

2023-06-12

City of Ottawa | Ville d'Ottawa

Comité de dérogation

I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE		PLAN 4R-	
DATE JULY 27, 2006		RECEIVED AND DEPOSITED	
PETER G. SMITH ONTARIO LAND SURVEYOR		DATE 2006	
SCHEDULE			
Part	Lot	Plan	P.I.N.
1,2&3	37	Reg'd. Plan 12881	ALL of P.I.N. 04115-0207
4			ALL of P.I.N. 04115-0208

PARTS 2&3 ARE SUBJECT TO A RIGHT-OF-WAY PER INST. N338111.

PLAN OF SURVEY OF
LOT 37
REGISTERED PLAN 12281
CITY OF OTTAWA

FARLEY SMITH & DENIS SURVEYING LTD.

2006

SCALE 1 : 200



BEARING NOTE

BEARINGS ARE ASTRONOMIC AND ARE DERIVED FROM THE NORTHERLY LIMIT OF COOPER STREET, AS SHOWN ON PLAN 4R-13966 AS HAVING A BEARING OF N 58°59'10"E.

LEGEND

■	SURVEY MONUMENT FOUND
□	SURVEY MONUMENT SET
S/B	STANDARD IRON BAR
SS/B	SHORT STANDARD IRON BAR
IB	IRON BAR
CC	CUT CROSS
CP	CONCRETE PIN
N/W	NAIL & WASHER
WIT	WITNESS
----	FENCE
647/MRF	H.R. FARLEY, D.L.S.
A&O	ANNIS & O'SULLIVAN LTD. NOV.14.1975
EFLC	E.F.LYN COLE SURVEYING LTD. MAY 31.1989
1287/FSM	FARLEY, SMITH & MURRAY SURVEYING LTD. MAR.4.5&12.1987 & NOV.3.1997
ADV/ADC	ANNIS, O'SULLIVAN & VOLLEBEKK LTD. AUG.30.1999
FSD	FARLEY, SMITH & DENIS SURVEYING LTD. MAR.11.2005
D1	INSTRUMENTS N338111 & N721002
PLAN	REGISTERED PLAN 12281
P1	PLAN 4R-13966
O/H	OVERHEAD SERVICES
U/P	UTILITY POLE
Bldg	BUILDING
Inch	FOUNDATION

SURVEYOR'S CERTIFICATE:

I certify that:
1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act, and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 26th day of July, 2006.

