

**Committee of Adjustment**  
 Received | Reçu le  
**Revised | Modifié le : 2024-07-29**  
 City of Ottawa | Ville d'Ottawa  
 Comité de dérogation

I Sub-Zone	II Prohibited Uses	III Principal Dwelling Types	IV Minimum Lot Width (m) <sup>11</sup>	V Minimum Lot Area (m <sup>2</sup> ) <sup>12</sup>	VI Maximum Building Height (m)	VII Minimum Front Yard Setback (m)	VIII Minimum Corner Side Yard Setback (m)	IX Minimum Rear Yard Setback (m)	X Minimum Interior Side Yard Setback (m)	XI End-notes (see Table 162B)
R4-UA (By-law 2020-290)		Detached	7.5	225	10	4.5	4.5	varies <sup>a</sup>	1.2/0.6	10, 11, 12, 13
		Linked-detached	7.5	225	10	4.5	4.5	varies <sup>a</sup>	1.2/0.6	10, 11, 12, 13
		Semi-detached	6	180	10	4.5	4.5	varies <sup>a</sup>	1.2	10, 11, 12, 13
		Long Semi-detached	10	300	10	4.5	4.5	varies <sup>a</sup>	1.2/0.6	11, 12, 13
		Duplex	7.5	225	10	4.5	4.5	varies <sup>a</sup>	1.2/0.6	11, 12, 13
		Townhouse	4.5	135	10	4.5	4.5	varies <sup>a</sup>	1.2	10, 11, 12, 13
		Three Unit Stacked	10	300	11	4.5	4.5	varies <sup>a</sup>	1.2	11, 12, 13
		Low-rise Apartment, maximum of 8 units	14	420	11	4.5	4.5	varies <sup>a</sup>	1.5	11, 12, 13
		PUD	12	360	11	4.5	4.5	varies <sup>a</sup>	1.5	11, 12, 13
			NA	1,400	as per dwelling type	4.5	4.5	varies <sup>a</sup>	varies <sup>1</sup>	1, 10, 11, 12, 13

### Urban Exceptions 2,601-2,700

I Exception Number	II Applicable Zones	Exception Provisions		
		III Additional Land Uses Permitted	IV Land Uses Prohibited	V Provisions
2686 (By-law 2021-75)	R4-UA[2686] H(8.5)		-Apartment dwelling, low rise containing more than 6 dwelling units	-Minimum interior side yard setback: 1.5 m -Minimum lot width for all uses except semi-detached and townhouse dwelling: 10 m -Minimum lot area for all uses except semi-detached and townhouse dwelling: 300 m <sup>2</sup> -Townhouse dwelling subject to the same lot width, lot area, and yard setback standards as a semi-detached dwelling.



633 EDISON AVE  
 Project  
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Zoning R4UA[2686]H(8.5)  
 A0-A1: 20.11 m (65.98 ft)  
 A1-A2: 30.67 m (100.63 ft)  
 A2-A3: 20.10 m (65.96 ft)  
 A3-A0: 30.65 m (100.55 ft)  
 Total Perimeter: 101.54 m (333.12 ft)  
 Total Area: 616.43 m<sup>2</sup> (6635.16 ft<sup>2</sup>) (0.06 ha)



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PROJECT NO.  
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July 29, 2024  
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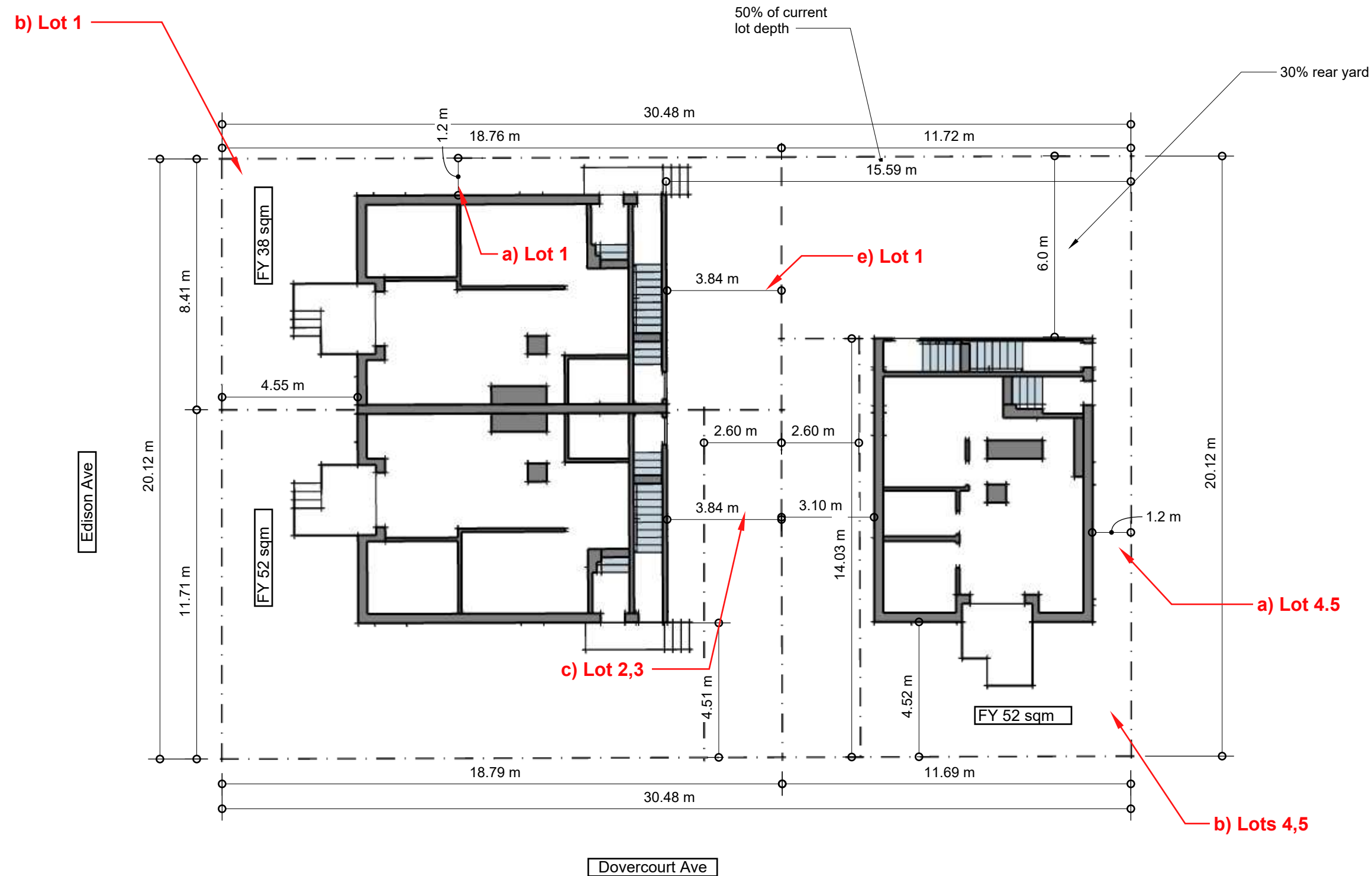
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site dims



