

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-08-01

City of Ottawa | Ville d'Ottawa
Comité de dérogation



946 COLONEL BY DRIVE

New Addition - Level 4

JULY 31, 2024

Request for Minor Variance

946 Colonel By Drive, Ottawa, ON | Zoning: R3Q[2118]H(9)

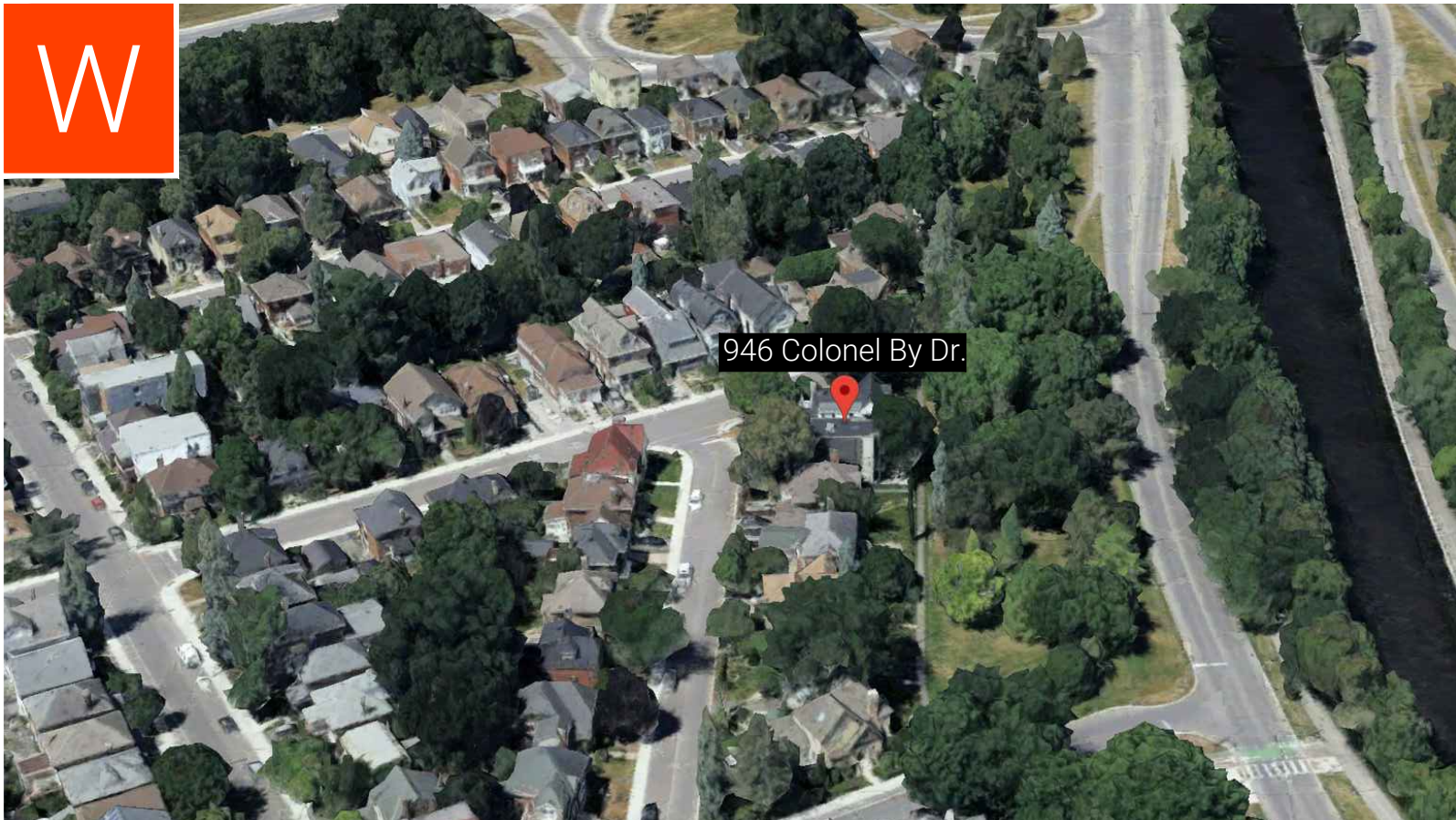
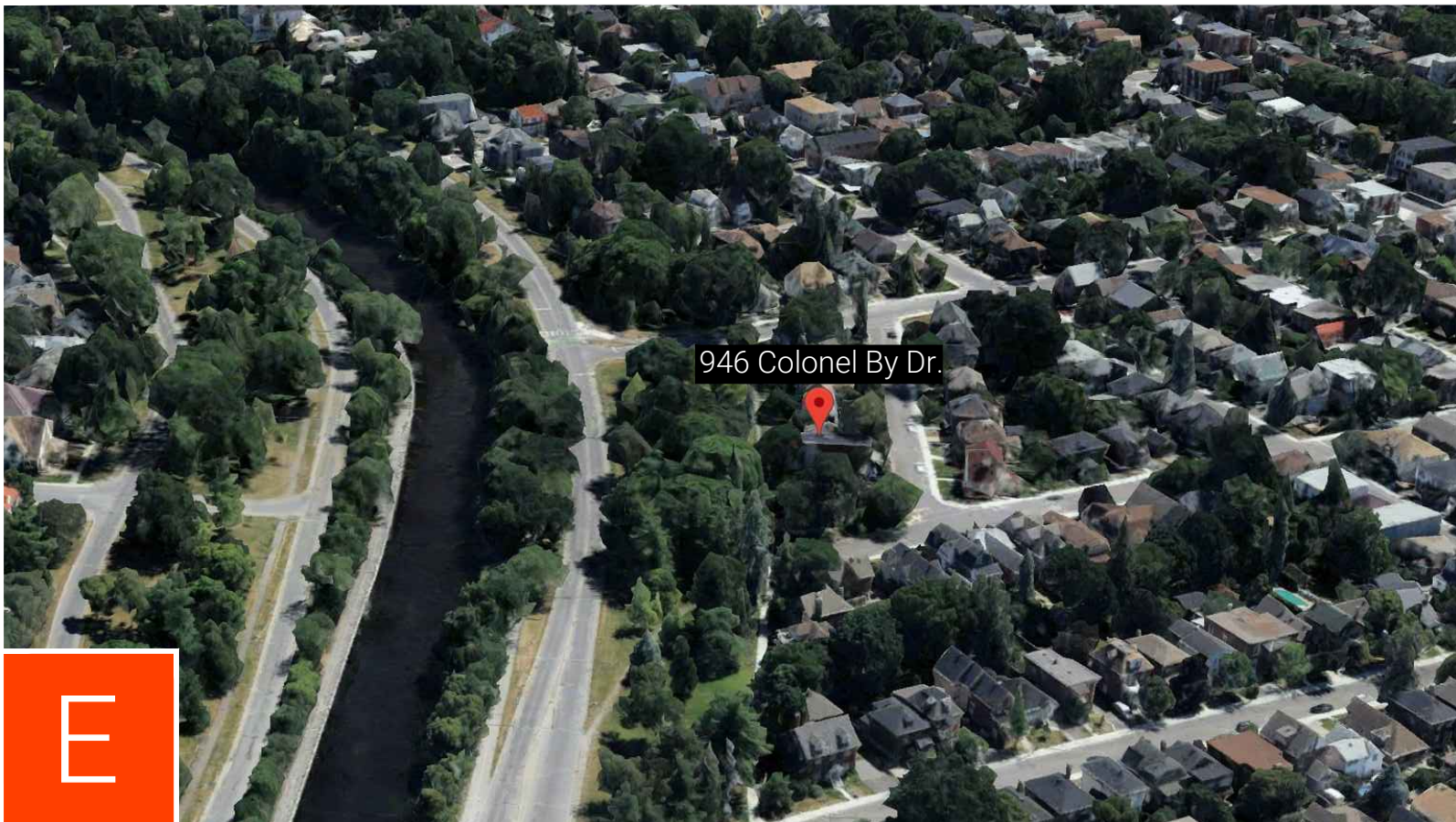
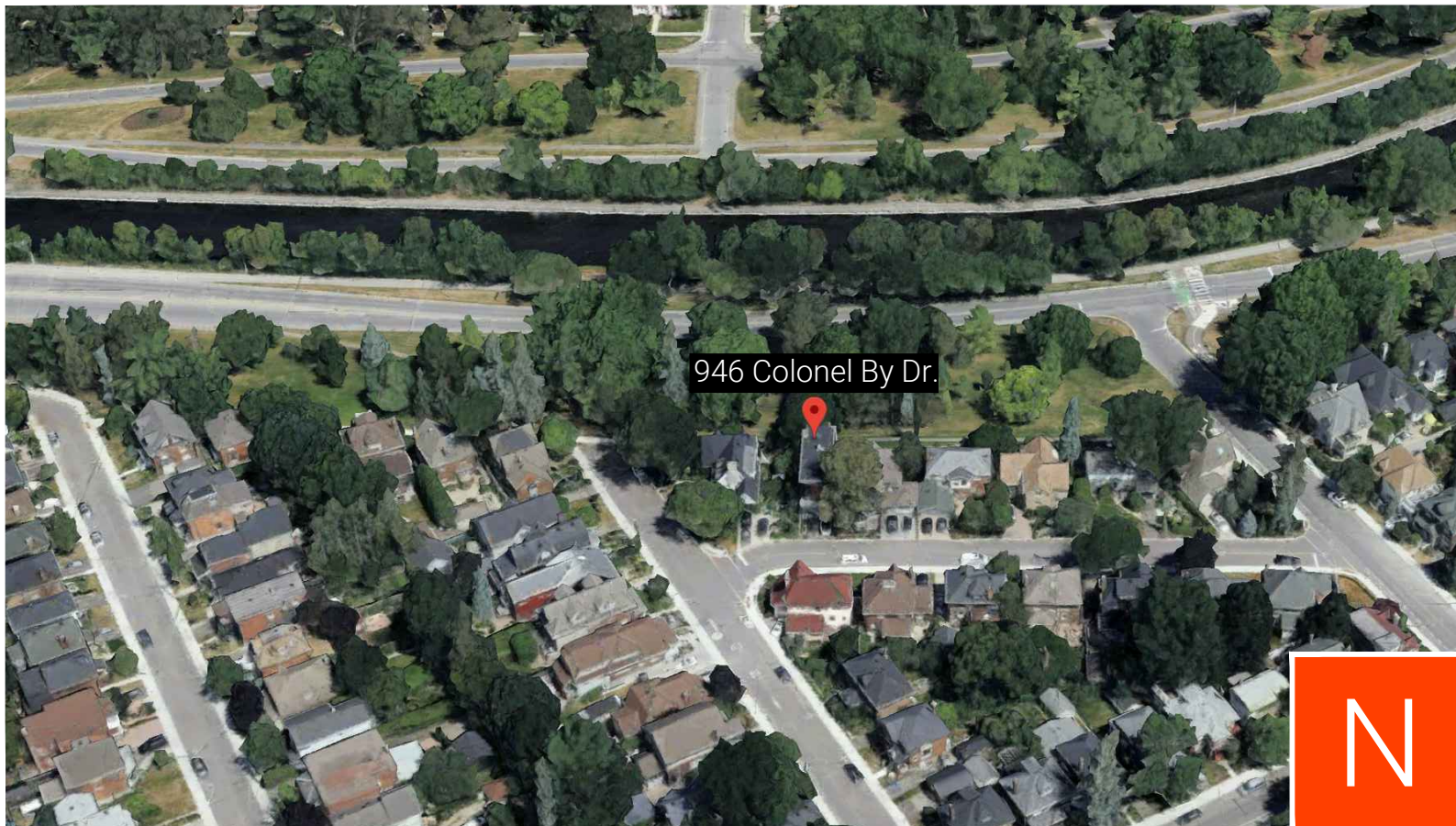
VARIANCE 1 : To permit a building height of 11.74 m.

