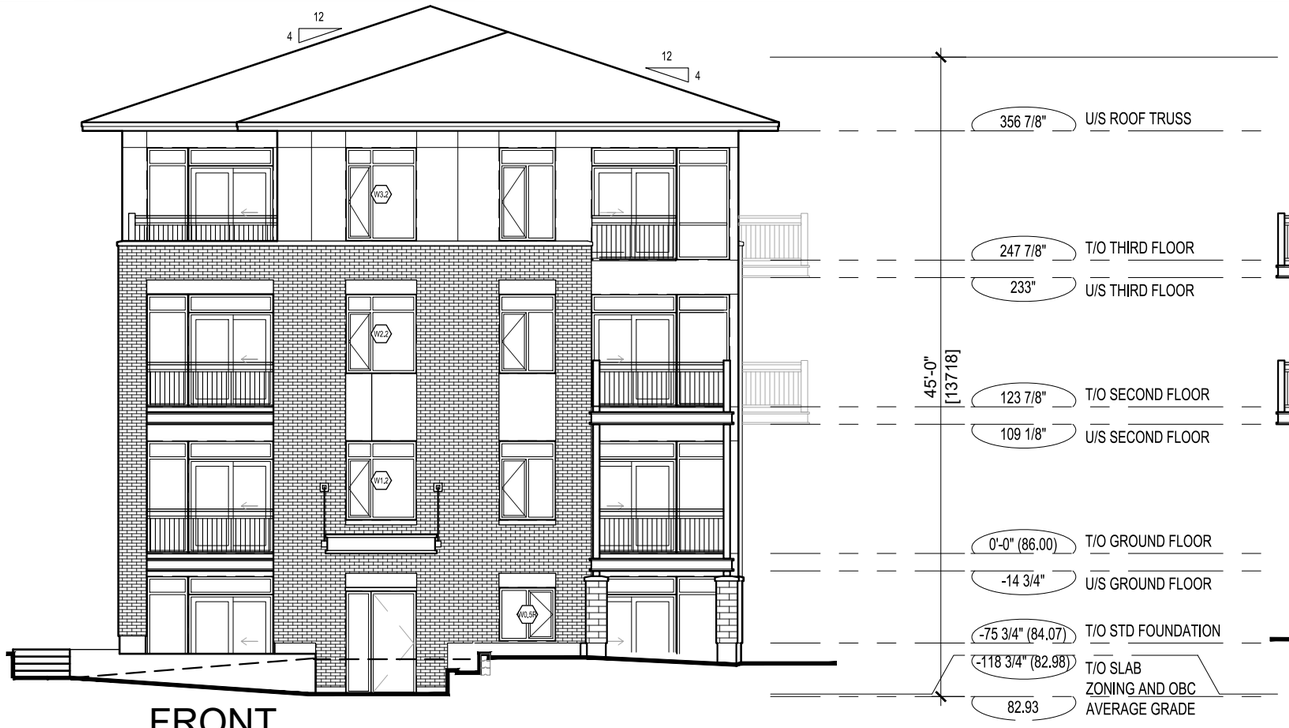


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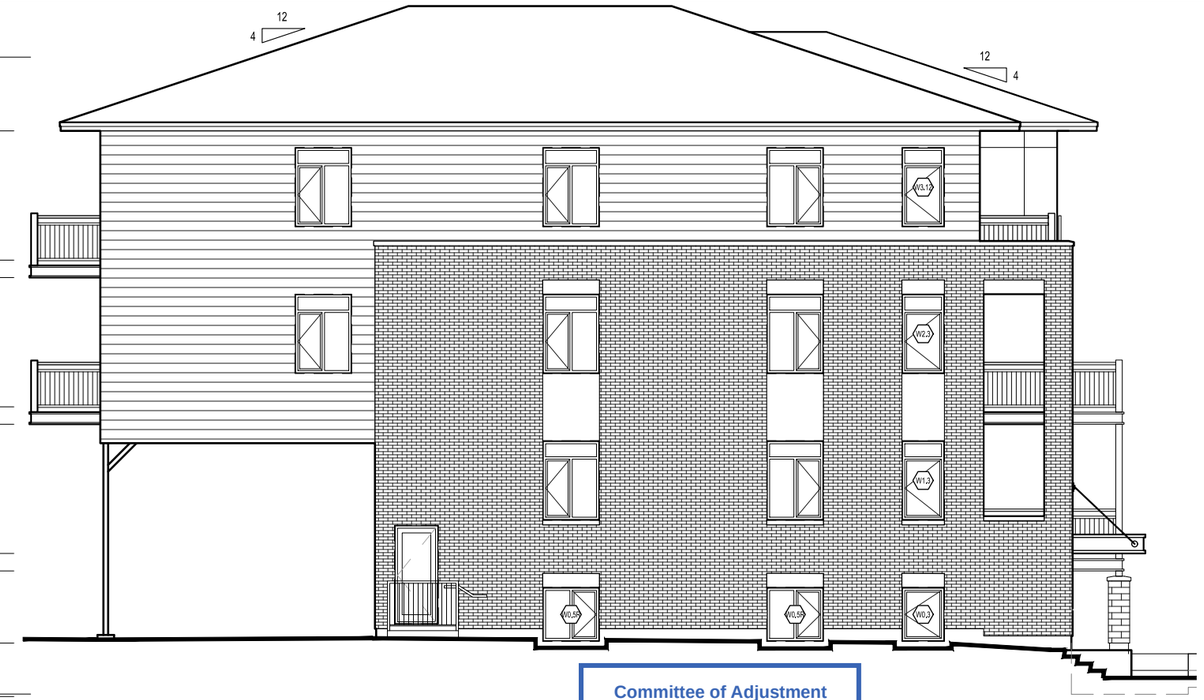


