

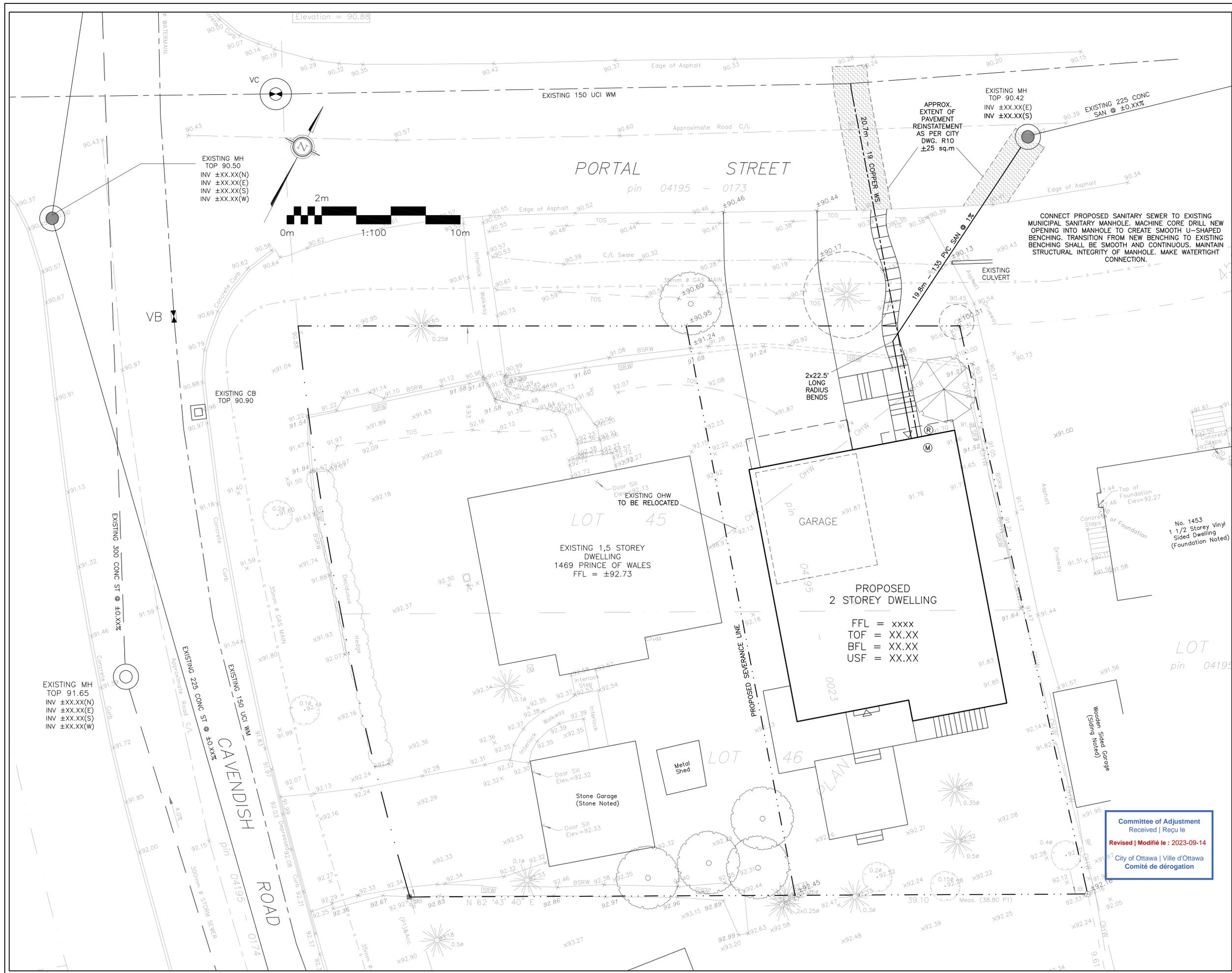
Committee of Adjustment
 Received | Reçu le
Revised | Modifié le : 2023-09-14
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