- Whereas:
 1. The Zoning by law 2008-250 states that the maximum building height permitted is 9 m.
 2. Part 2 Section 60 (3.a.) states an addition to a building in an area to which a heritage overlay applies is permitted only if: the height of the walls and the height and slope of the roof of the addition do not exceed those of the building.

VARIANCE 2 : To permit a rooftop terrace that is not located on the roof of the uppermost storey.

- Whereas:

Part 15 Exception 2118 states no roof top patios or decks are permitted.



946 Colonel By Dr.

New Addition - Level 4

Context Aerial

JULY 31, 2024



946 Colonel By Dr.

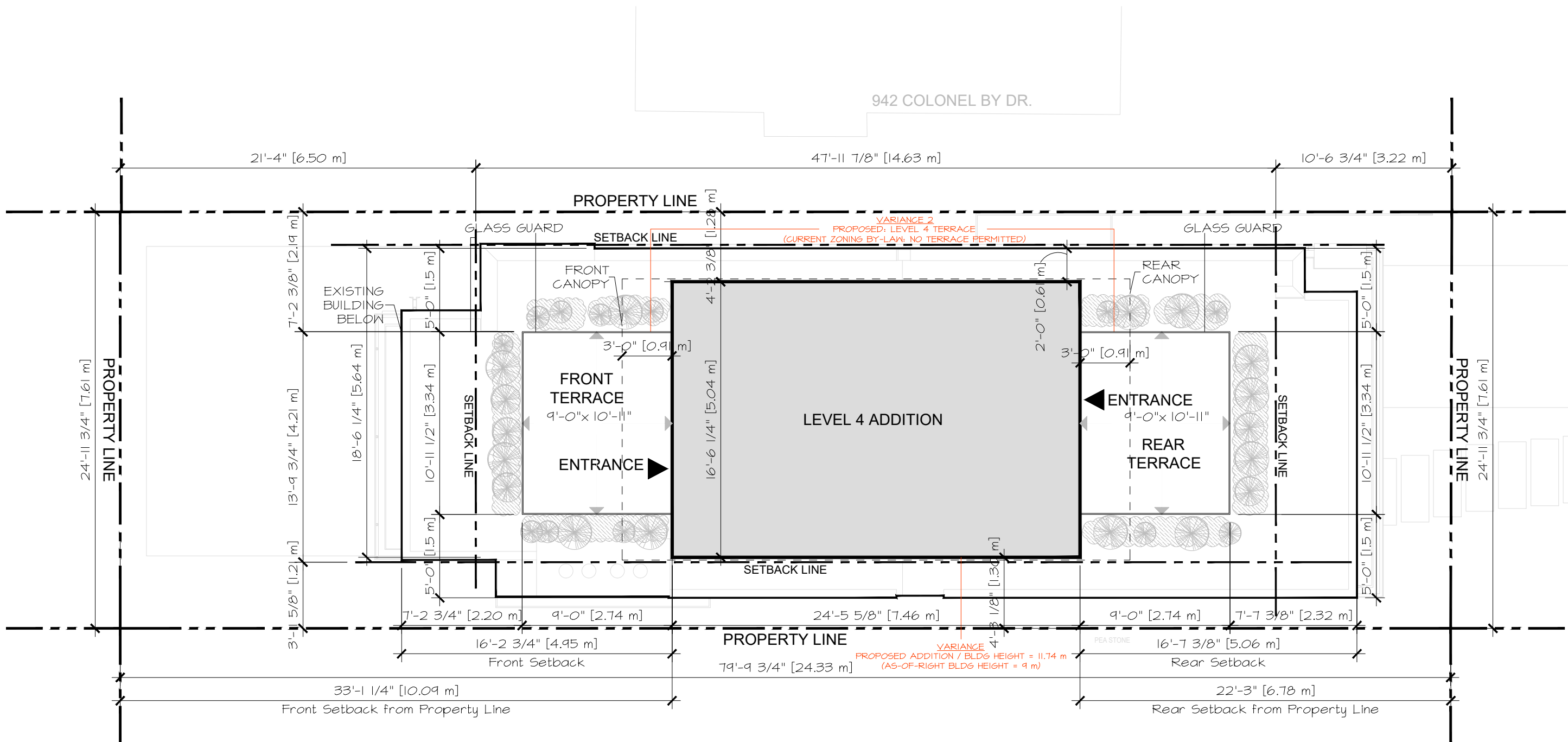
New Addition - Level 4

- NO CONCERNS
- SOME CONCERNS
- OPOSED
- NO RESPONSE



Neighbourhood Survey Map

JULY 31, 2024



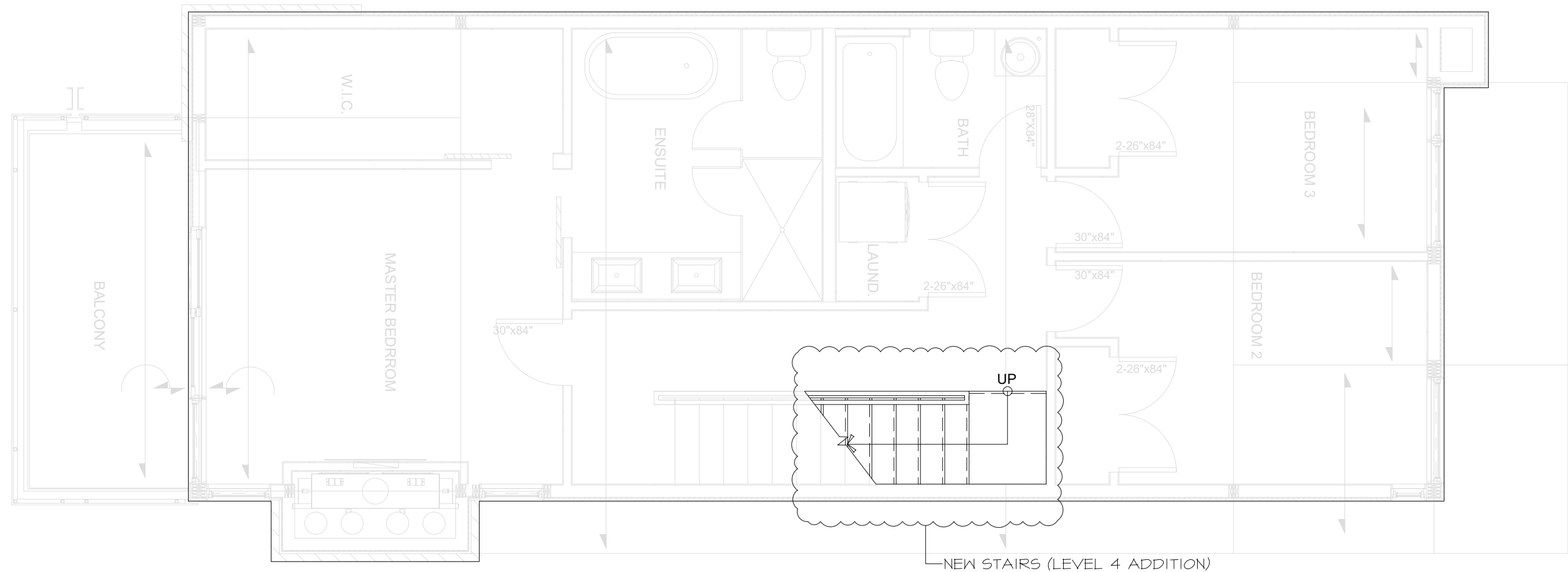
946 Colonel By Dr.