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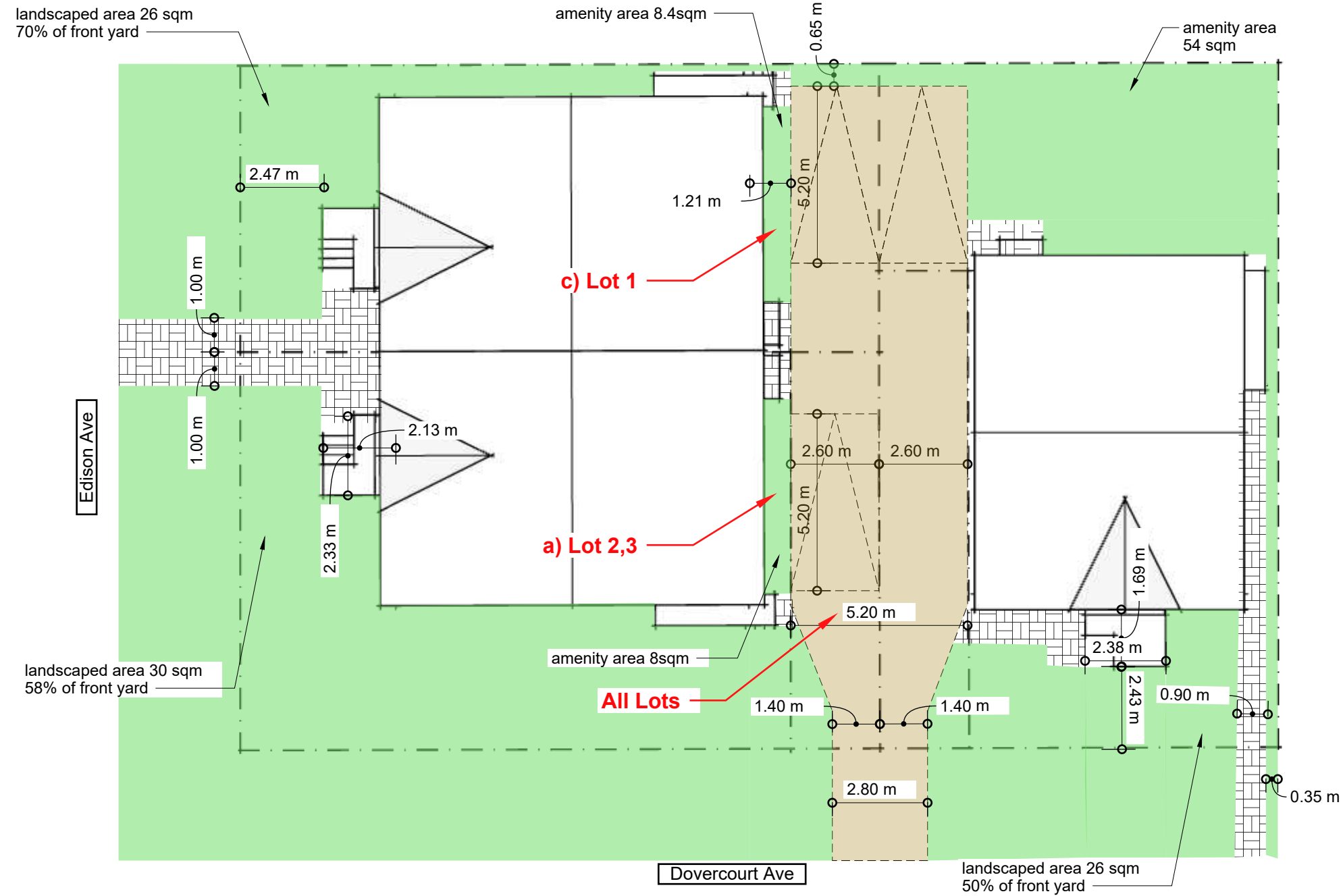
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proposed site