Date: JULY 27, 2006

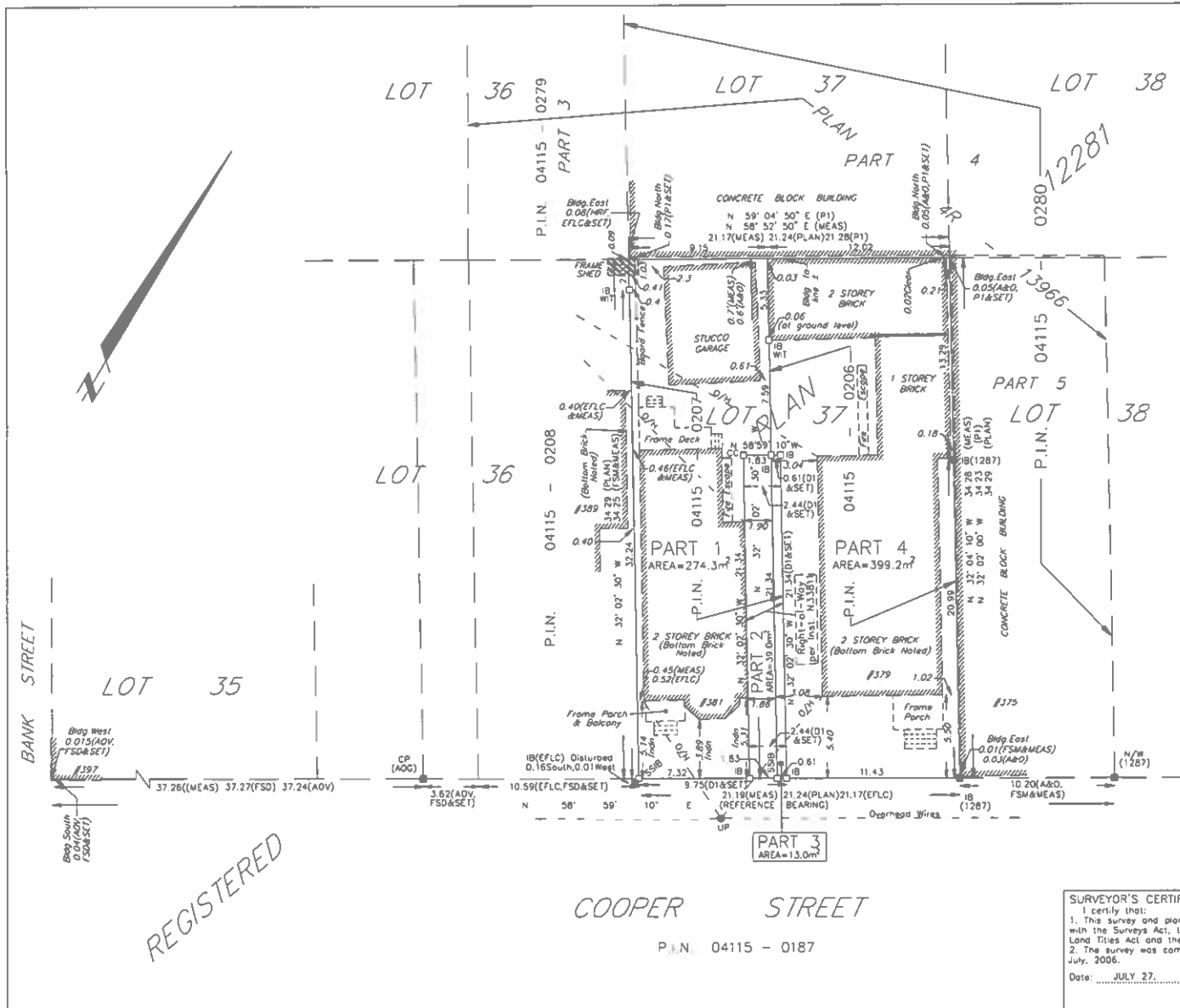
PETER G. SMITH
Ontario Land Surveyor

FARLEY, SMITH & DENIS SURVEYING LTD.
ONTARIO LAND SURVEYORS
CANADA LANDS SURVEYORS
190 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J5
(613) 727-8226 FAX (613) 727-1823

METRIC NOTE:

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

FILE No.: 299-06 INDEX : 2883



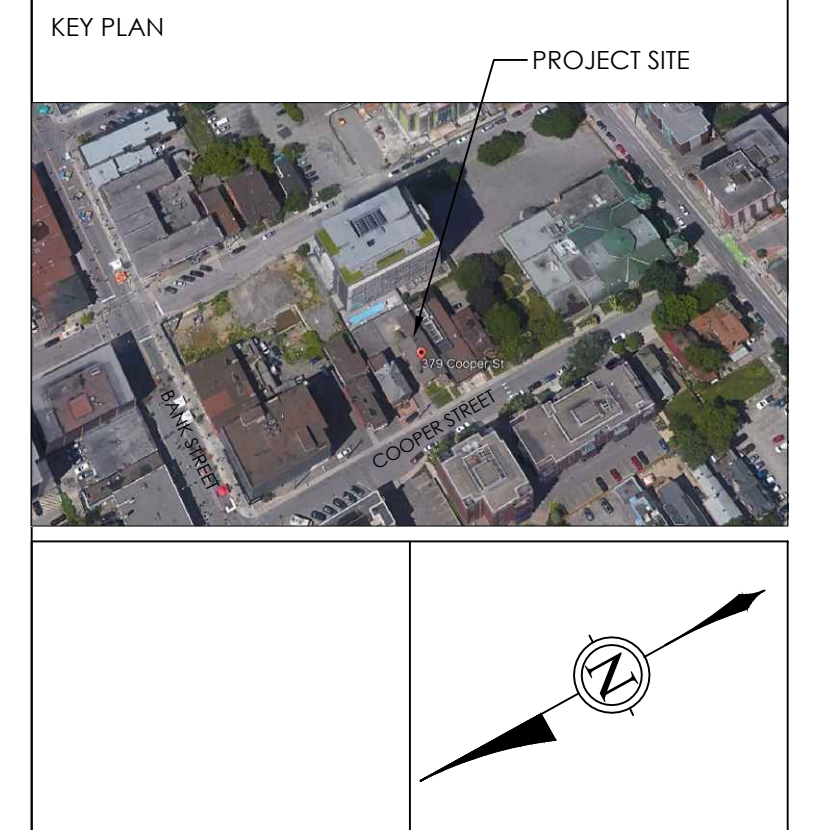
REGISTERED

COOPER STREET

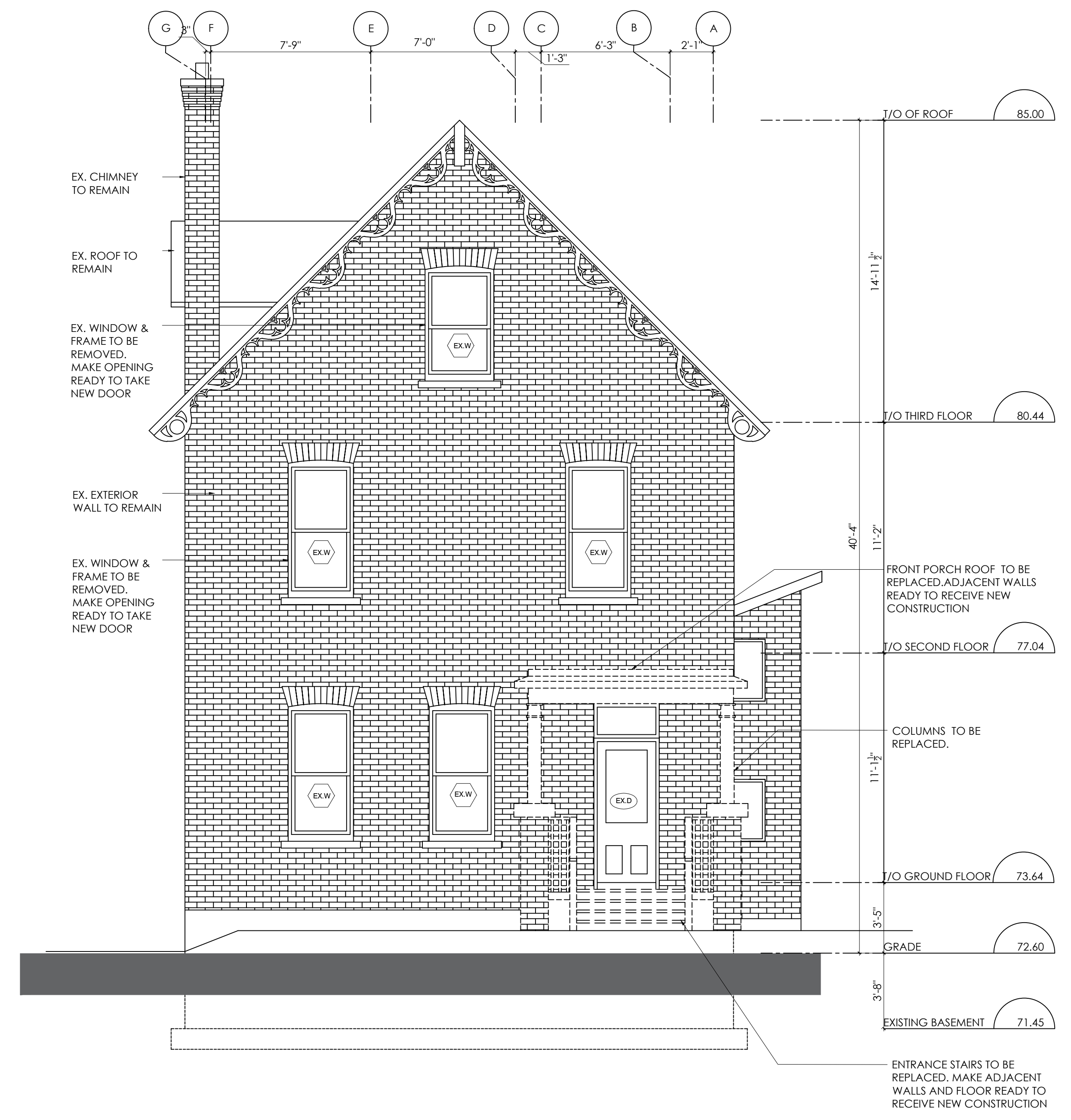
P.I.N. 04115 - 0187