New Addition - Level 4



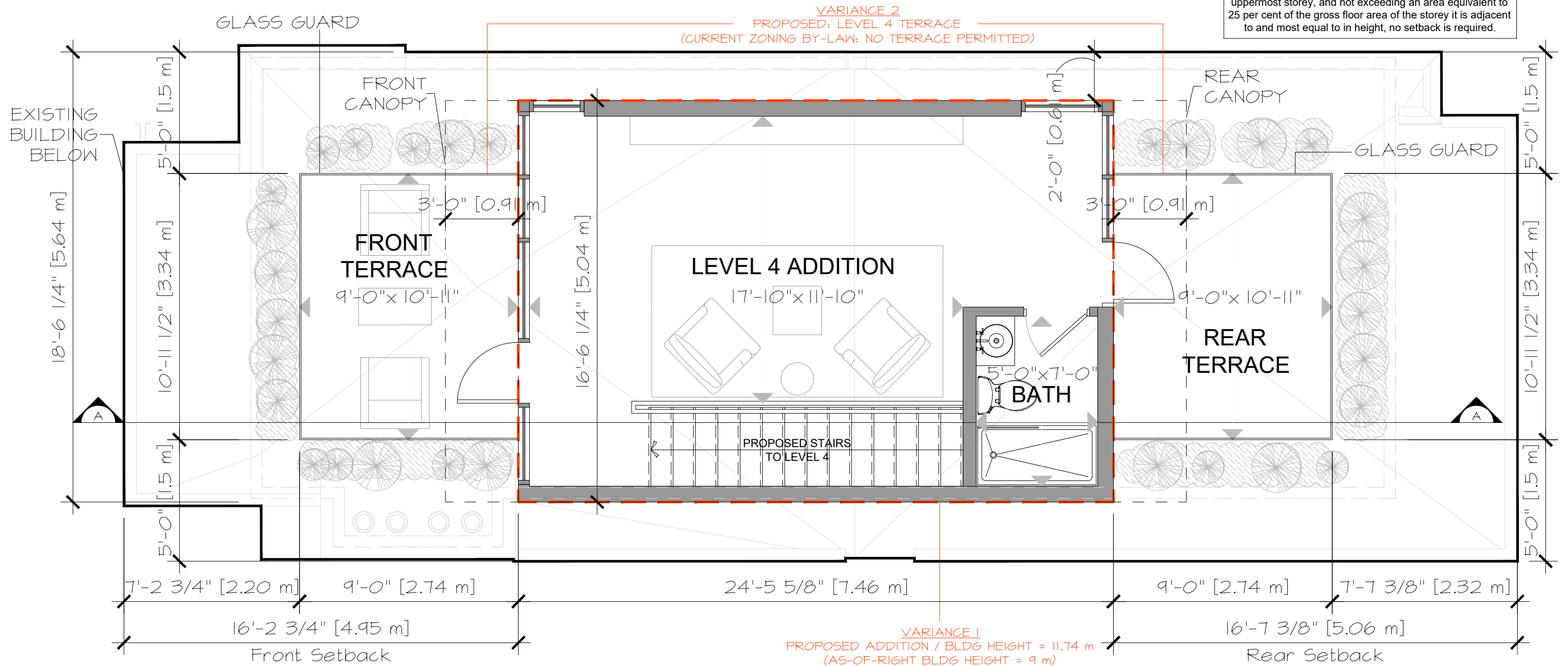
Site Plan
SCALE: 1:75
JULY 31, 2024

LEVEL 3 GFA: 897 ft² [83.32 m²]



FRONT TERRACE GFA: 99 ft² [9.52 m²] = < 25% OF LEVEL 4 GFA
 REAR TERRACE GFA: 99 ft² [11.50 m²] = < 25% OF LEVEL 4 GFA
 LEVEL 4 ADDITION GFA: 404 ft² [37.56 m²]

Part 2 Section 55 Table 55 (8)(b):