**A.03**





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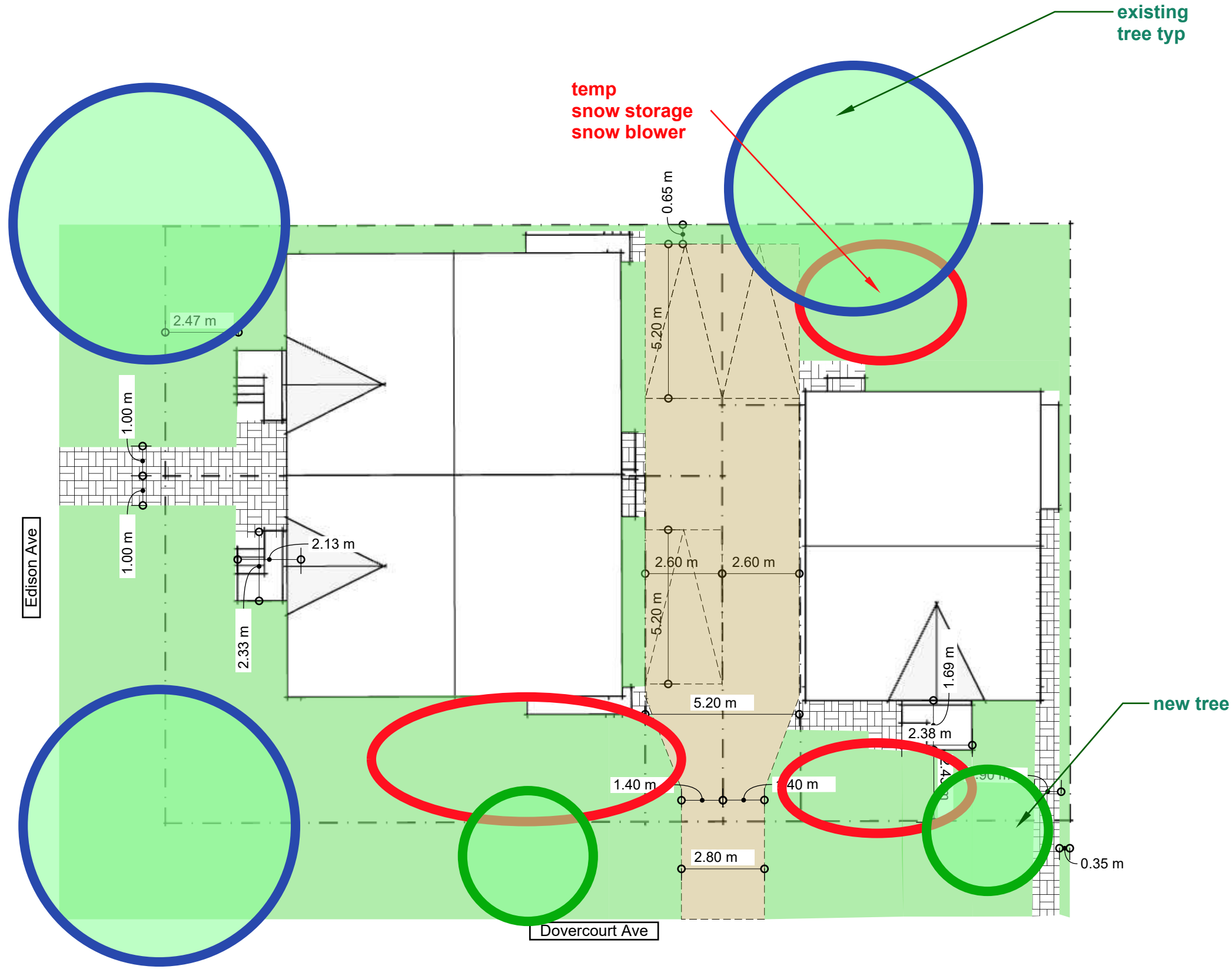
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snow/trees

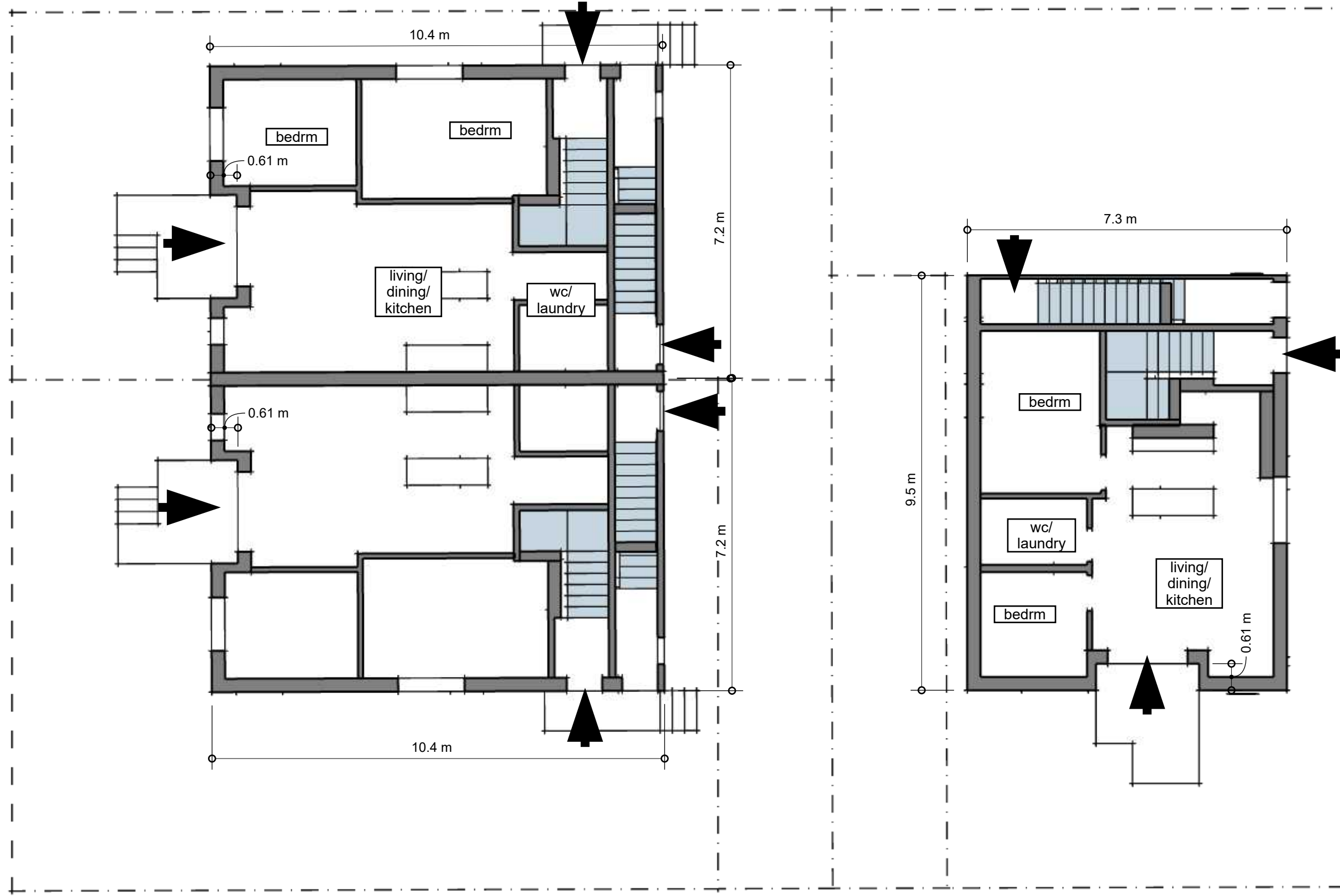
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1st fl