PROJECT DATA - EXISTING DWELLING	
1469 PORTAL ST., OTTAWA, ON	
PROPERTY ZONING: R1GG	
LOT AREA REQUIRED:	665m ²
LOT AREA PROPOSED:	749.6m ²
LOT WIDTH REQUIRED:	18m
LOT WIDTH PROPOSED:	22.6m
SETBACKS	
FRONT YARD REQUIRED:	6m
FRONT YARD EXISTING:	7.6m
CORNER SIDE YARD REQUIRED:	4.5m
CORNER SIDE YARD EXISTING:	8.3m
INTERIOR SIDE YARD REQUIRED:	1.8m
INTERIOR SIDE YARD PROPOSED:	1.2m
REAR YARD MINIMUM: 30% of lot depth	10.0m
REAR YARD EXISTING:	11.4m
BUILDING HEIGHT REQUIRED:	8m
BUILDING HEIGHT EXISTING:	>8m

PROJECT DATA - PROPOSED DWELLING	
ADDRESS: TBD	
PROPERTY ZONING: R1GG	
LOT AREA REQUIRED:	665m ²
LOT AREA PROPOSED:	534.7m²
LOT WIDTH REQUIRED:	18m
LOT WIDTH PROPOSED:	15.7m
SETBACKS	
FRONT YARD REQUIRED:	6m
FRONT YARD PROPOSED:	5.4m
INTERIOR SIDE YARD REQUIRED:	Total is 3.6, with one yard, no less than 1.2
INTERIOR SIDE YARD PROPOSED:	1.8m and 1.8m
REAR YARD MINIMUM: 30% of lot depth	10.03m
REAR YARD PROPOSED:	10.03m
BUILDING HEIGHT REQUIRED:	8m
BUILDING HEIGHT PROPOSED:	8m
AGGREGATED SOFT LANDSCAPING	
REQUIRED:	40%
PROPOSED:	45%
(TOTAL FRONT YARD AREA: 86.2m ² *, SOFT LANDSCAPING AREA TO THE EAST OF THE DRIVEWAY: 39.1m ² *)	
*DOES NOT INCLUDE PROJECTIONS	

LEGEND	
	EXISTING DECIDUOUS TREE
	EXISTING CONIFEROUS TREE

PROJECT:	DATE:
1459 & 1469 PORTAL STREET	2023.09.12
OTTAWA, ON K1H 6B6	SCALE:
	1:200
DRAWING TITLE:	DRAWN BY:
SITE PLAN AMENDMENT	DR
(AMENDED SEPT. 12, 2023)	JOB No:
	840-22
	DRAWING No:
	A001



LEGEND

- FFL FINISHED FLOOR ELEVATION
- TOP TOP OF FOUNDATION
- BFL BASEMENT FLOOR ELEVATION
- USF UNDERSIDE OF FOOTING
- PROPERTY LINE
- C.R.Z CRITICAL ROOT ZONE
- CB CATCH-BASIN
- MH CATCH-BASIN/MANHOLE
- CB/MH CATCH-BASIN/MANHOLE
- MH SANITARY MANHOLE
- FH FIRE HYDRANT
- CS CURB STOP & STANDPOST
- ⊙ WATER METER
- ⊙ REMOTE WATER METER
- SAN SANITARY SEWER
- ST STORM SEWER
- WS/WM WATER SERVICE/WATERMAIN
- OBV OVERT OF PIPE
- SPL SPRINGLINE OF PIPE
- INV INVERT OF PIPE
- ||||| ROAD CUT REINSTATEMENT



No.	DATE	REVISION
1	SEP 6-23	PREMIINARY

D. B. GRAY ENGINEERING INC.
 Stormwater Management - Grading & Drainage - Storm & Sanitary Sewers - Watermain
 700 Long Point Circle 613-425-8044
 Ottawa, Ontario d.gray@dbgrayengineering.com