 Where a roof-top terrace is not located on the roof of the uppermost storey, and not exceeding an area equivalent to 25 per cent of the gross floor area of the storey it is adjacent to and most equal to in height, no setback is required.



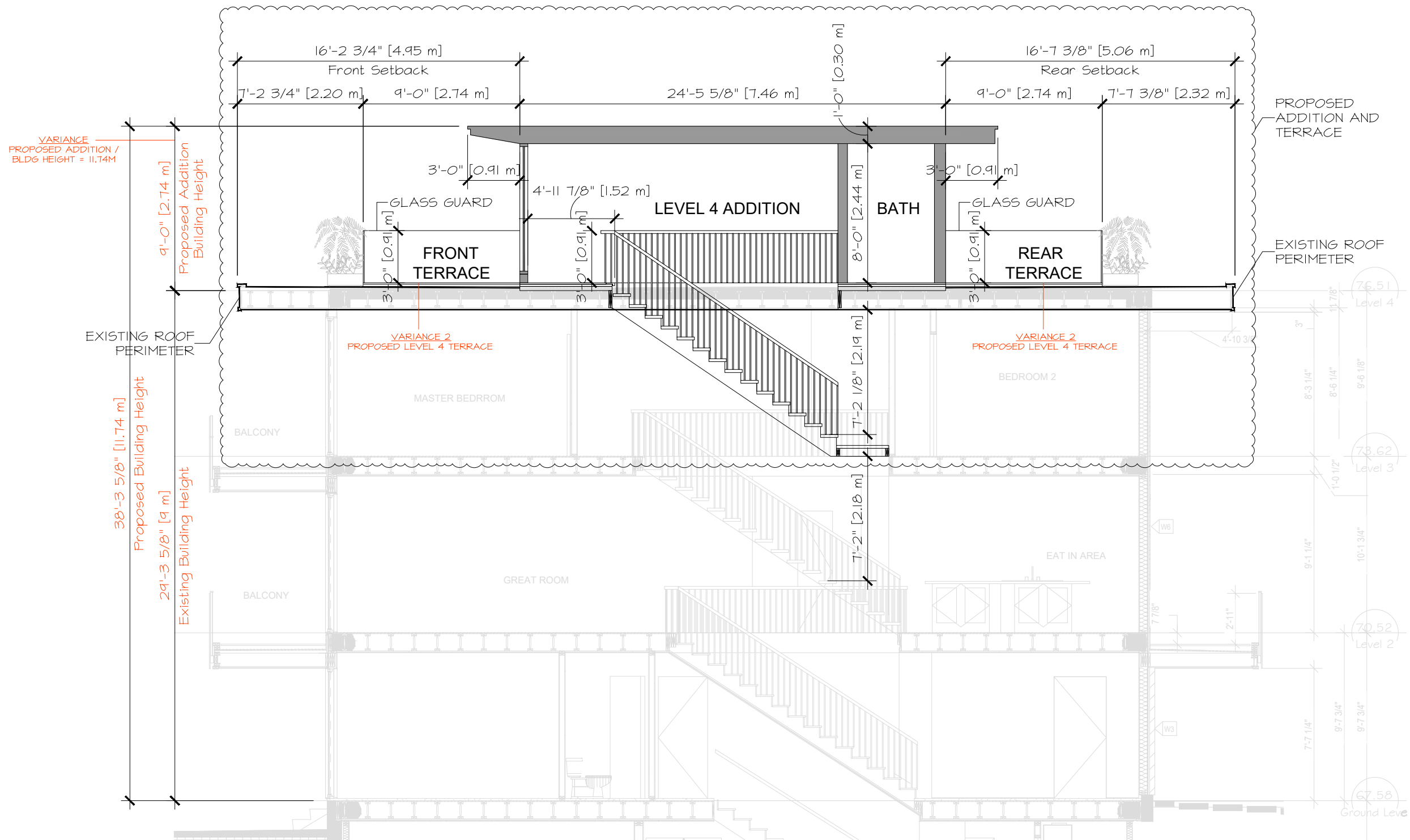
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Level 4 Plan