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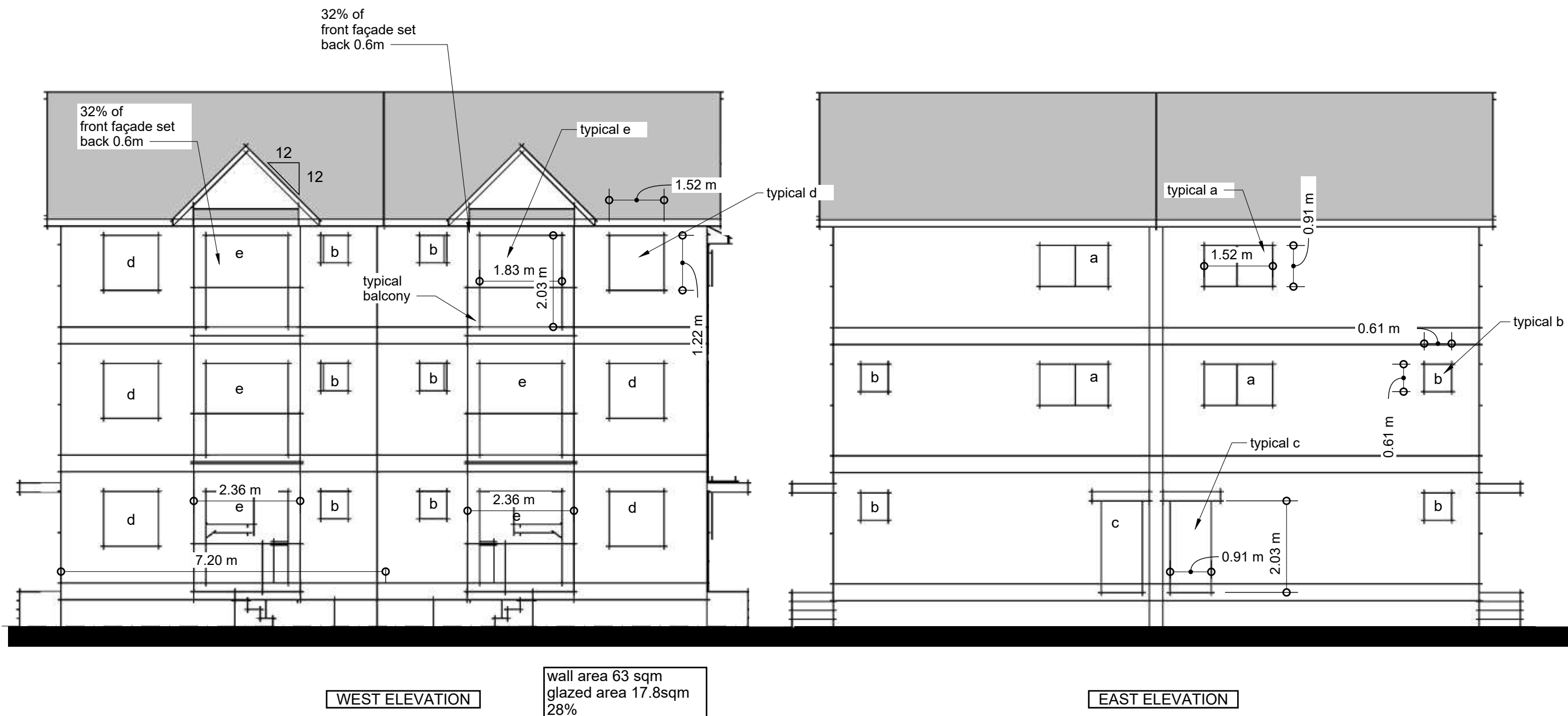
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SemiDetached