Project
PROPOSED 2-STOREY DWELLING
1469 PORTAL STREET
 OTTAWA, ONTARIO

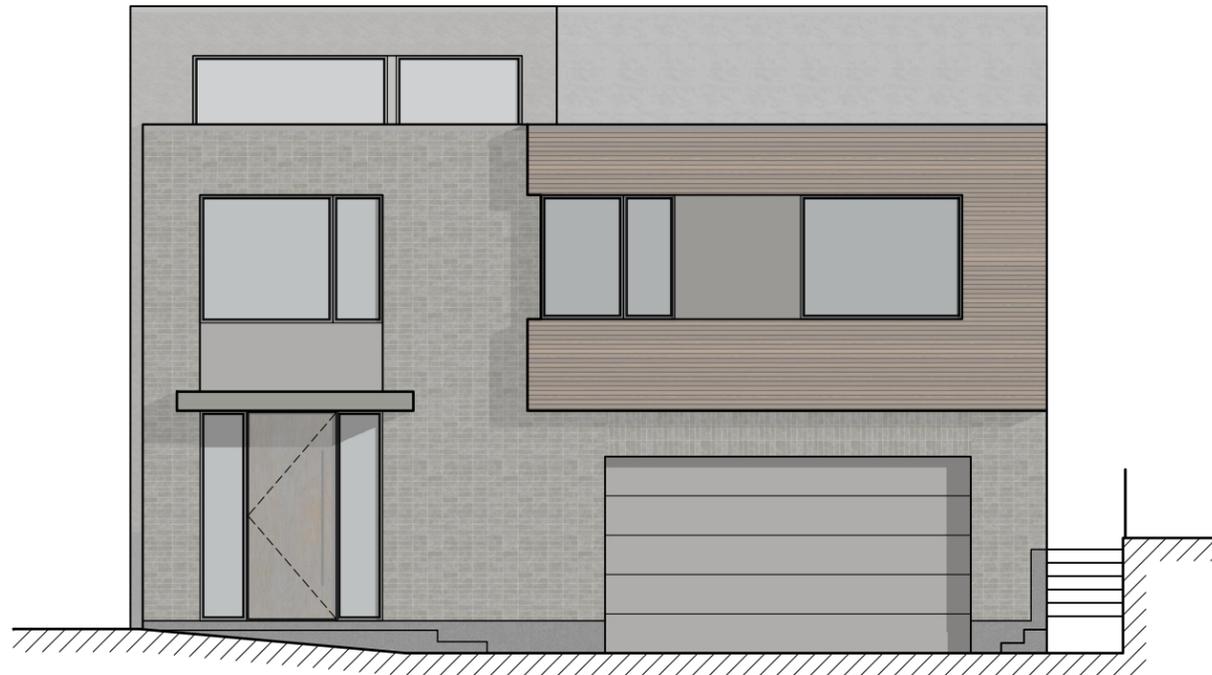
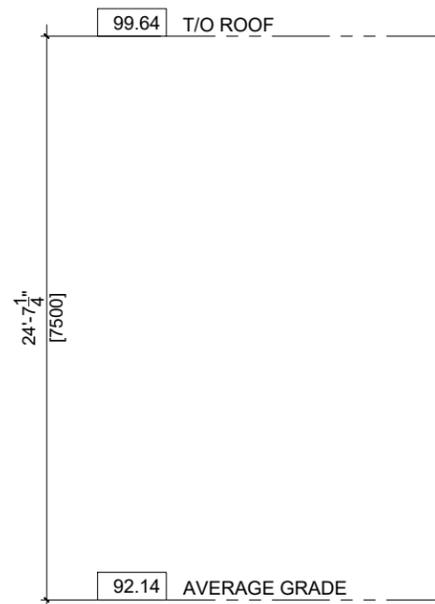
Drawing Title
SITE SERVICING PLAN

Engineer's Seal	Drawn D.B.G. H. Scale 1:100 V. Scale Date SEP 6-23 Job No. 23070
	Drawing No. C-1 of 1

CONNECT PROPOSED SANITARY SEWER TO EXISTING MUNICIPAL SANITARY MANHOLE. MACHINE CORE DRILL NEW OPENING INTO MANHOLE TO CREATE SMOOTH U-SHAPED BENCHING. TRANSITION FROM NEW BENCHING TO EXISTING BENCHING SHALL BE SMOOTH AND CONTINUOUS. MAINTAIN STRUCTURAL INTEGRITY OF MANHOLE. MAKE WATERTIGHT CONNECTION.