SCALE: 1:50
JULY 31, 2024

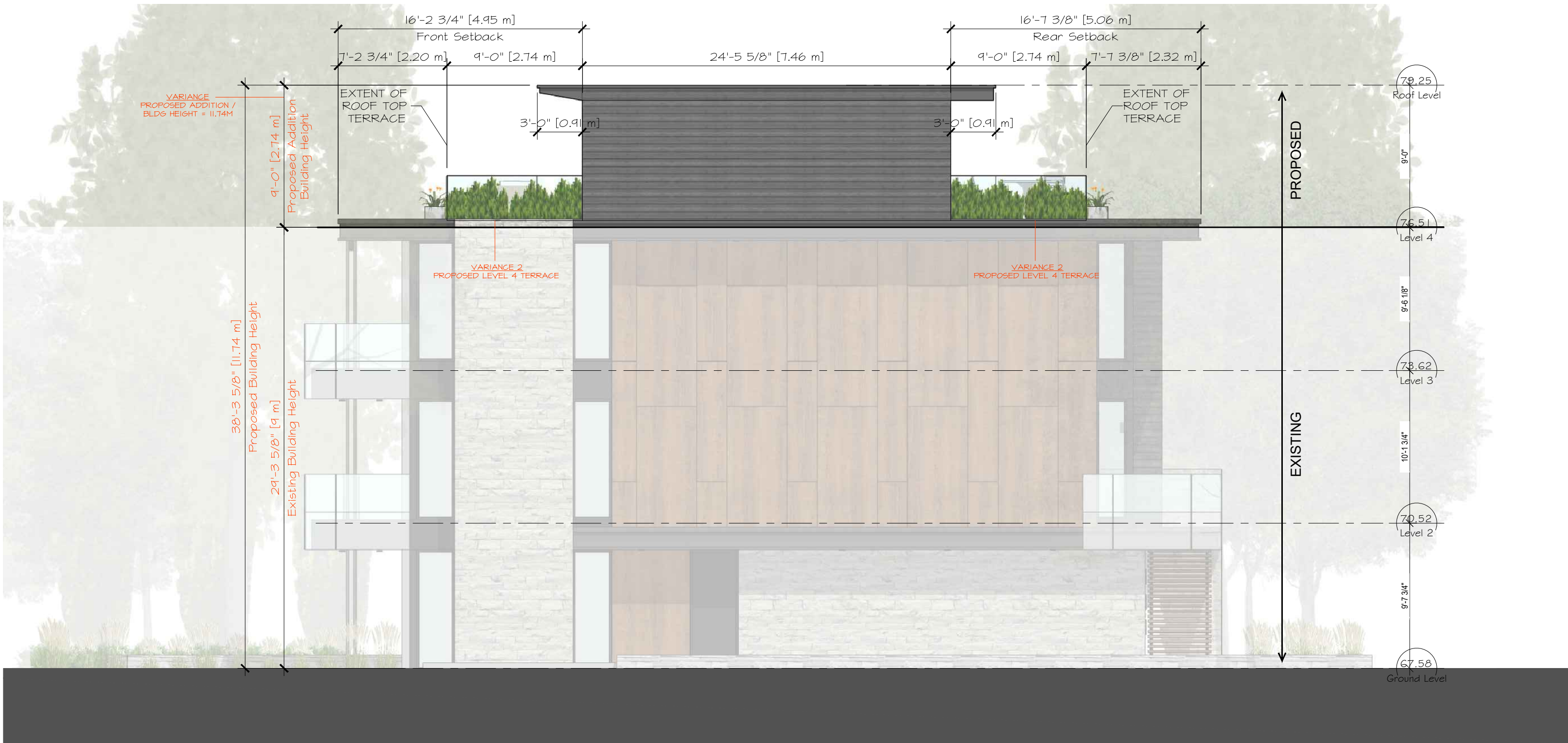


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Section A - Proposed Stair Access to Level 4 Addition