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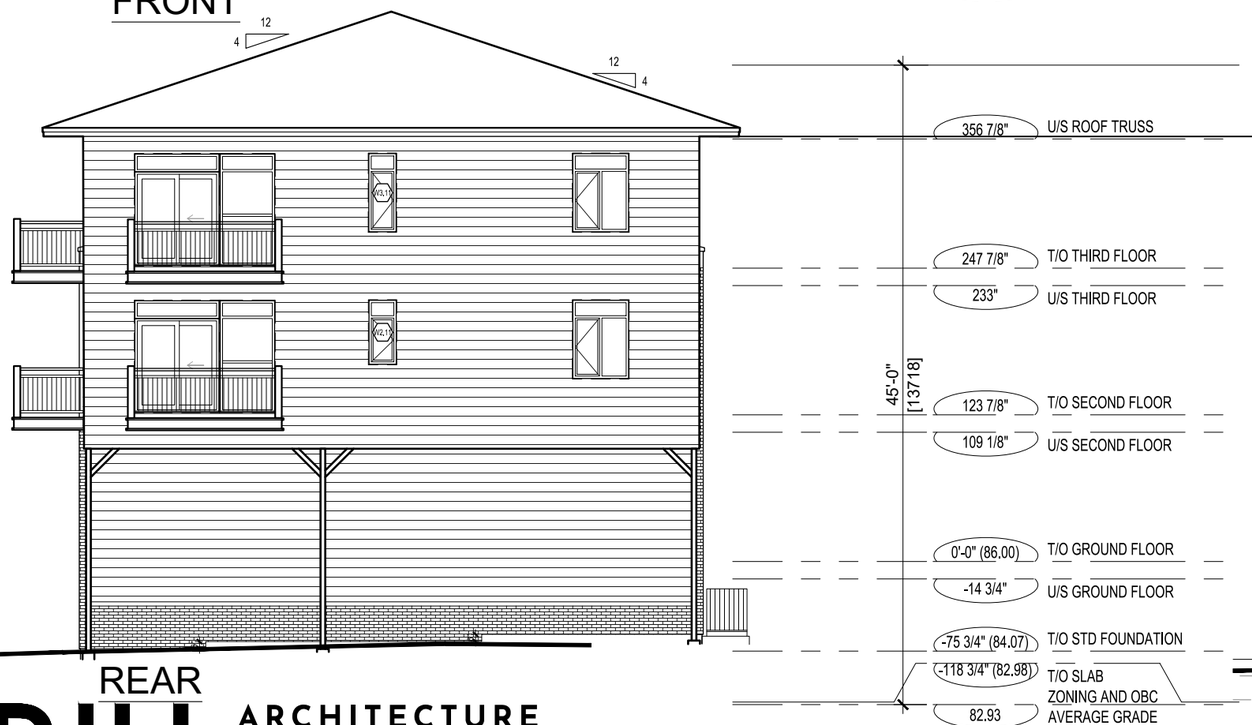


