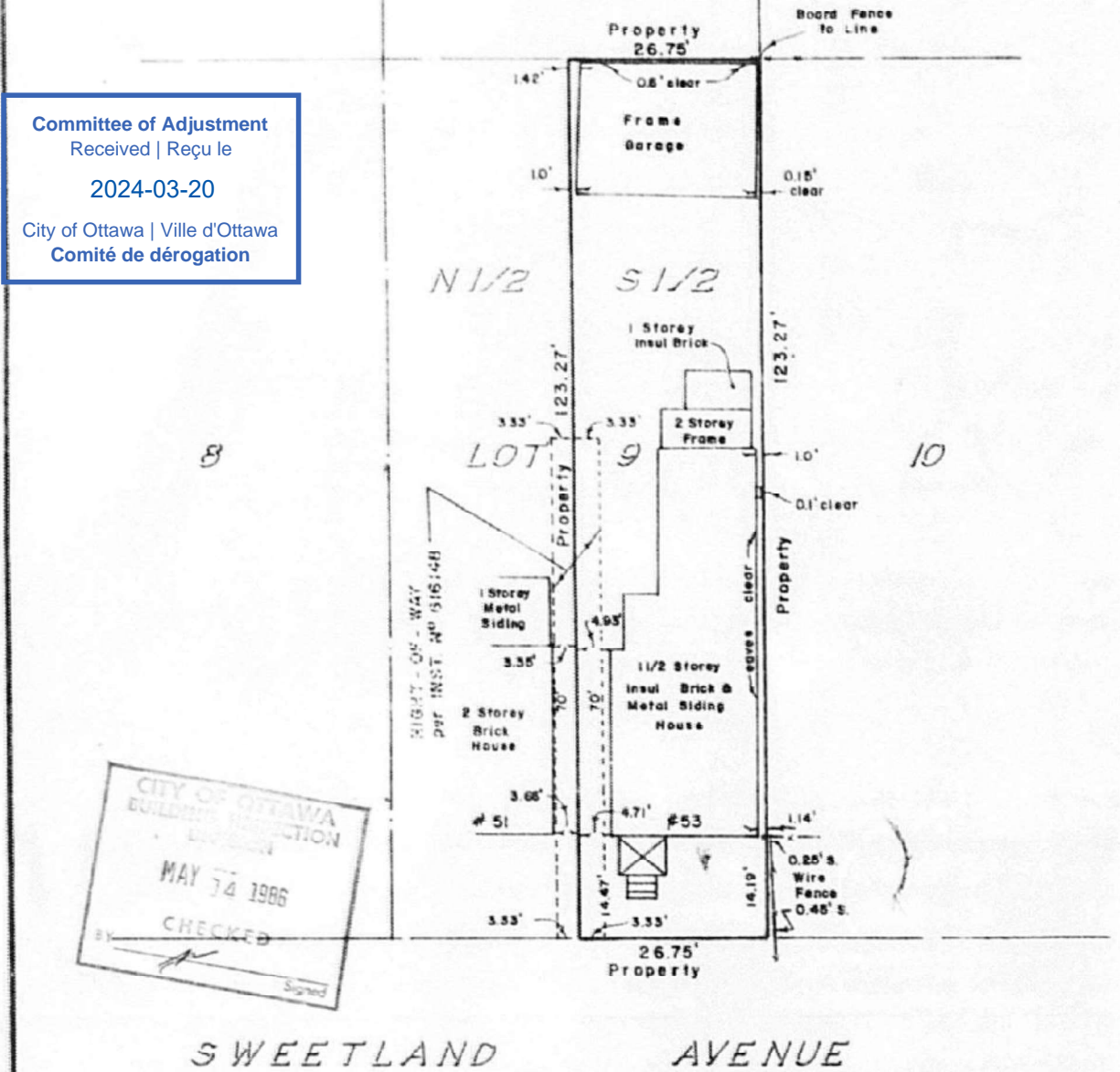


#860818 14/5/86
53 Sweetland Ave.

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LOTS WEST RUSSELL AVENUE
8 9 10

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CITY OF OTTAWA
BUILDINGS INSPECTION
DIVISION
MAY 24 1986
CHECKED
Signed

NOTE: This plan is not for the purpose of registration.

S 1/2 LOT 9 EAST OF SWEETLAND AVENUE	SCALE: 1" = 20'
PLAN 14349 CITY OF OTTAWA	DATE: APRIL 14, 1976.
REGIONAL MUNICIPALITY OF OTTAWA - CARLETON	

EXISTING ZONING: R4-UD (DUPLIX) REQUIRED EXISTING PROPOSED MATURE NEIGHBOURHOODS OVERLAY

Minimum Lot Width:	7.50m	8.15m	SAME
Minimum Lot Area:	225.00m ²	306.20m ²	SAME
Minimum Front Yard Setback:	4.50m ⁽¹⁾	4.33m	SAME
Minimum Rear Yard Setback:	11.27m ⁽²⁾	±10.82m	0.60m, 0.60m
Minimum Interior Yard Setback:	1.20m, 0.60m	1.44m, 0.30m	0.60m, 0.60m
Maximum Building Height:	10.00m ⁽³⁾	±8.00m	4.85m

HERITAGE & MATURE NEIGHBOURHOODS OVERLAY APPLIES

ADDITIONAL ZONING PROVISIONS

- (1) The minimum front yard setback must align with the average of the abutting lots', but need not exceed the minimum required setback in the subzone, and in no case may be less than 1.5m.
- (2) Minimum rear yard setback must comprise at least 25% of the lot area and 30% of the lot depth.
- (3) Where a building has a peaked roof having a slope of 4 in 12 or steeper the maximum building height is 11.0m.

HERITAGE OVERLAY (SECTION 65)

- An addition in the heritage overlay is permitted only if the height of the walls and the height and slope of the roof do not exceed those of the existing building.
- The side yard setback of the addition is at least 60cm greater than the wall closest to the side lot line.
- The addition must be located entirely within the rear yard or interior yard abutting the rear yard, and comply with the setbacks of the underlying zone, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0m.
- Projections are not permitted in the front, corner side or side yard except in the case of a barrier-free ramp.

MATURE NEIGHBOURHOODS OVERLAY

- No Streetscape Character Analysis is required for residential buildings where the proposed work does not remove a front-facing principal entranceway or expand/add an attached garage or carport.

ACCESSORY USES (SECTION 55)

- Where a roof-top terrace is not located on the roof of the uppermost storey and meets or exceeds an area equivalent to 25% of the gross floor area of the storey it is adjacent to and most equal to in height: minimum 1.5 m from any exterior wall of the building.

PERMITTED PROJECTIONS (SECTION 65)

- Eaves and eave-trough: 1.0m, but not closer than 0.3m to a lot line.
- Uncovered Balcony & Deck: greater than 0.6m above grade on a lot with depth greater than 30.5m: 2.0m but no closer than 1.0m to any lot line.
- Where a deck or balcony occurs above the first floor and is within 1.5m of an exterior side wall or interior side lot line in a residential zone, a 1.5m high opaque screen is to be provided facing the interior side lot line.

REAR YARD SETBACK CALC.