SCALE : 1:75
JULY 31, 2024

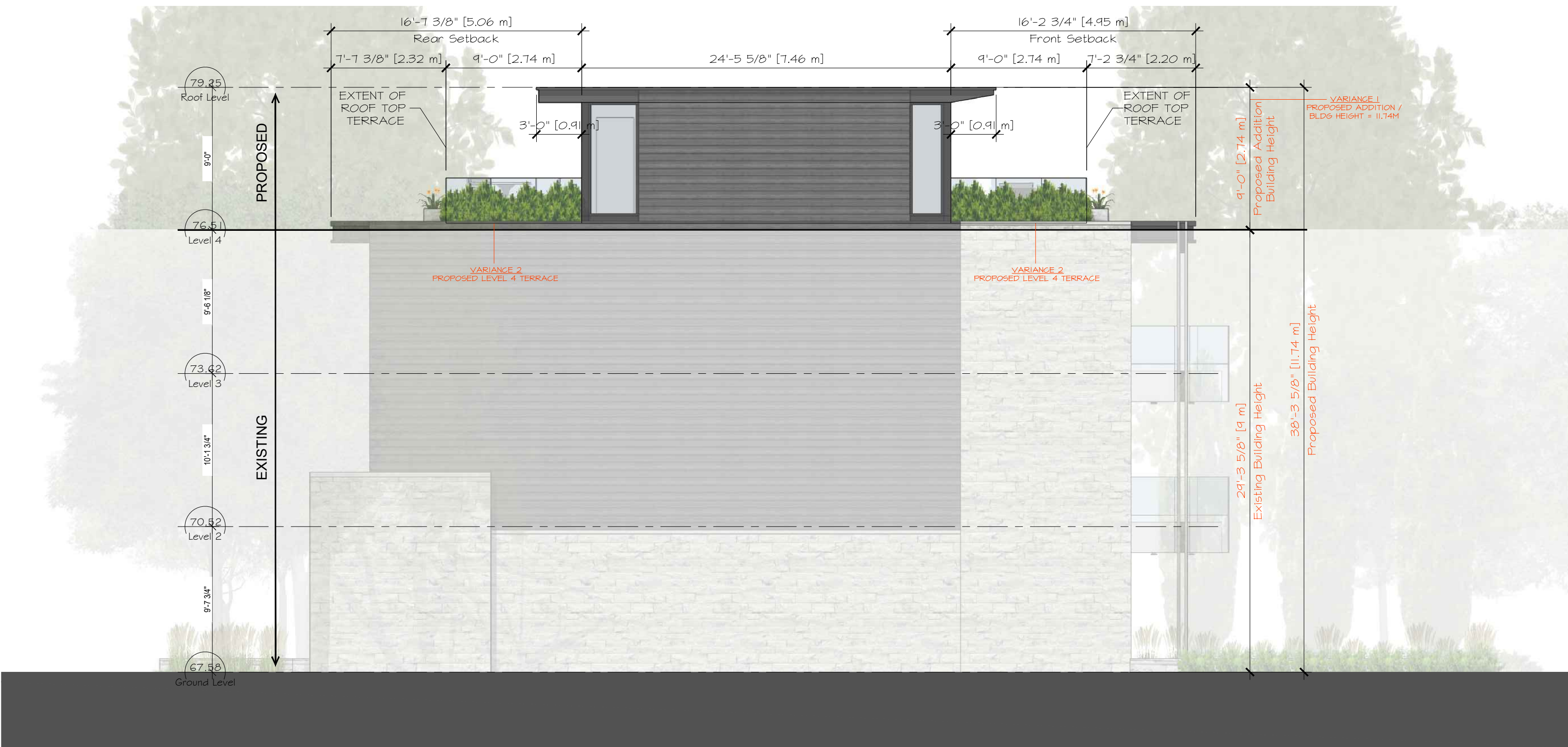


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West Elevation

SCALE : 1:75
JULY 31, 2024



946 Colonel By Dr.

New Addition - Level 4

East Elevation

SCALE : 1:75
JULY 31, 2024



938 COLONEL BY DRIVE
FUTURE ZONING WITH HERITAGE
OVERLAY REMOVED
- Potential 3-storey built form
including rooftop terrace access.

942 COLONEL BY DRIVE
FUTURE ZONING WITH HERITAGE
OVERLAY REMOVED
- Potential 3-storey built form
including rooftop terrace access.

946 COLONEL BY DRIVE
Proposed Level 4 Addition

9 CARLYLE AVENUE
FUTURE ZONING WITH HERITAGE
OVERLAY REMOVED
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STREET VIEW - COLONEL BY DR.



946 Colonel By Dr.

New Addition - Level 4

ELEVATION - North West, Colonel By Dr.

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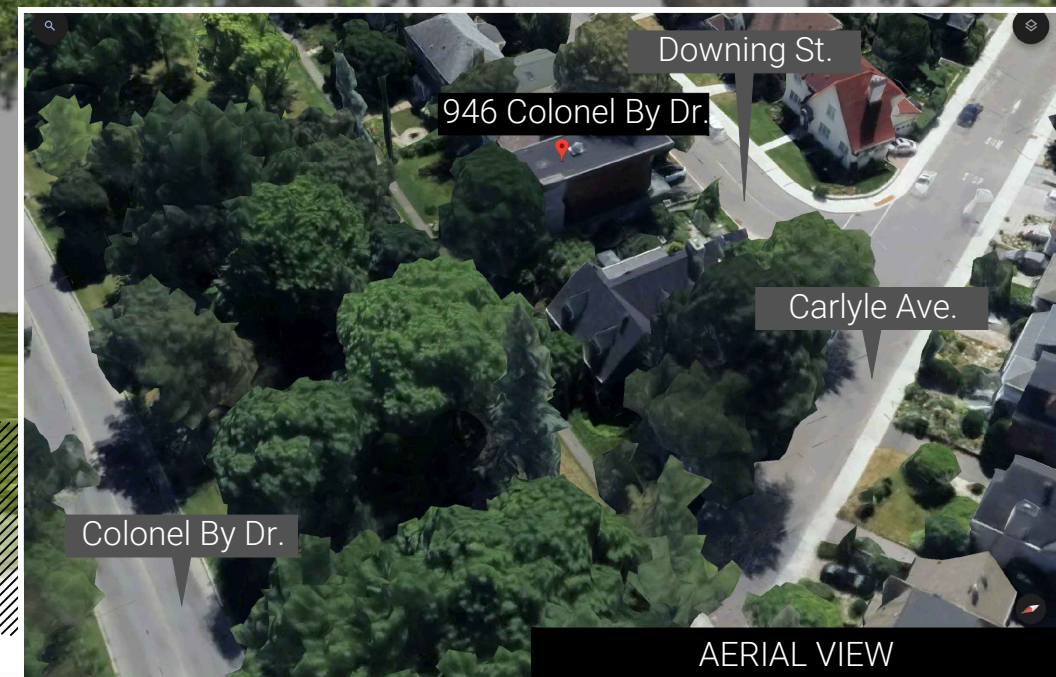
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Proposed Level 4 Addition

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NCC PATHWAY



AERIAL VIEW



946 Colonel By Dr.

New Addition - Level 4

ELEVATION - North West, Colonel By Dr.