**A.08**



WEST ELEVATION

wall area 63 sqm  
glazed area 17.8sqm  
28%

EAST ELEVATION



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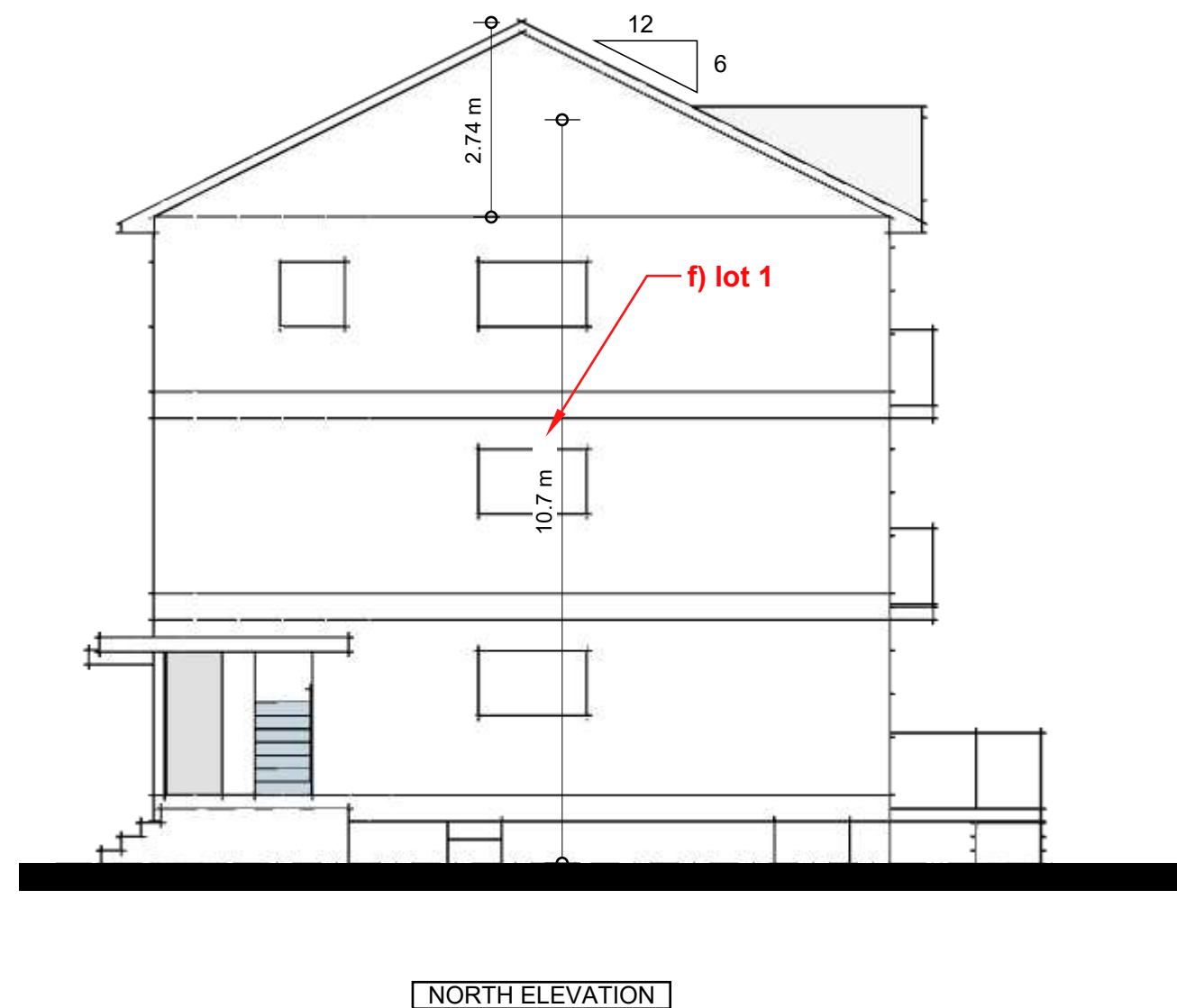
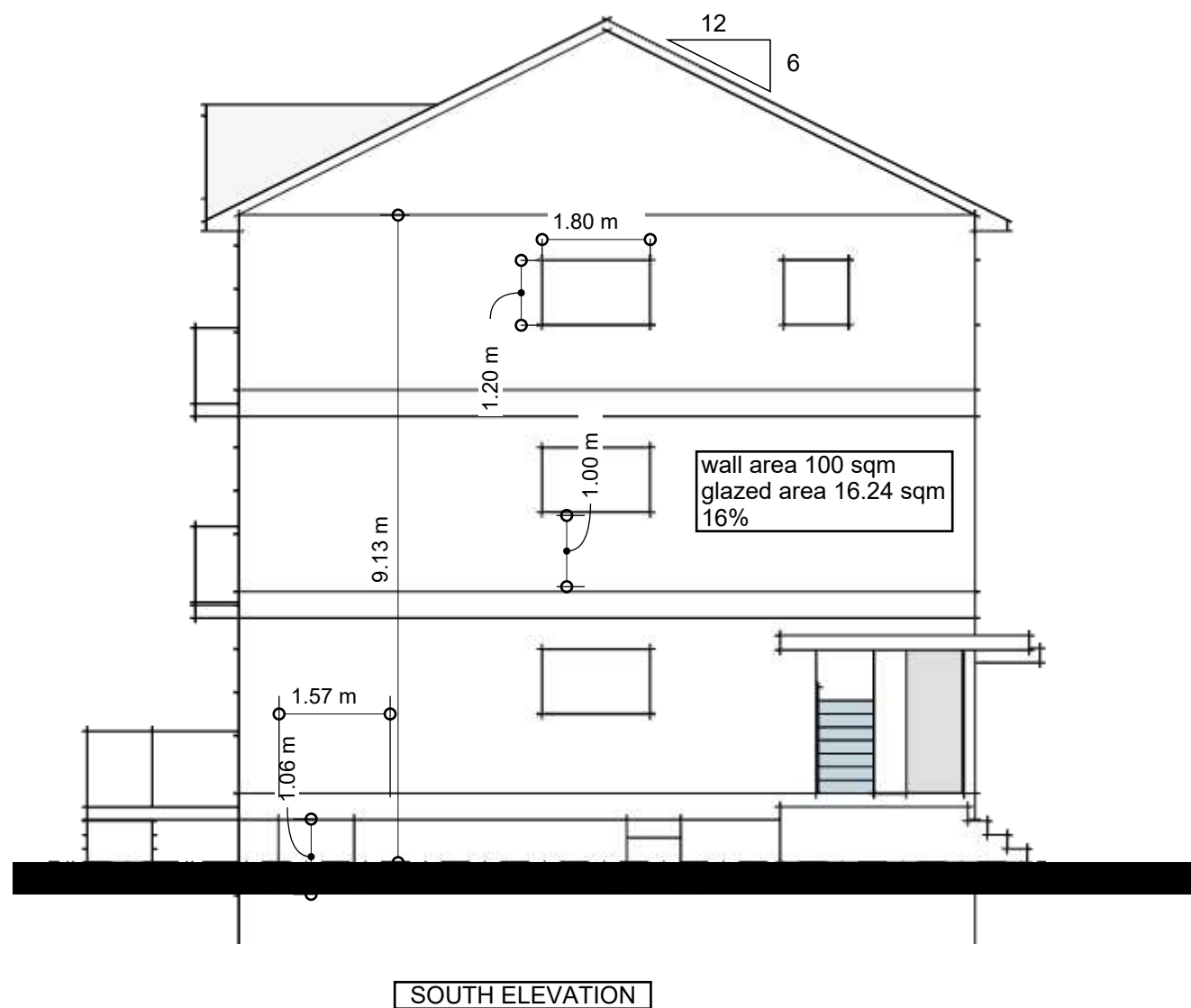