2023-05-03P:\0000 to 1700 NonActive Projects\1803 (T) - 379 Cooper St - Reno to Rooming House\4. Arch Working Drawings\CAD\A5-Elevations.dwg

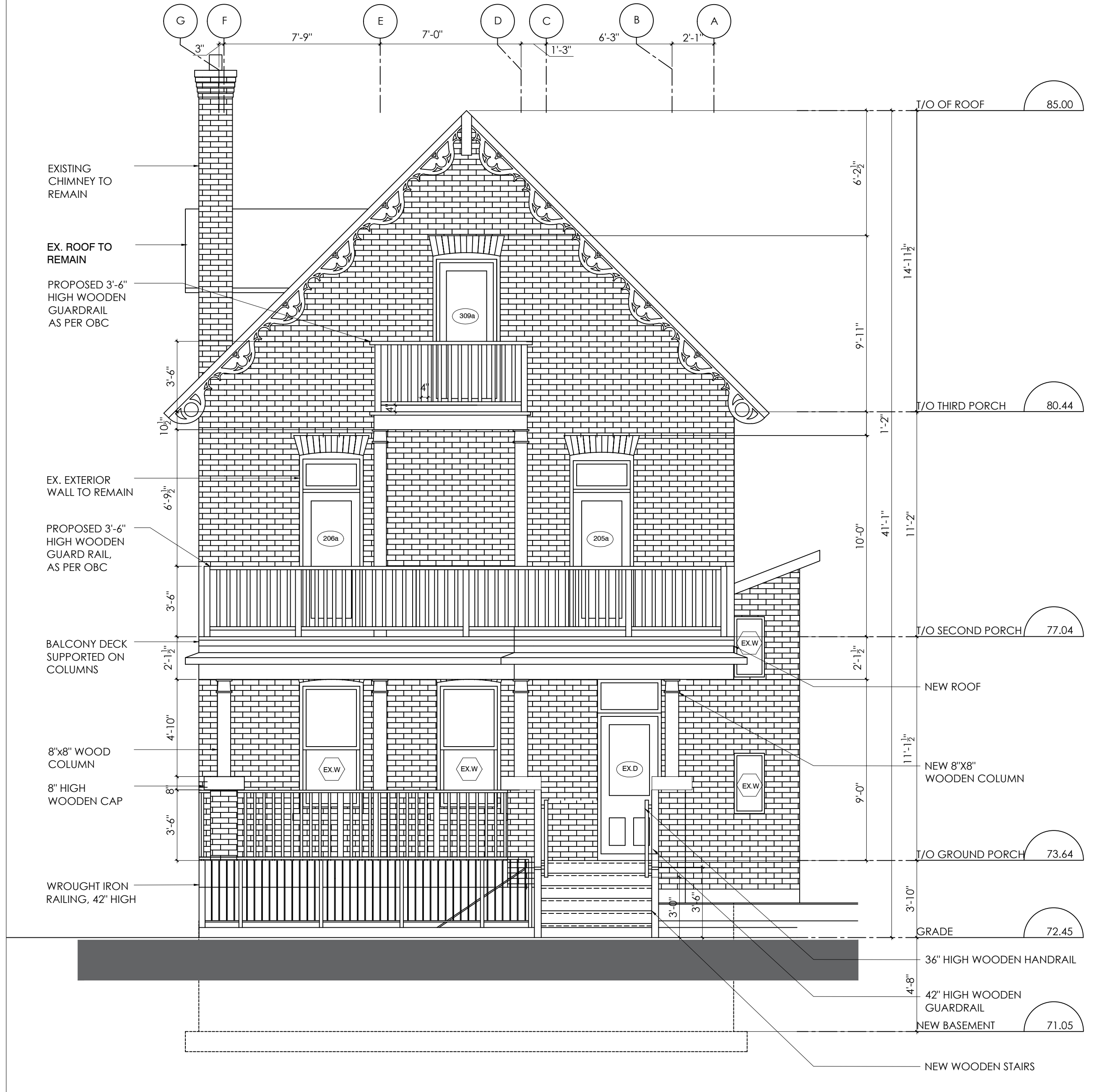
Committee of Adjustment
Received | Reçu le
2023-06-12
City of Ottawa | Ville d'Ottawa
Comité de dérogation