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STREET VIEW - DOWNING ST.



946 Colonel By Dr.

New Addition - Level 4

ELEVATION - South West, Downing St.

JULY 31, 2024



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Proposed Level 4 Addition

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Downing St.



946 Colonel By Dr.

STREET VIEW - DOWNING ST.



946 Colonel By Dr.

New Addition - Level 4

ELEVATION - South East, Downing St.

JULY 31, 2024



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Proposed Level 4 Addition

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Downing St.



946 Colonel By Dr.

STREETVIEW - DOWNING ST.

STREETVIEW - Downing St Looking West

946 Colonel By Dr.

New Addition - Level 4

JULY 31, 2024





DOWNING ST.

COLONEL BY DR.



946 Colonel By Dr.

New Addition - Level 4

AERIAL VIEW - North East

JULY 31, 2024



COLONEL BY DR. →

← DOWNING ST.

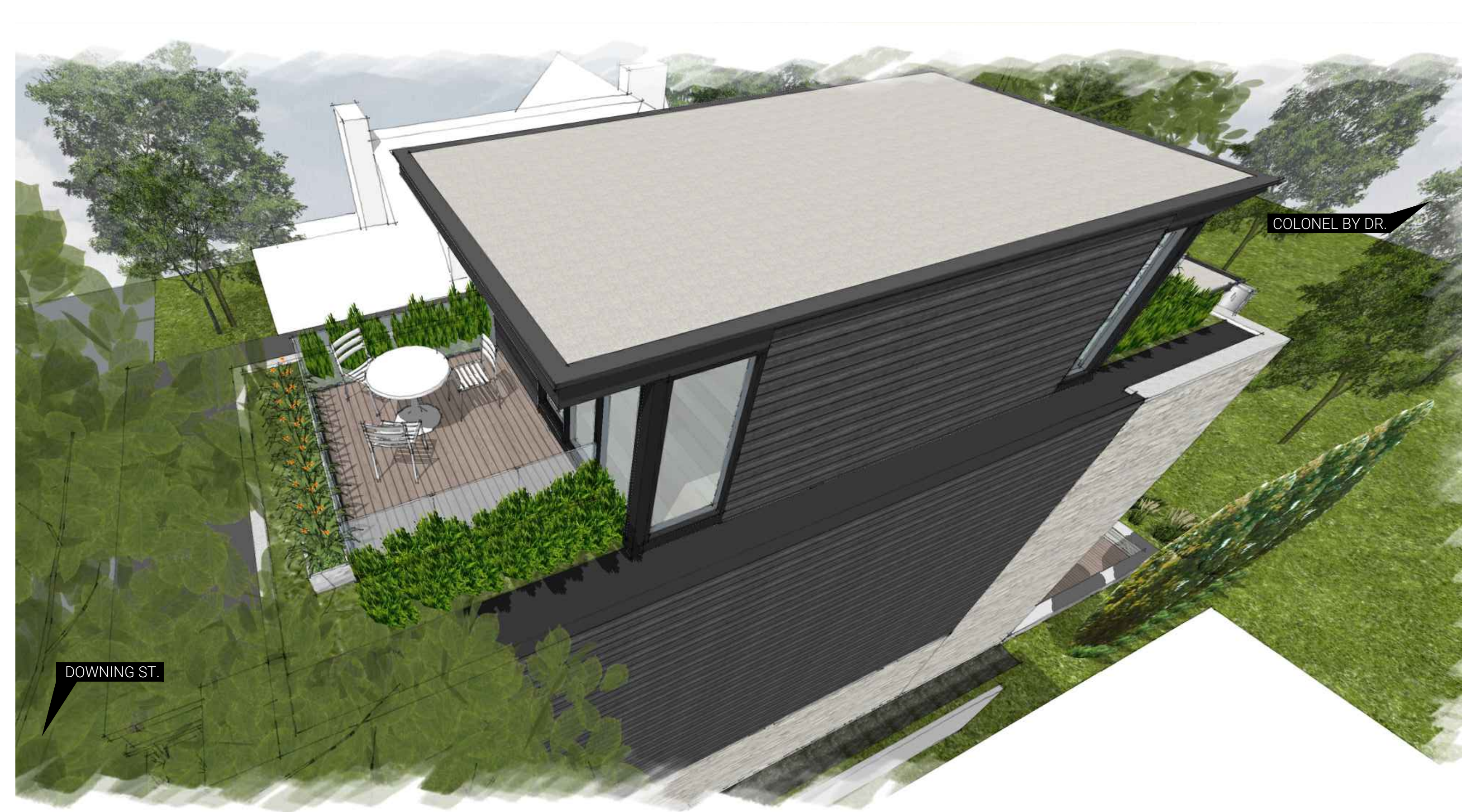


946 Colonel By Dr.

New Addition - Level 4

AERIAL VIEW - East

JULY 31, 2024



COLONEL BY DR.

DOWNING ST.



946 Colonel By Dr.

New Addition - Level 4

AERIAL VIEW - South East

JULY 31, 2024