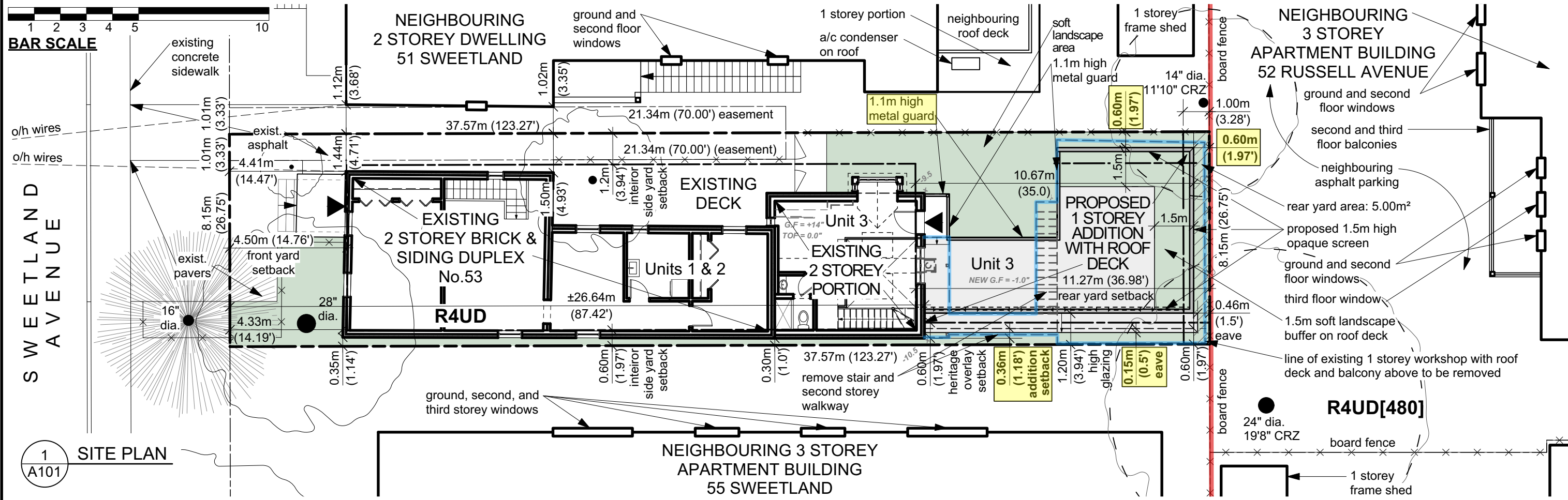
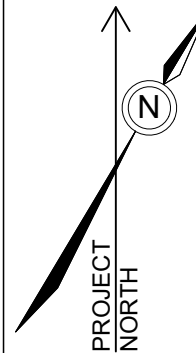
Lot Depth: 37.57m (x30%) = 11.27m
 Lot Area: 306.35m² (x25%) = 76.59m²
 76.59m² / 8.15m = 9.40m
 Proposed Rear Yard Area = 5.00m² (from addition)
 Proposed Rear Yard Area = 33.28m² (incl. courtyard)

DRAWING LIST

A101	SITE PLAN
A102	CONTEXT PLAN
A103	CONTEXT DETAIL PLAN
A104	CONTEXT PLAN TIMELINE
A201	FOUNDATION PLAN
A202	GROUND FLOOR PLAN
A203	MEZZANINE + ROOF DECK PLAN
A301	NORTH ELEVATION
A302	SOUTH ELEVATION
A303	EAST + WEST ELEVATIONS
A304	SECTION

DRAWING LEGEND

	LOT LINE
	BUILDING SETBACK
	EXISTING FENCE
	ZONING BOUNDARY
	EXISTING WORKSHOP, BALCONY AND ROOF DECK TO BE REMOVED
	TO BE REMOVED
	EASEMENT
	AREA OF NEW ADDITION
	SOFT LANDSCAPING
	ENTRANCE
	REAR YARD AREA



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no.	date	revision

GENERAL NOTES

- Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
- Do not scale from drawings.
- All work to comply with the Ontario Building Code and municipal regulations.
- This drawing to be read in conjunction with all material relevant to this project.

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 2024-03-20
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jane thompson architect

404 mackay street
 ottawa, ontario, K1M 2C4
 tel: (613)747-8104
 jtarch@rogers.com

job no.	2312	designed	JT	drawing	SITE PLAN
project	53 SWEETLAND AVE OTTAWA ONTARIO	drawn	IC, AH		
date	March 7, 2024	checked	JT	scale	1:150
				dwg no.	A101



DRAWING LEGEND:

-  Subject property
-  Heritage overlay
-  Zoning boundary

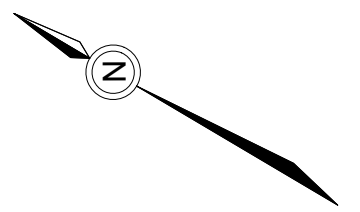
Committee of Adjustment

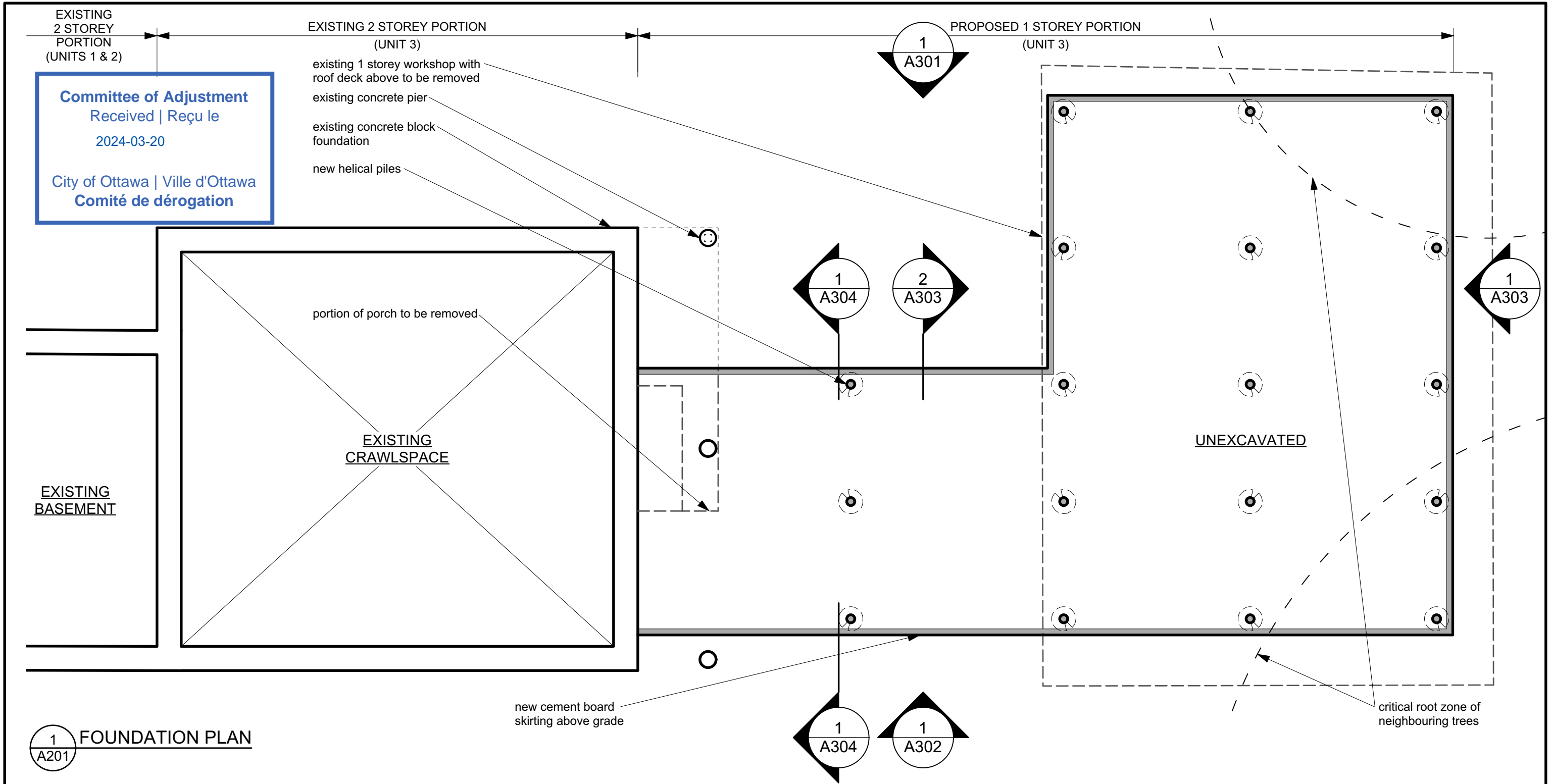
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2024-03-20