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.
ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.
DO NOT SCALE DRAWINGS.
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1 SOUTH ELEVATION- DEMOLITION
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

14		
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06		
05		
04	RESPONSE TO CITY COMMENTS	11/30/21
03	ISSUED FOR CLIENT REVIEW	11/10/21
02	ISSUED FOR PERMIT	10/29/21
01	FRONT SUNKEN PATIO & PORCHES REVISED	05/23/21
NO.	REVISION	MM/DD/YY DATE

WOODMAN ARCHITECT
ASSOCIATES LTD.

201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1L8L9
TEL: 613 228 9850, FAX 613 228 9848, mailbox@woodmanarchitect.com

CONSULTANTS:
STRUCTURAL - RAZZMAL GROUP LTD
MECHANICAL -
ELECTRICAL -

PROJECT
ALTERATIONS TO
379 COOPER STREET,
OTTAWA, ONTARIO

DRAWING:
DEMOLITION AND PROPOSED
SOUTH ELEVATION

DATE	05/12/2022	JOB NO.	1803
SCALE	1/4"=1'-0"	DRAWING NO.	
DRAWN BY	A.S., S.S.		
REVIEWED BY	R.J.W., R.W.		

A5

2023-05-03P:\0000 to 1700 NonActive Projects\1803 (T) - 379 Cooper St - Reno to Rooming House\4. Arch Working Drawings\CAD\A6-Elevations.dwg



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



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

KEY PLAN

PROJECT SITE

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

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WOODMAN ARCHITECT & ASSOCIATES LTD.

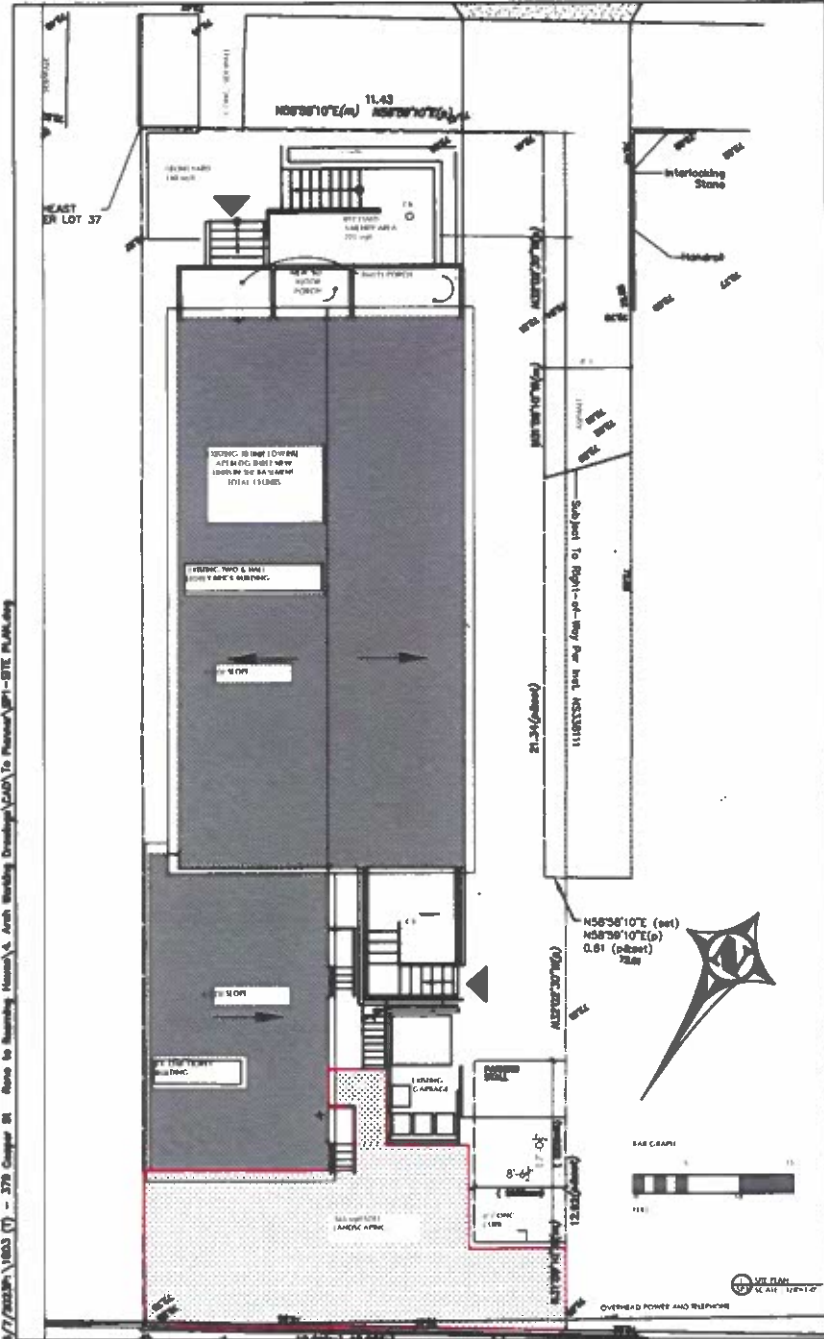
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CONSULTANTS:
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MECHANICAL -
ELECTRICAL -