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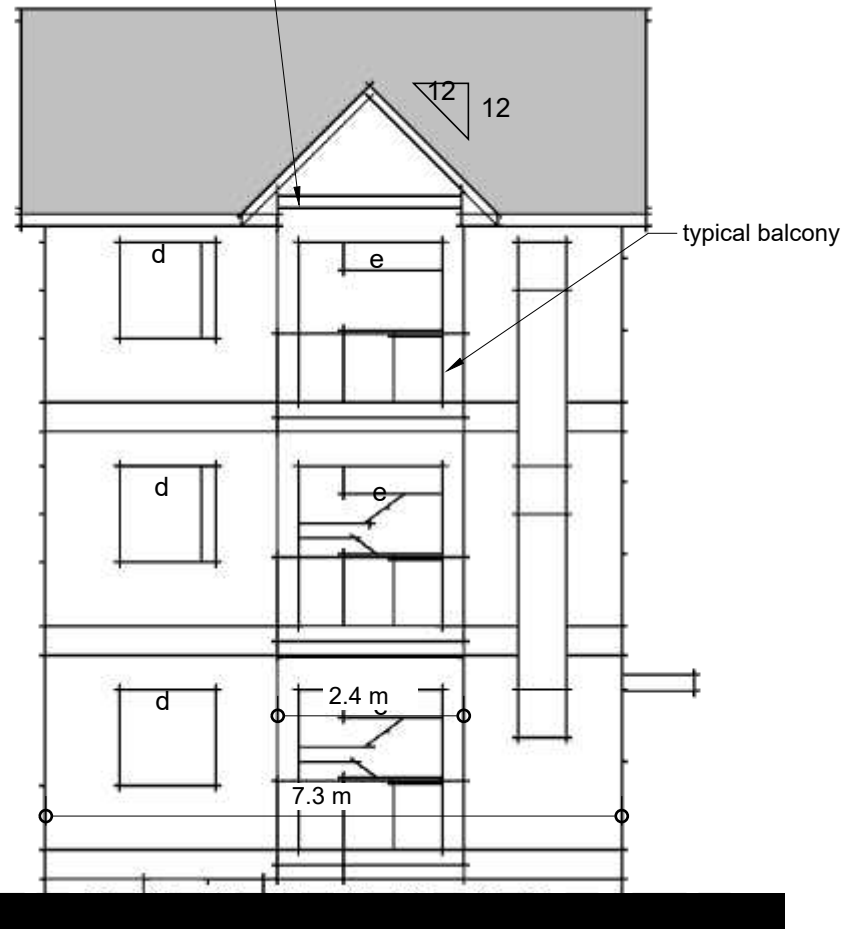
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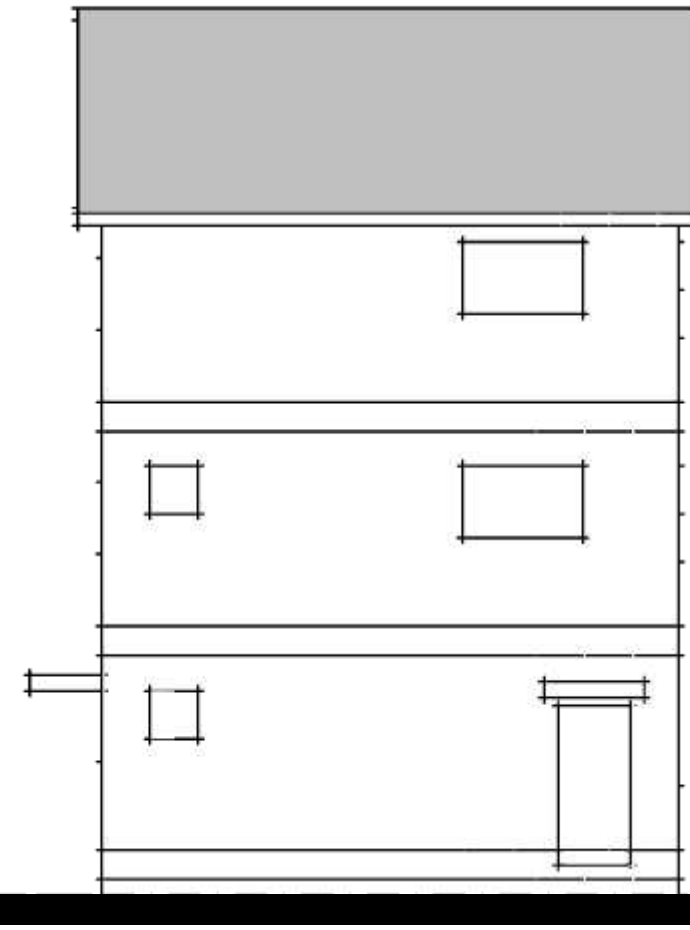
**A.10**