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1 FOUNDATION PLAN
A201

no.	date	revision
1	2024/03/07	Issued for variance

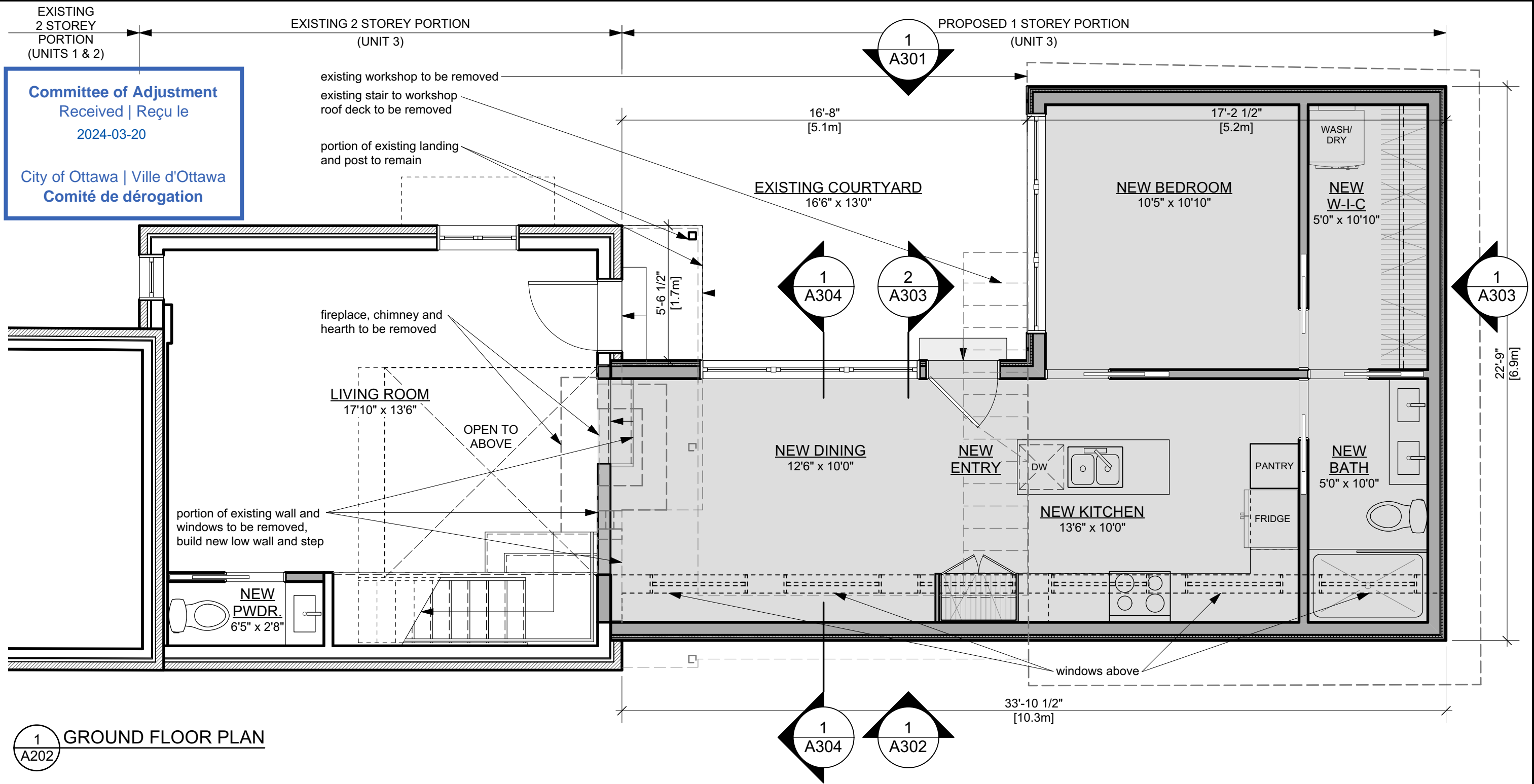
GENERAL NOTES

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job no.	2312	designed	JT	drawing	FOUNDATION PLAN
project	53 SWEETLAND AVE OTTAWA ONTARIO	drawn	AH		
date	March 7, 2024	checked	JT	scale	1/4" = 1'-0"
			JTprojects/current/2312- 53 Sweetland/ deliverables/drawings/2312- design	dwg no.	A201



1 GROUND FLOOR PLAN
A202

1	2024/03/07	Issued for variance
no.	date	revision

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ottawa, ontario, K1M 2C4
tel: (613)747-8104
jtarch@rogers.com

job no. 2312

project 53 SWEETLAND AVE
OTTAWA ONTARIO

date March 7, 2024

designed JT

drawn AH

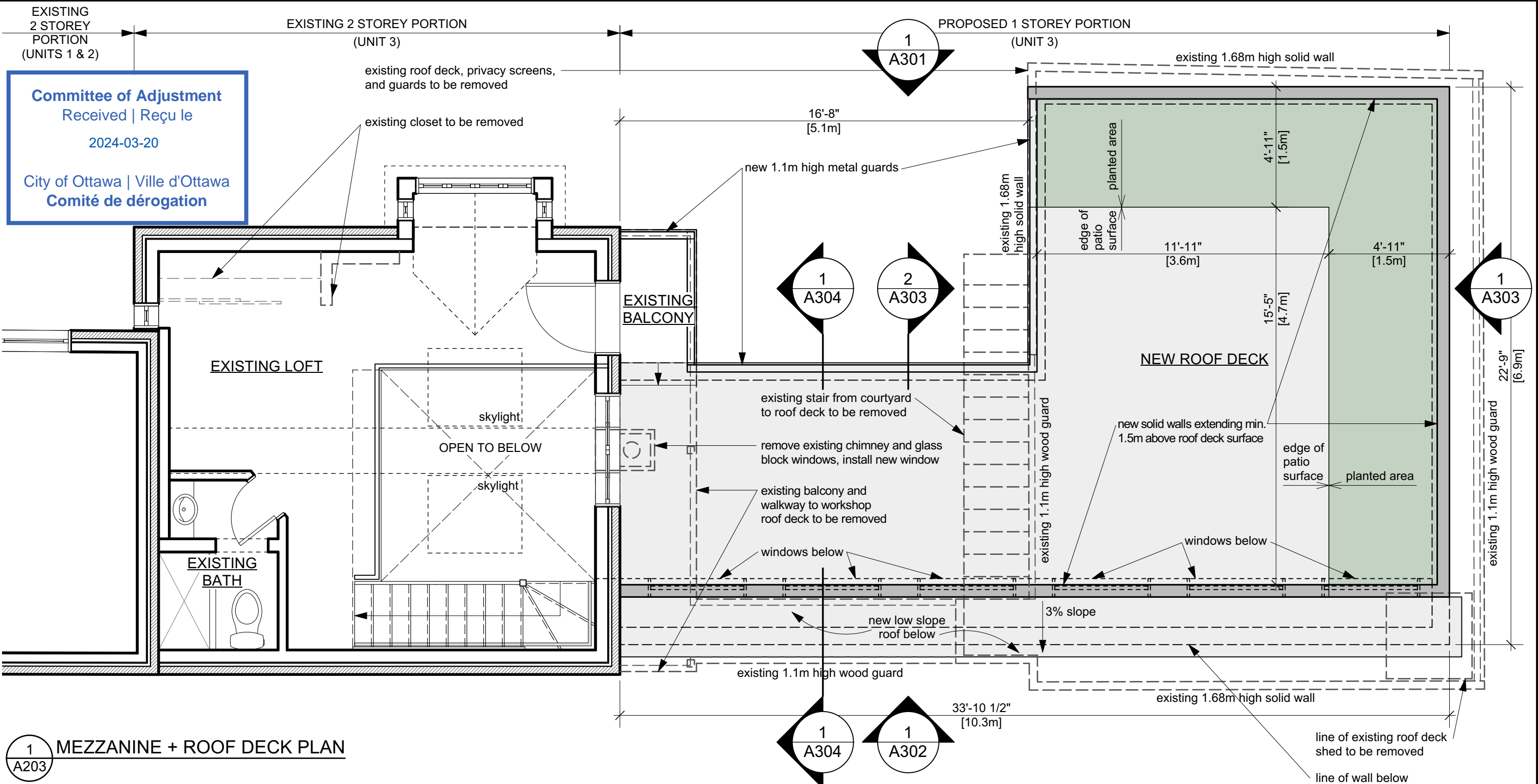
checked JT

JTprojects/current/2312- 53 Sweetland/
deliverables/drawings/2312- design

drawing GROUND FLOOR PLAN

scale 1/4" = 1'-0"

dwg no. A202



1
A203
MEZZANINE + ROOF DECK PLAN

1	2024/03/07	Issued for variance
no.	date	revision

GENERAL NOTES

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2. Do not scale from drawings.
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4. This drawing to be read in conjunction with all material relevant to this project.