PROJECT
**ALTERATIONS TO
379 COOPER STREET,
OTTAWA, ONTARIO**

DRAWING:
**DEMOLITION AND PROPOSED
WEST ELEVATION**

DATE	05/12/2022	JOB NO.	1803
SCALE	3/16"=1'-0"	DRAWING NO.	
DRAWN BY	A.S., S.S.		
REVIEWED BY	R.J.W., R.W.		



ZONING INFORMATION
 PREVIOUS APPLICATION HAS CONVERTED A 18 UNIT ROWING HOUSE INTO A 10 UNIT LOW RISE APARTMENT BUILDING

CURRENT APPLICATION IS TO ADD THREE DWELLING UNITS IN THE BASEMENT. NO INCREASE TO SIZE OF BUILDING ENVELOPE.

TYPE	PSM (462) [M 37]	REQUIRED	EXISTING
FLOOR AREA		122.42 m ²	122.42 m ²
FLOOR AREA		122.42 m ²	122.42 m ²
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FLOOR AREA		122.42 m ²	122.42 m ²

13 DWELLING UNITS
 REQUIRED PARKING SCHEDULE 1 (A) AREA 3 SECTION 161 (3) 8 STALLS FOR FIRST 12 UNITS
 8 UNITS x 1.0 STALLING = 8.0 = 8
 1 UNIT x 1.0 STALLING = 1.0 = 1
 PROVIDED PARKING 9
 REQUIRED PARKING 9
 PROVIDED PARKING 9

REQUIRED AMENITY AREA FOR 13 UNITS
 13 m² / DWELLING UNIT UP & UNITS ABOVE 8
 4 m² / UNIT ABOVE 8
 13 m² + 8 UNITS = 130 m²
 4 m² + 5 UNITS = 20 m²
 REQUIRED = 150 m² (1,741.6 SQFT)