PROPOSED 2 STOREY DWELLING
 FFL = xxxx
 TOF = XX.XX
 BFL = XX.XX
 USF = XX.XX

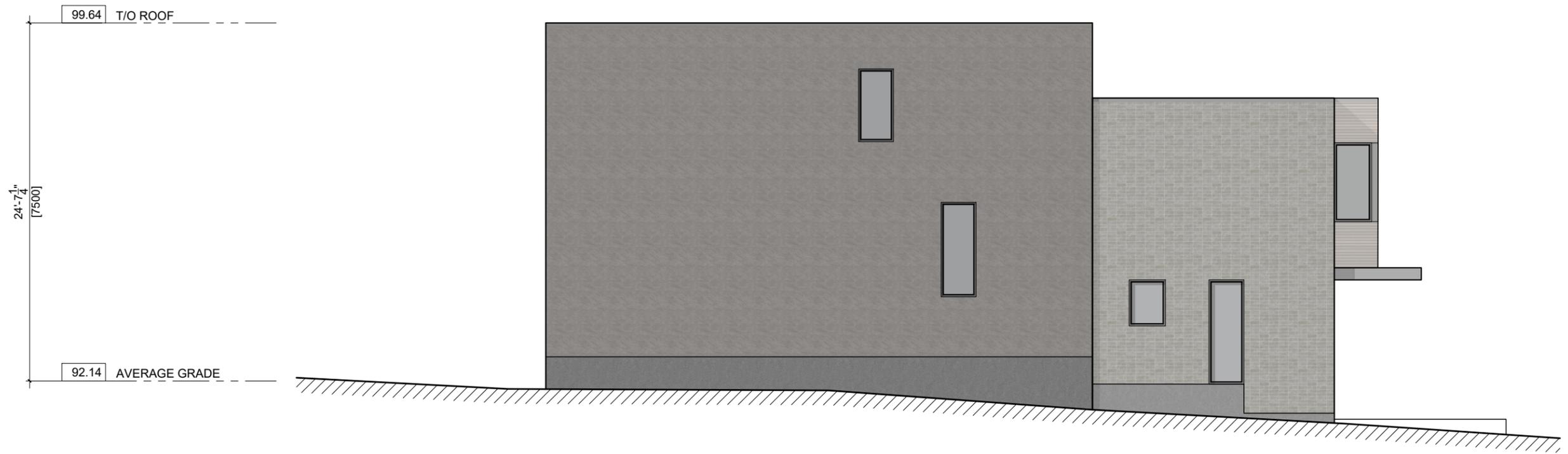
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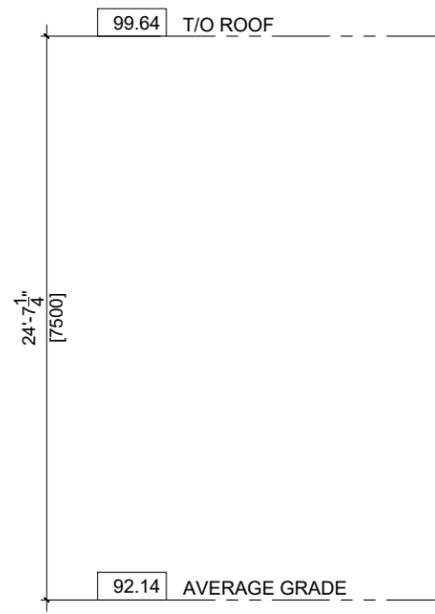
PROJECT: PROPOSED NEW HOME 1459 PORTAL STREET	DATE:	2023.09.12
	SCALE:	1/8" = 1'-0"
	DRAWN BY:	DR
DRAWING TITLE: FRONT ELEVATION (NORTH)	JOB No:	840-22
	DRAWING No:	A200