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job no.	2312
project	53 SWEETLAND AVE OTTAWA ONTARIO
date	March 7, 2024

designed	JT
drawn	AH
checked	JT

drawing	MEZZANINE + ROOF DECK PLAN
scale	1/4" = 1'-0"
dwg no.	A203

line of existing roof deck shed to be removed

line of wall below

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new 1.5m high privacy wall
 new 1.1m high metal guard

existing workshop,
 roof deck, guards,
 privacy walls, and
 shed to be removed

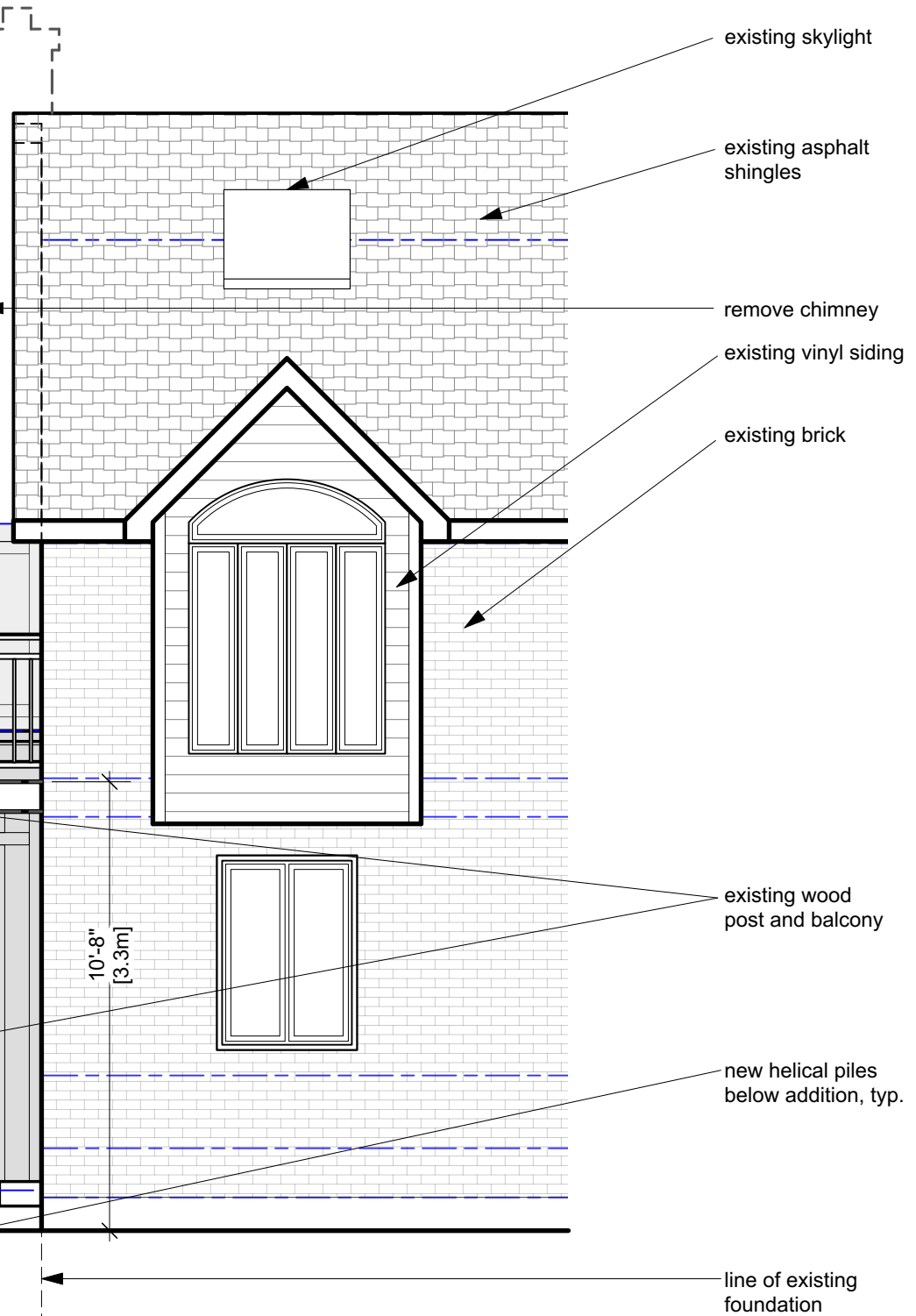
T/O PROPOSED 1.5m
 PRIVACY WALL

T/O PROPOSED
 ROOF DECK
 T/O EXISTING ROOF DECK

T/O PROPOSED
 HIGH CEILING

new prefinished cement
 board panels and trim

T/O PROPOSED
 GROUND FLOOR



1 NORTH ELEVATION
A301

GENERAL NOTES

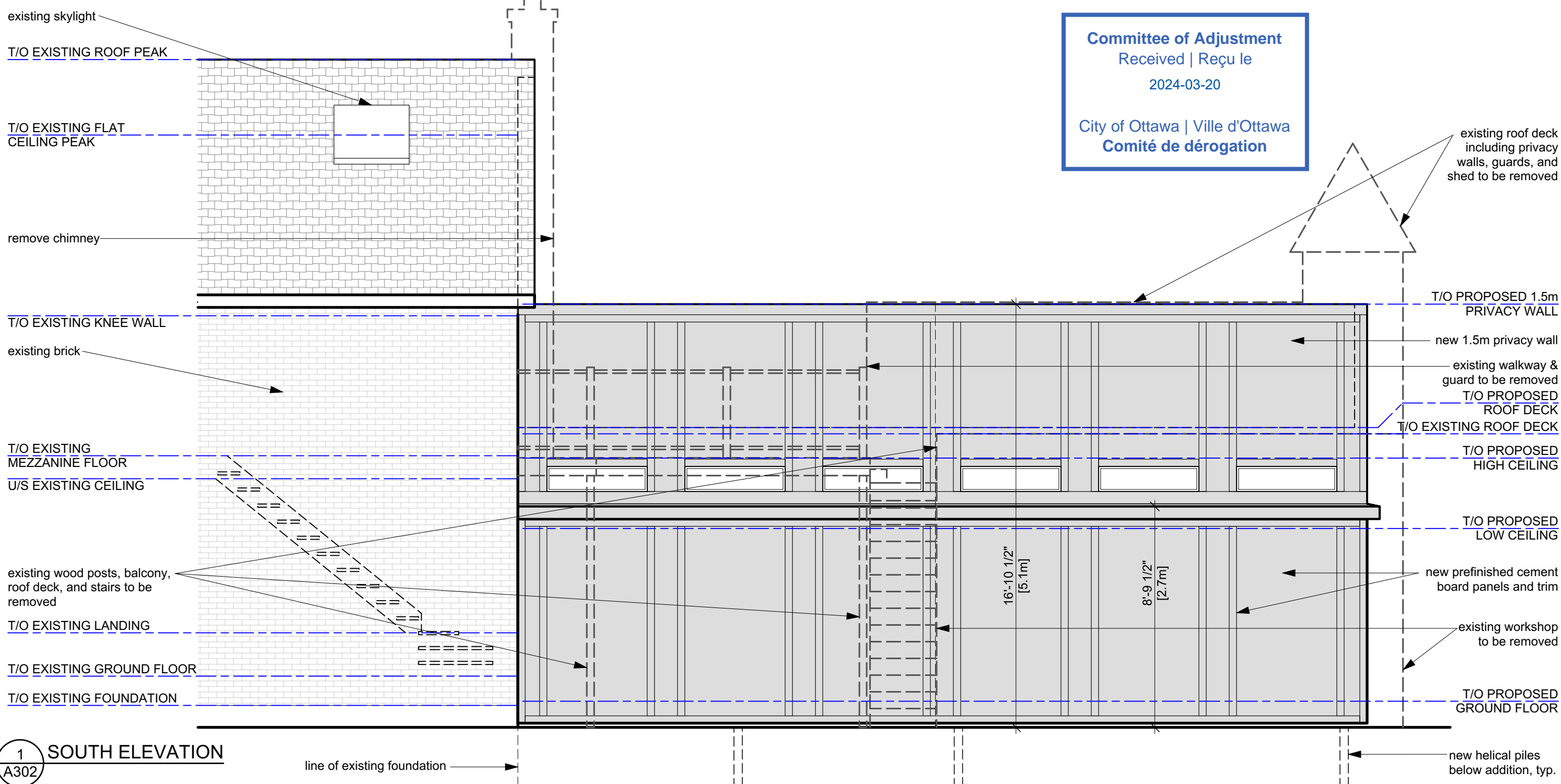
1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
2. Do not scale from drawings.
3. All work to comply with the Ontario Building Code and municipal regulations.
4. This drawing to be read in conjunction with all material relevant to this project.