32% of  
front façade set  
back 0.6m



SOUTH ELEVATION

wall area 63 sqm  
glazed area 16.8sqm  
27%



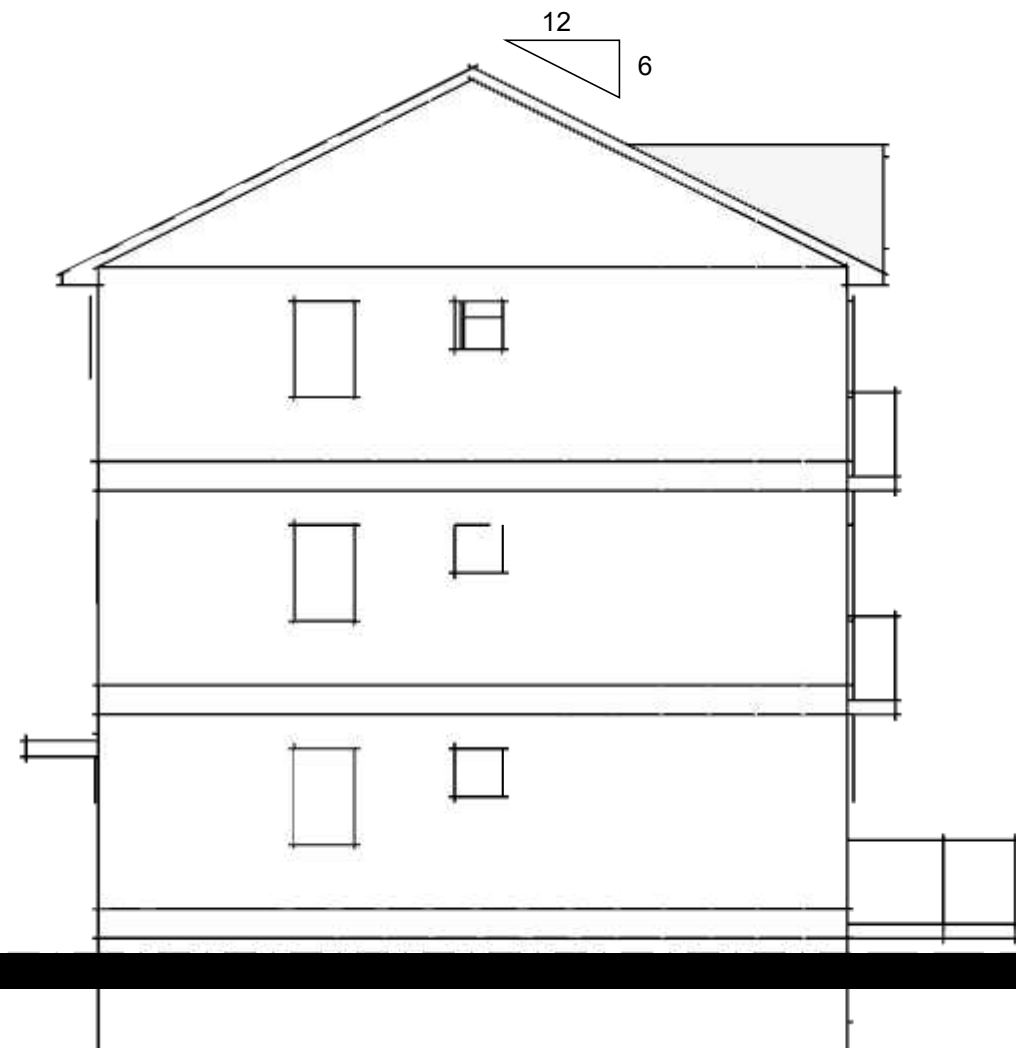
NORTH ELEVATION



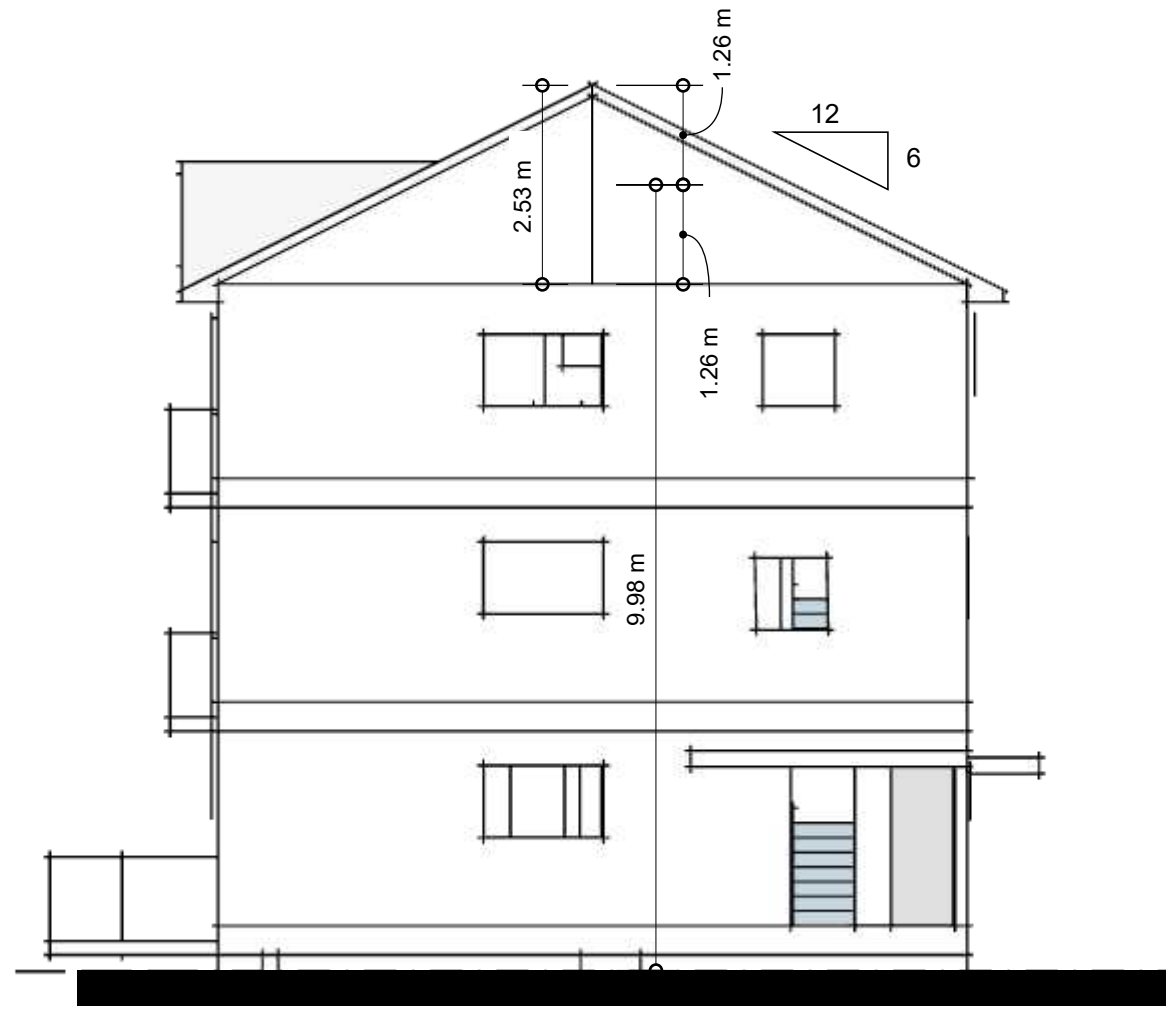


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WEST ELEVATION