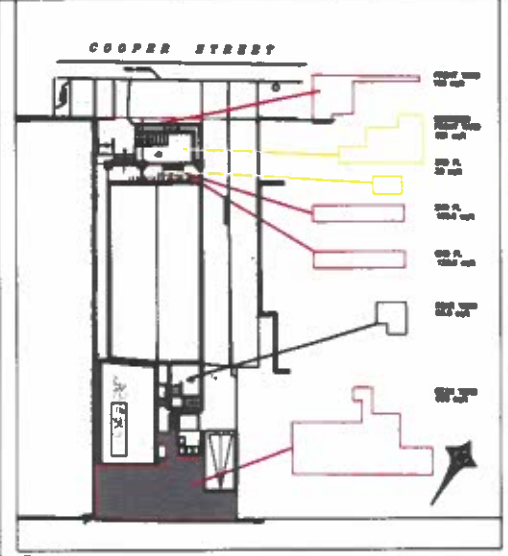
EXISTING FRONT YARD AMENITY
 FRONT YARD = 140.0 SQFT
 SUNNY REAR YARD = 22.0 SQFT
 LANDSCAPING = 130.0 SQFT
 SECOND REAR PORCH = 120.0 SQFT
 THIRD REAR PORCH = 38.0 SQFT
 SECTION 137 (2) THE EXISTING AMENITY SPACE DOES NOT COUNT IN THE REQUIREMENT

SUNNY REAR YARD = 45.5 SQFT
 REAR YARD = 343.0 SQFT
 430.5 SQFT
 COMMITTEE OF ADJUSTMENT Required

COMMUNAL: 100% OF FIRST 8 MUST BE AT GRADE
 8 IN THE REAR YARD
 -be located at-grade and in the rear yard
 -be landscaped
 -open or of least 50% soft landscaping, and
 -be located at grade and in the rear yard and may include a/an interior yard that abuts both the rear wall and interior side wall, unless the lot has access to a rear lane (By-law 2011-21)

TOTAL REQUIRED AT GRADE IN THE REAR YARD = 120 m² (1,292 sqft)
 PROVIDED AT GRADE IN THE REAR YARD = 52.5 m² (565 sqft)
 1 = 1 m² (10.8 sqft)

80% OF REQUIRED TO BE SOFT LANDSCAPING | 80% OF 120 m² = 96 m² (1,033 sqft)
 REQUIRED TO BE SOFT LANDSCAPING = 1,033 sqft
 PROVIDED SOFT LANDSCAPING = 545 sqft (585 m²)
 COMMITTEE OF ADJUSTMENT Required



**Committee of Adjustment
 Received | Reçu le
 2023-06-12
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation**

NO.	REVISIONS	DATE	BY

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WOODMAN ARCHITECTS
 THE ARCHITECTS OF RECORD
 1700 GERRARD STREET EAST, SUITE 1000, SCARBOROUGH, ONTARIO M1R 4V7
 TEL: (416) 291-1111 FAX: (416) 291-1112
 WWW.WOODMANARCHITECTS.COM