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job no.	2312	designed	JT	drawing	NORTH ELEVATION
project	53 SWEETLAND AVE OTTAWA ONTARIO	drawn	AH		
		checked	JT	scale	1/4" = 1'-0"
date	March 7, 2024		JTprojects/current/2312- 53 Sweetland/ deliverables/drawings/2312- design	dwg no.	A301

1	2024/03/07	Issued for variance
no.	date	revision



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1 SOUTH ELEVATION
A302

- GENERAL NOTES**
- Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
 - Do not scale from drawings.
 - All work to comply with the Ontario Building Code and municipal regulations.
 - This drawing to be read in conjunction with all material relevant to this project.

jane thompson architect

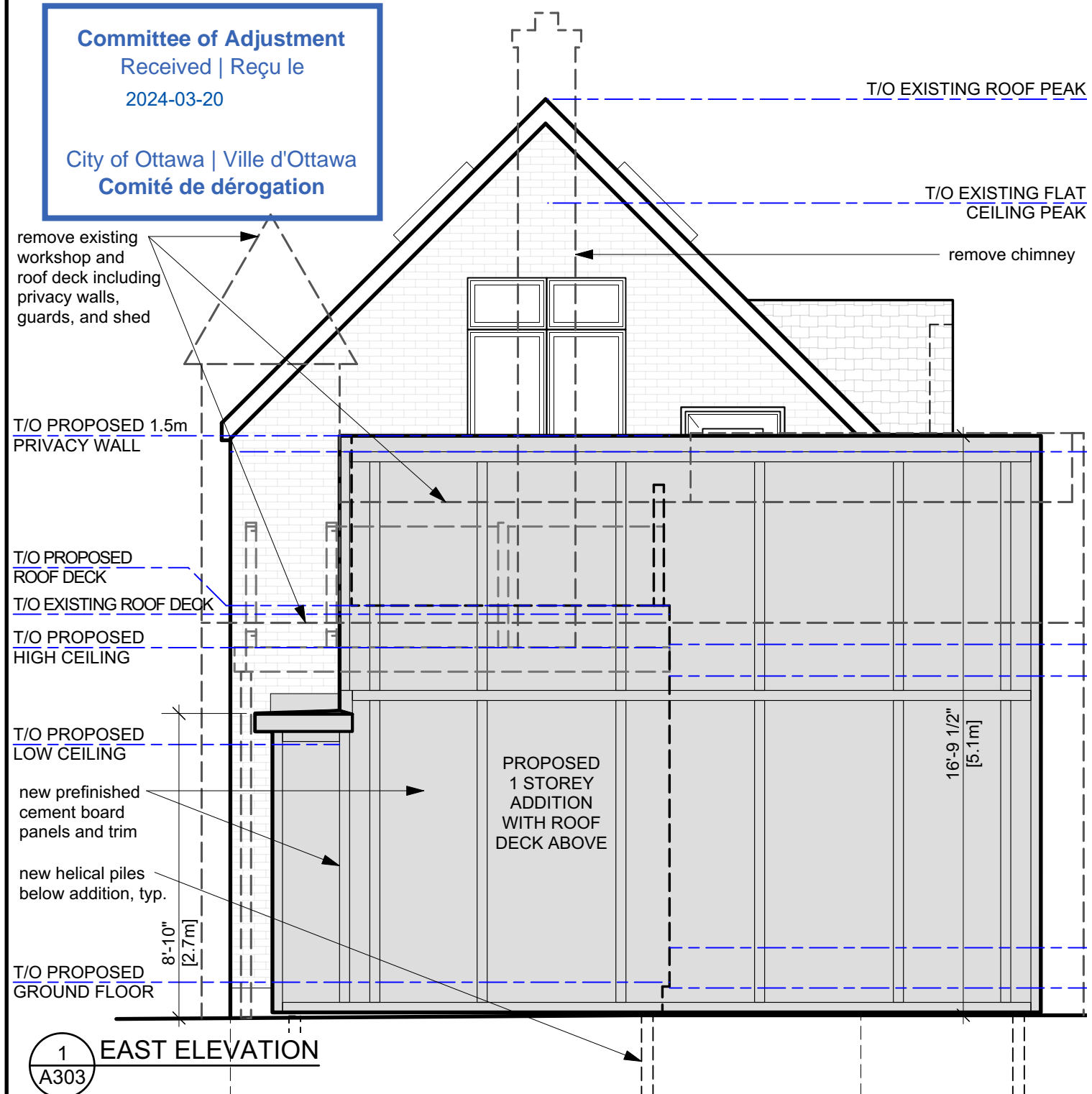
404 mackay street
 ottawa, ontario, K1M 2C4
 tel: (613)747-8104
 jtarch@rogers.com

job no.	2312	designed	JT	drawing	SOUTH ELEVATION
project	53 SWEETLAND AVE OTTAWA ONTARIO	drawn	AH		
date	March 7, 2024	checked	JT	scale	1/4" = 1'-0"
			JTprojects/current/2312- 53 Sweetland/ deliverables/drawings/2312- design	dwg no.	A302

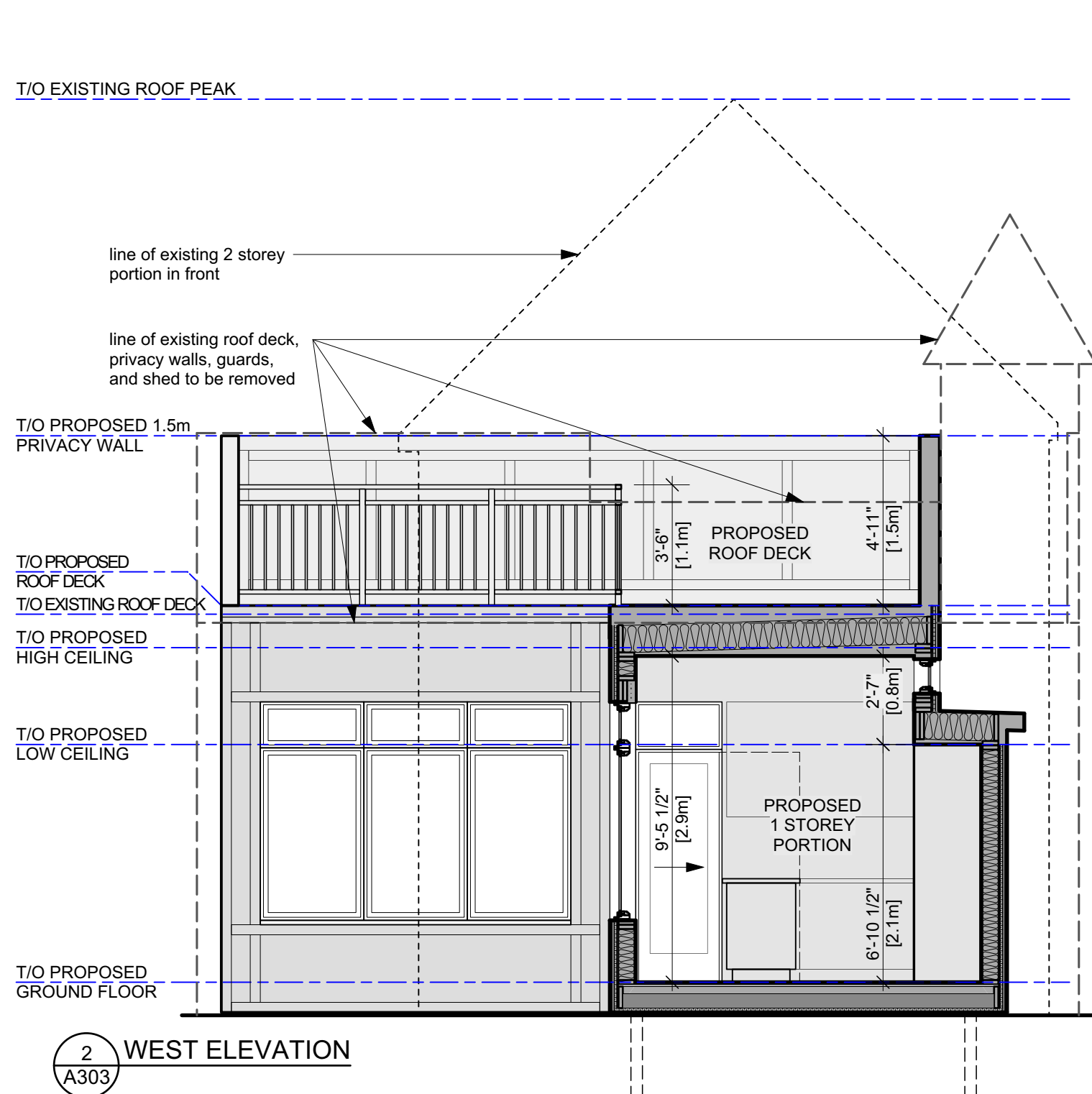
1	2024/03/07	Issued for variance
no.	date	revision