NORTH ELEVATION

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perspective





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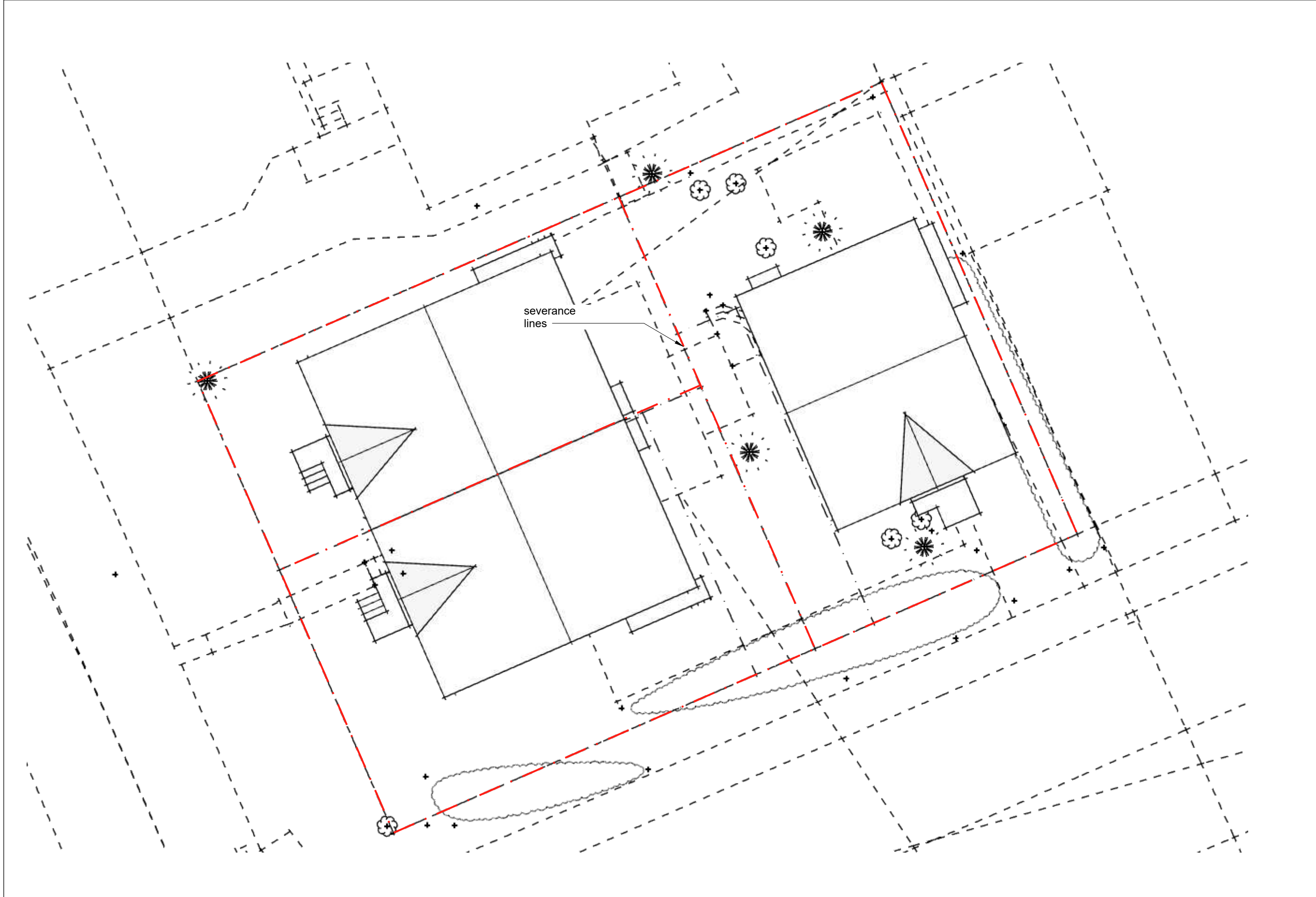
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severance lines