PROJECT NAME: ALTERATIONS TO 379 COOPER STREET, OTTAWA, ONTARIO

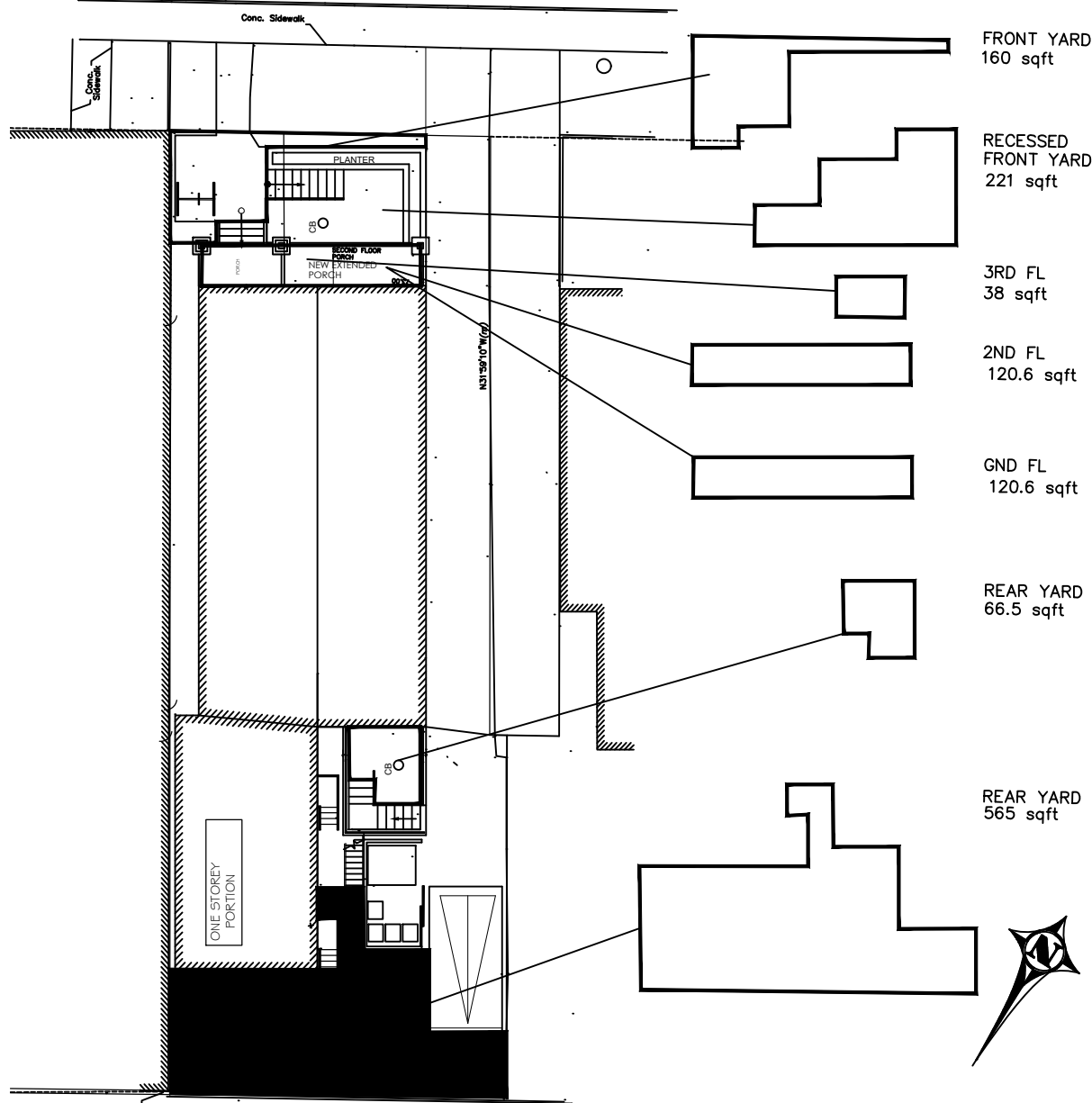
PROJ. NO.: 379 COOPER STREET, OTTAWA, ONTARIO

DRAWING: SITE PLAN

SCALE: 1/8"=1'-0"

SP1 (2)

COOPER STREET



FRONT YARD
160 sqft

RECESSED
FRONT YARD
221 sqft

3RD FL
38 sqft

2ND FL
120.6 sqft

GND FL
120.6 sqft

REAR YARD
66.5 sqft

REAR YARD
565 sqft

CLARIFICATION

THIS IS AN EXISTING BUILDING WITH EXISTING FRONT, SIDE & REAR YARDS.

THE REQUIRED AMENITY AREA FOR 13 UNITS
15 m² / DWELLING UNIT UP 8 UNITS
6 m² / UNIT ABOVE 8

8 UNITS x 15 m ²	=	120 m ²
5 UNITS x 6 m ²	=	30 m ²
13 UNIT REQUIREMENT	=	150 m ² (1,61)

EXISTING AMENITY

ALL EXISTING YARDS AND BALCONIES,
IN ROUND NUMBERS, 120 m² (1290.7 sqft)

REQUIRED 150m² PROVIDED 120 m² (1290.7 sqft)
DEFICIENT BY 30m² (323 sqft)

COMMUNAL AMENITY AREA -
100% OF FIRST 8 UNITS MUST BE AT GRADE
& IN THE REAR YARD

REQUIRED 15 m ² x 8 UNITS	=	120 m ² (1,292 sqft)
EXISTING REAR YARD	=	52.5 m ² (565 sqft)
		DEFICIENT BY 67.5 m ² (727 sqft)