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1 EAST ELEVATION
A303



2 WEST ELEVATION
A303

GENERAL NOTES

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4. This drawing to be read in conjunction with all material relevant to this project.

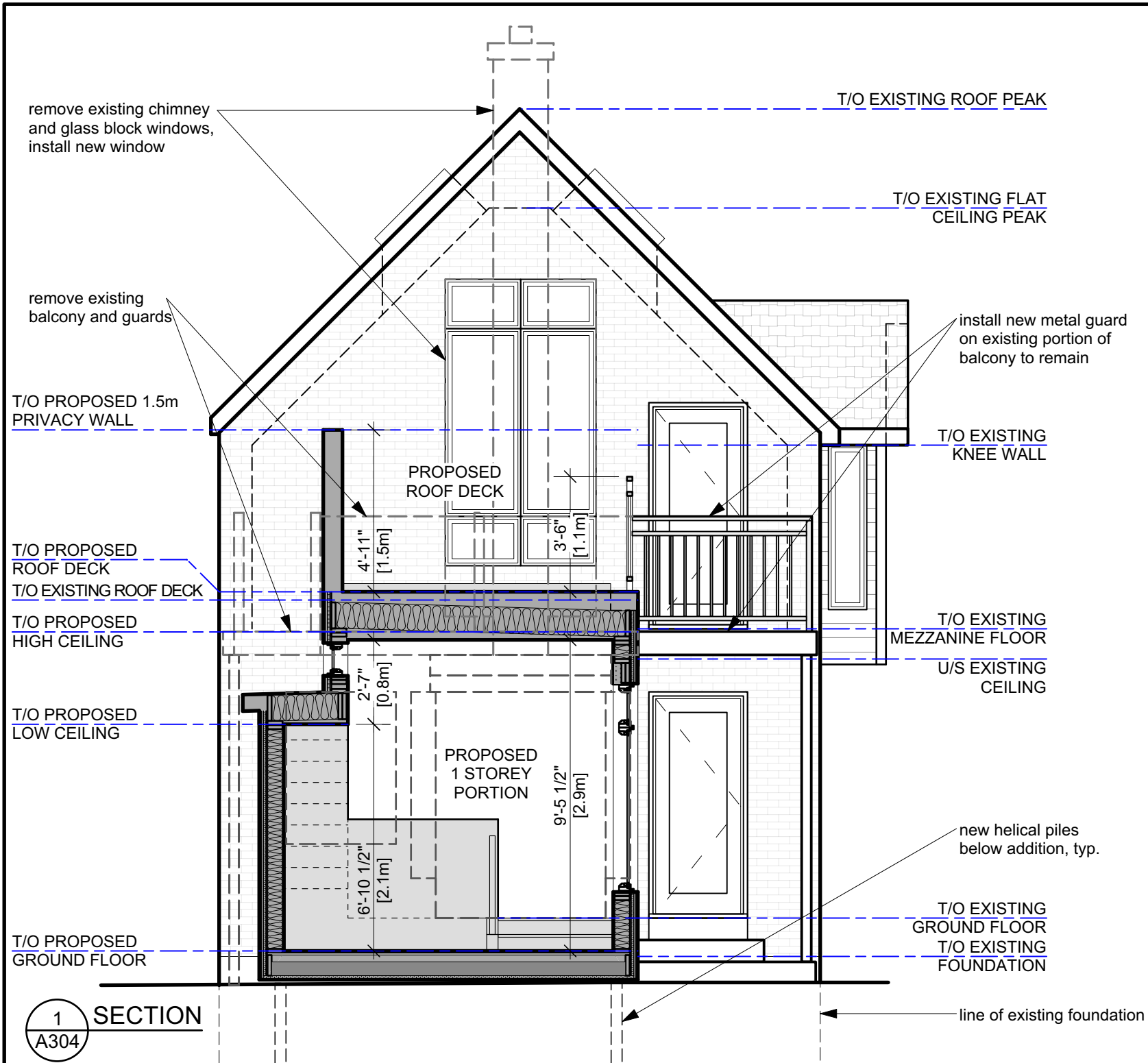
jane thompson architect

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1	2024/03/07	Issued for variance
no.	date	revision

job no.	2312	designed	JT	drawing	EAST & WEST ELEVATION
project	53 SWEETLAND AVE OTTAWA ONTARIO	drawn	AH		
		checked	JT	scale	1/4" = 1'-0"
date	March 7, 2024			dwg no.	A303

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no.	date	revision
1	2024/03/07	Issued for variance

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4. This drawing to be read in conjunction with all material relevant to this project.

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job no.	2312	designed	JT	drawing	SECTION
project	53 SWEETLAND AVE OTTAWA ONTARIO	drawn	AH		
		checked	JT	scale	1/4" = 1'-0"
date	March 7, 2024			dwg no.	A304





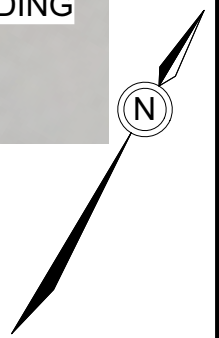
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A103