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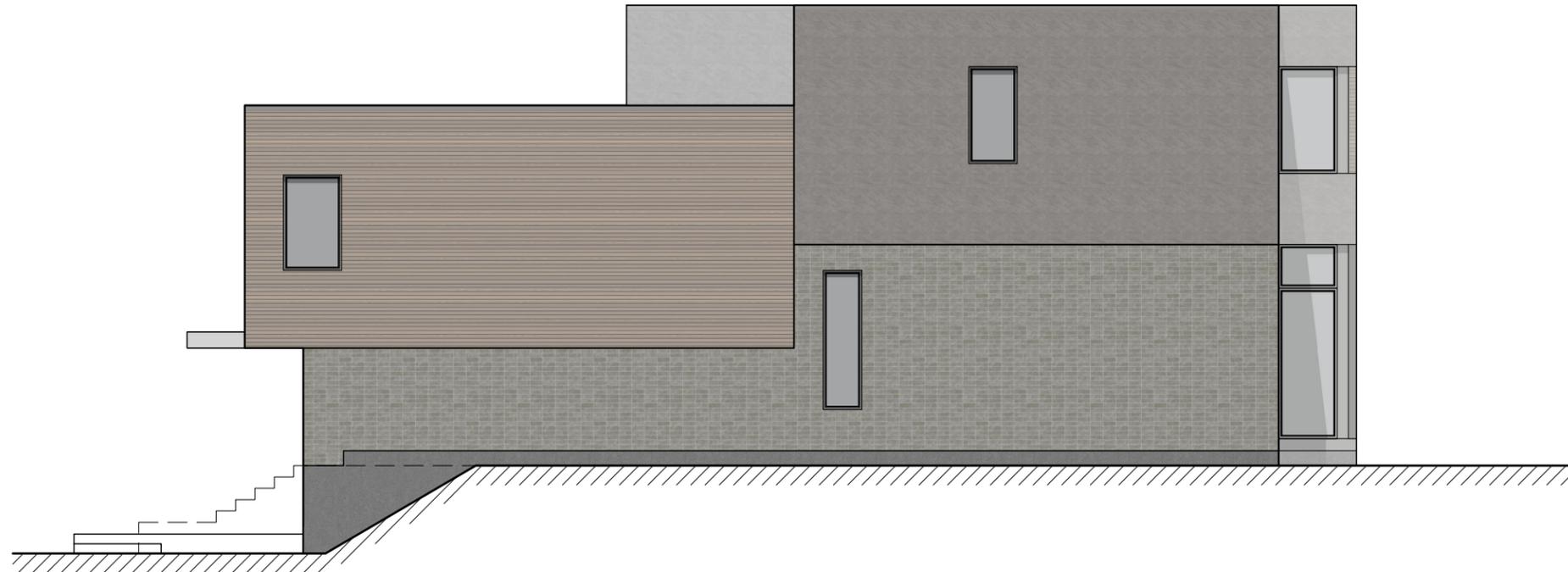
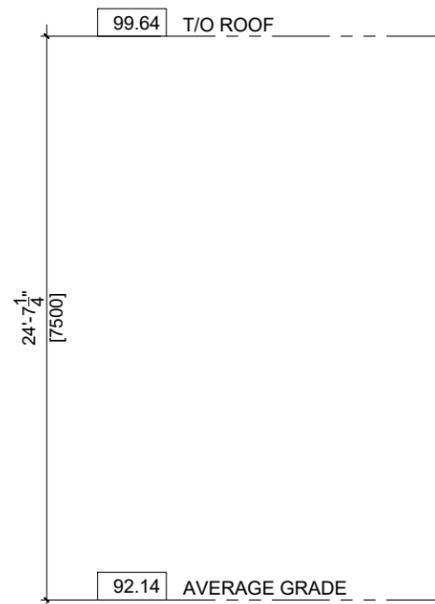


PROJECT:	PROPOSED NEW HOME 1459 PORTAL STREET	DATE:	2023.09.12
		SCALE:	1/8" = 1'-0"
		DRAWN BY:	DR
DRAWING TITLE:	RIGHT ELEVATION (WEST)	JOB No:	840-22
		DRAWING No:	A201

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PROJECT: PROPOSED NEW HOME 1459 PORTAL STREET	DATE: 2023.09.12
	SCALE: 1/8" = 1'-0"
	DRAWN BY: DR
DRAWING TITLE: REAR ELEVATION (SOUTH)	JOB No: 840-22
	DRAWING No: A202



PROJECT:	PROPOSED NEW HOME 1459 PORTAL STREET	DATE:	2023.09.12
DRAWING TITLE:	LEFT ELEVATION (EAST)	SCALE:	1/8" = 1'-0"
		DRAWN BY:	DR
		JOB No:	840-22
		DRAWING No:	A203