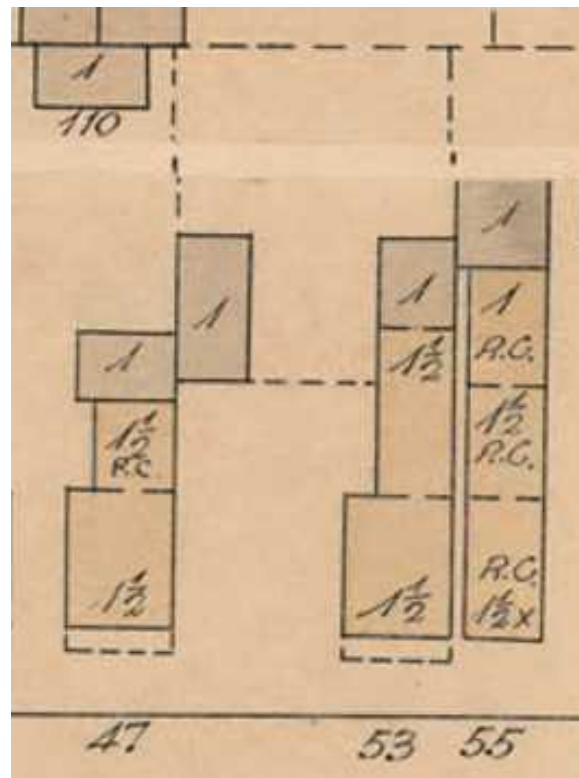
CONTEXT DETAIL PLAN

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2024-03-20
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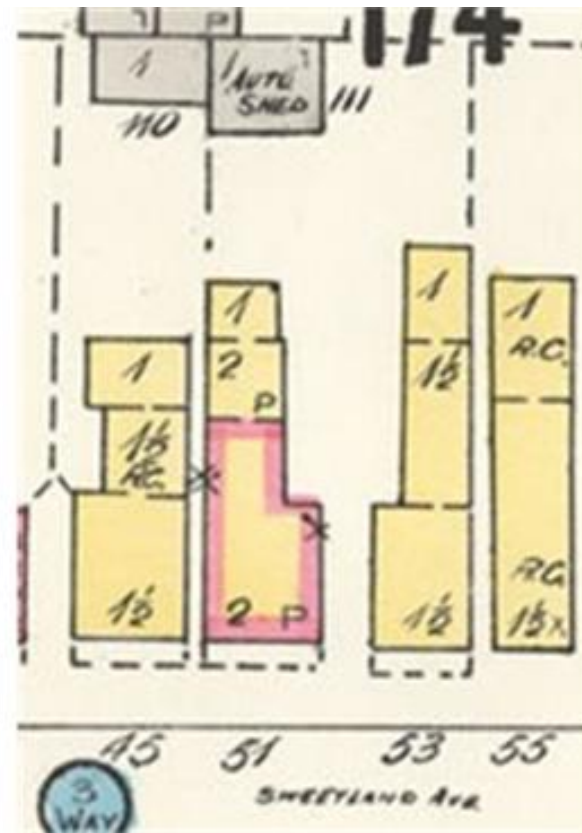
DRAWING LEGEND:

-  Subject property
-  Property line

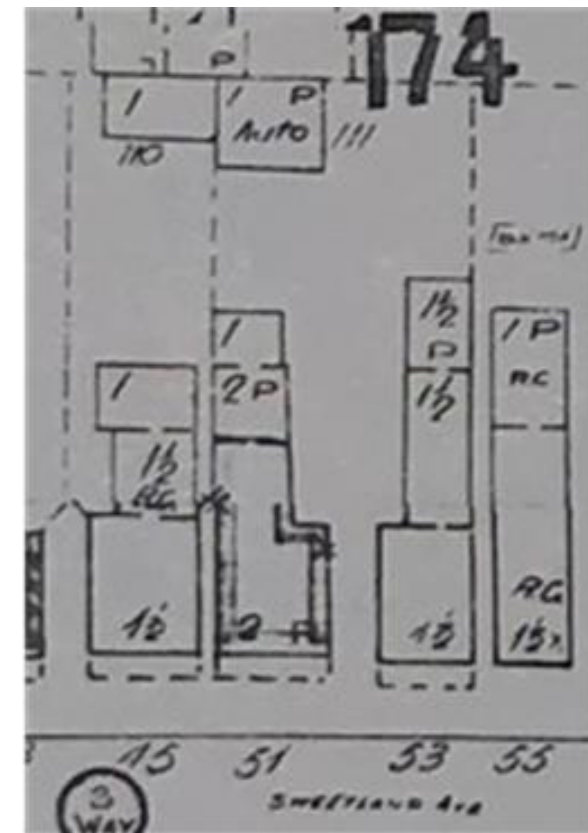




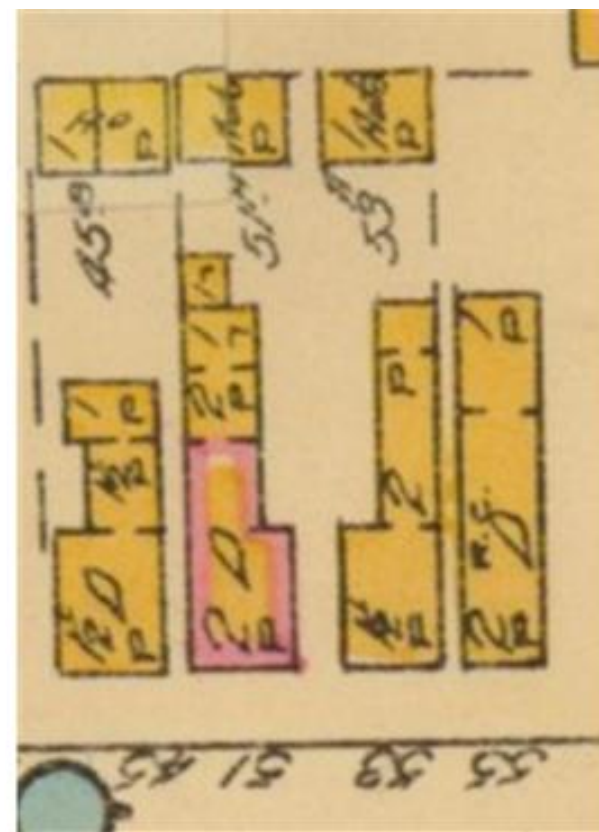
1901: wood clad with a veranda



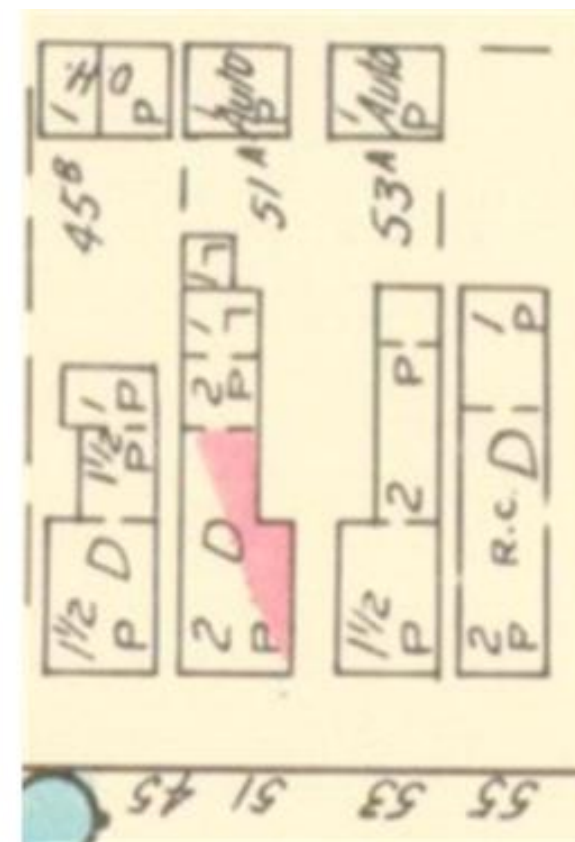
1912: wood clad with a veranda



1922: rear addition increases to 1 1/2 storeys



1948: rear addition increases to 2 storeys, partition is in new location



1963-1965

- 1976: Brick veneer installed on front and sides.
- 1986: Basement reno; Roof deck and surrounding wall added.
- 1988: Demo of rear addition. Side entrance relocated. New addition.

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A) Exterior photo of subject property 53 Sweetland Avenue between neighbouring buildings 51 Sweetland Avenue and 55 Sweetland Avenue.



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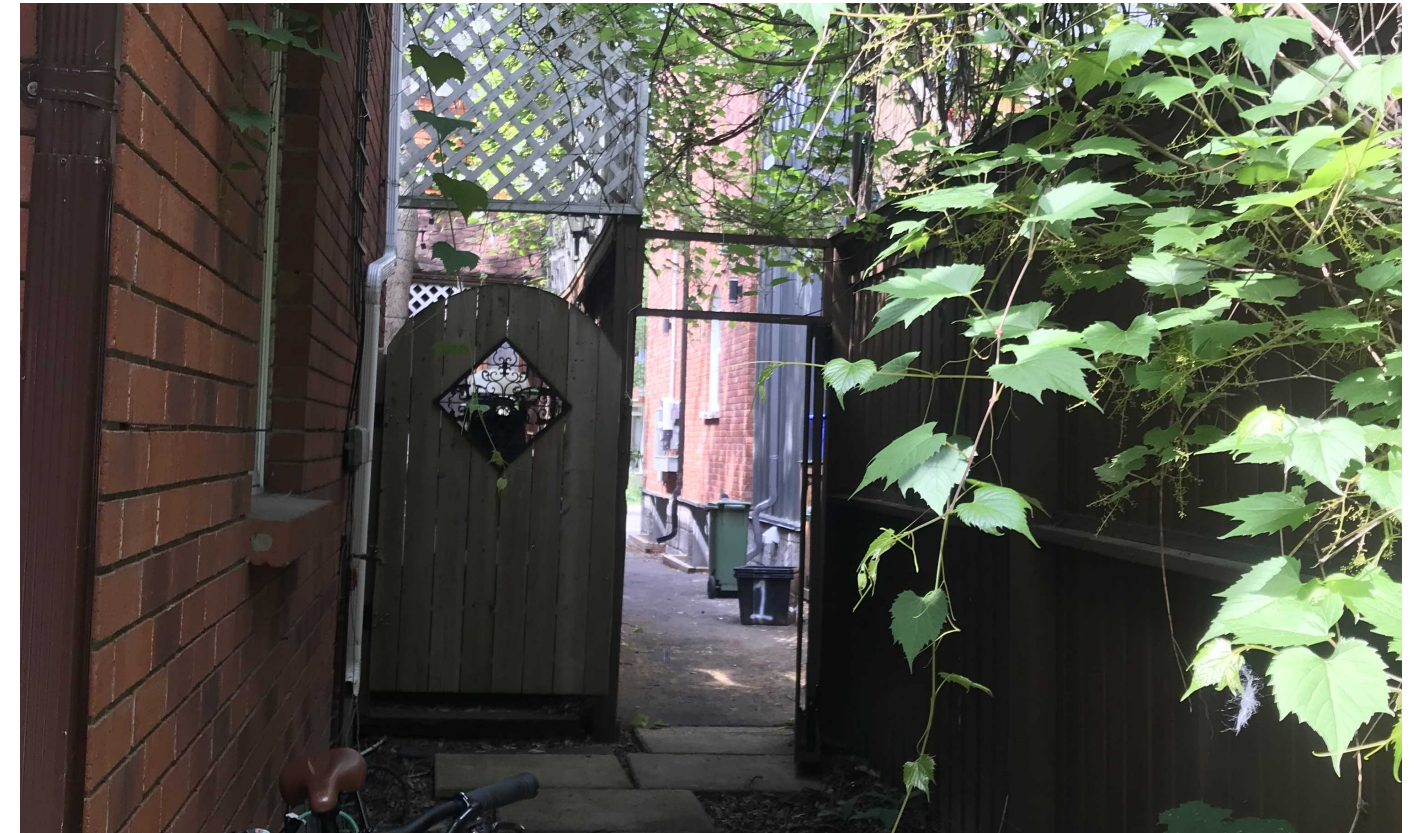
B) Rear view of subject property from the parking lot between 187 Osgoode Street (left) and 195 Osgood Street (right).



C) View of the parking lot and rear balconies at 60 Russell Avenue from Osgood Street.



D) View of the rear unit's exterior access and entrance looking towards Sweetland Avenue.



E) View of the interior side yard walkway looking towards Sweetland Avenue.

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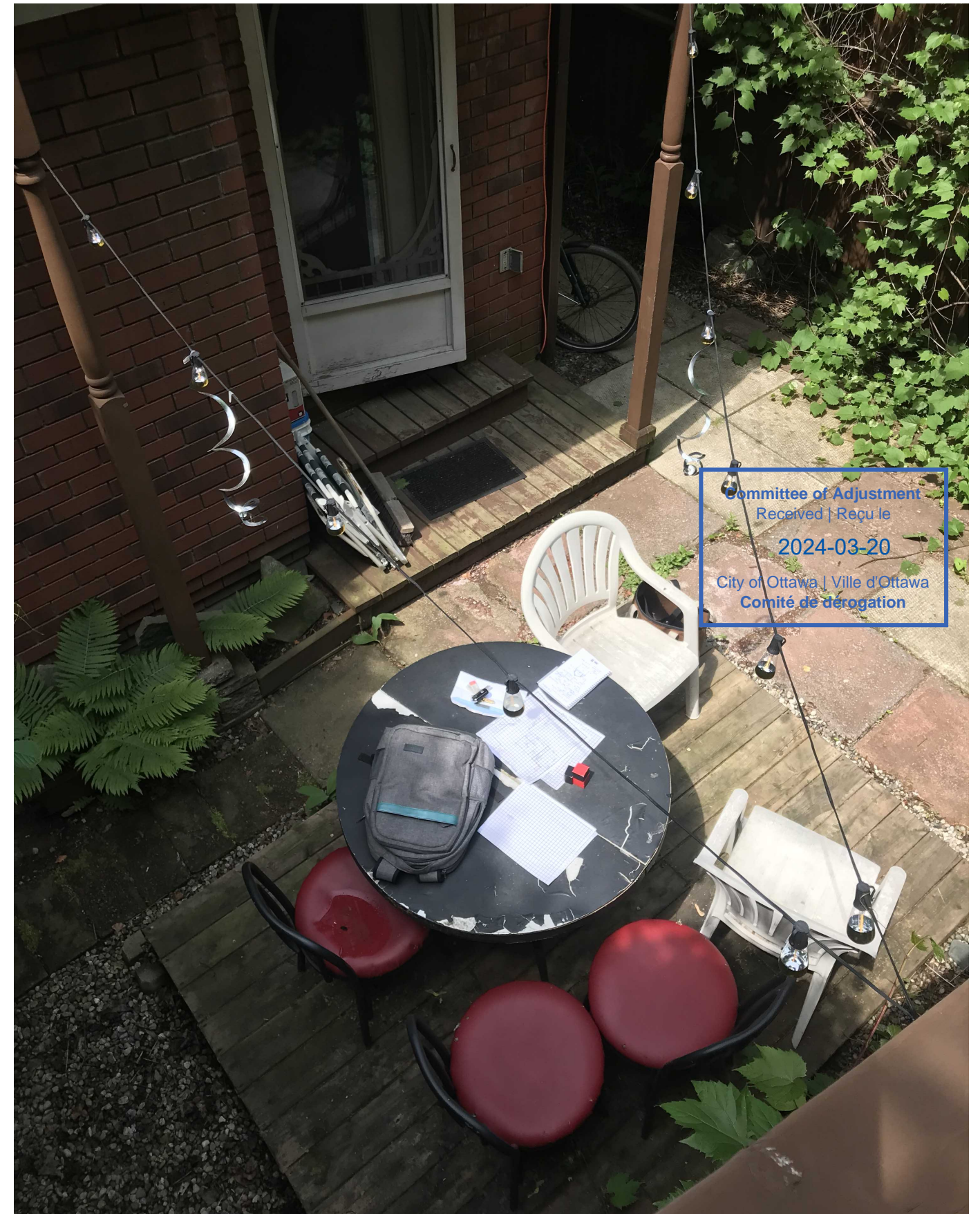
2024-03-20

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F) View of the exterior stairs to the roof top deck and elevated walkway.



G) Aerial view from the top of the roof deck stairs of the existing courtyard.



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H) View of the rear balcony and door.



I) View of the neighbouring building (55 Sweetland Avenue) from the roof top deck.



J) View of the existing roof top deck looking towards the North corner.



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K) View of the neighbouring building (50 Russell Avenue) from the existing roof deck.



L) View of the rear lot line from the roof top deck looking towards the rear yard of adjacent property 58 Russell Avenue.



M) View of the roof top deck at 53 Sweetland Avenue from 50 Russell Avenue.



N) View of the roof top decks at 53 Sweetland Avenue and 51 Sweetland Avenue from 50 Russell Avenue.



O) View of the neighbouring balconies and parking lot at (50 Russell Avenue) from the existing roof deck.



P) View of the neighbouring recessed balconies (50 Russell Avenue) from the roof deck.



Q) View of the neighbouring roof top patio & condenser unit at 51 Sweetland Avenue from the elevated walkway of the subject property.



R) View of the 55 Sweetland Avenue from the roof top deck.



S) View of the elevated walkway and 55 Sweetland Avenue behind from the courtyard.



T) View of the roof top deck privacy screen at the North corner of the property.

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U) View of the exterior wall at 51 Sweetland Avenue which faces the courtyard and two storey portion of 53 Sweetland Avenue.

V) View of the interior side yard between 53 Sweetland Avenue (left) and 55 Sweetland Avenue (right).