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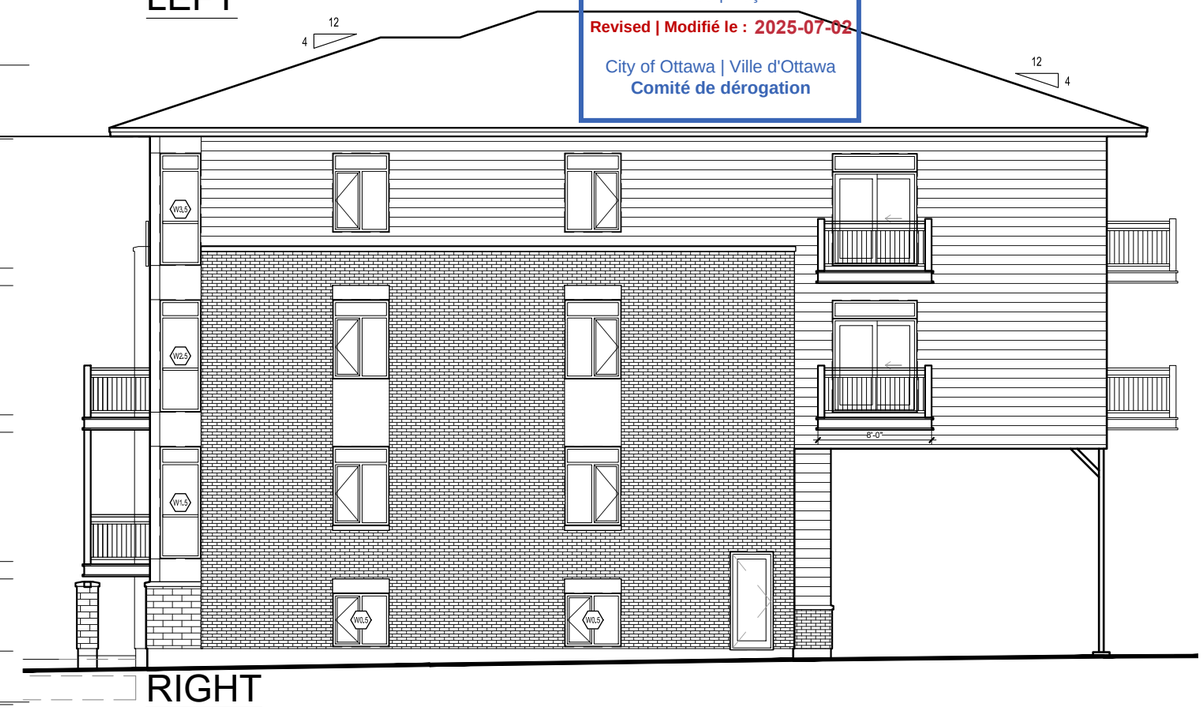


RIGHT

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

RJH ARCHITECTURE + PLANNING
414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
613-262-5480 info@rjhill.ca rjhill.ca

CLEROUX APT.
2441 Cleroux Crescent, Ottawa, Ontario

JUNE 26, 2025 SCALE: 1:200

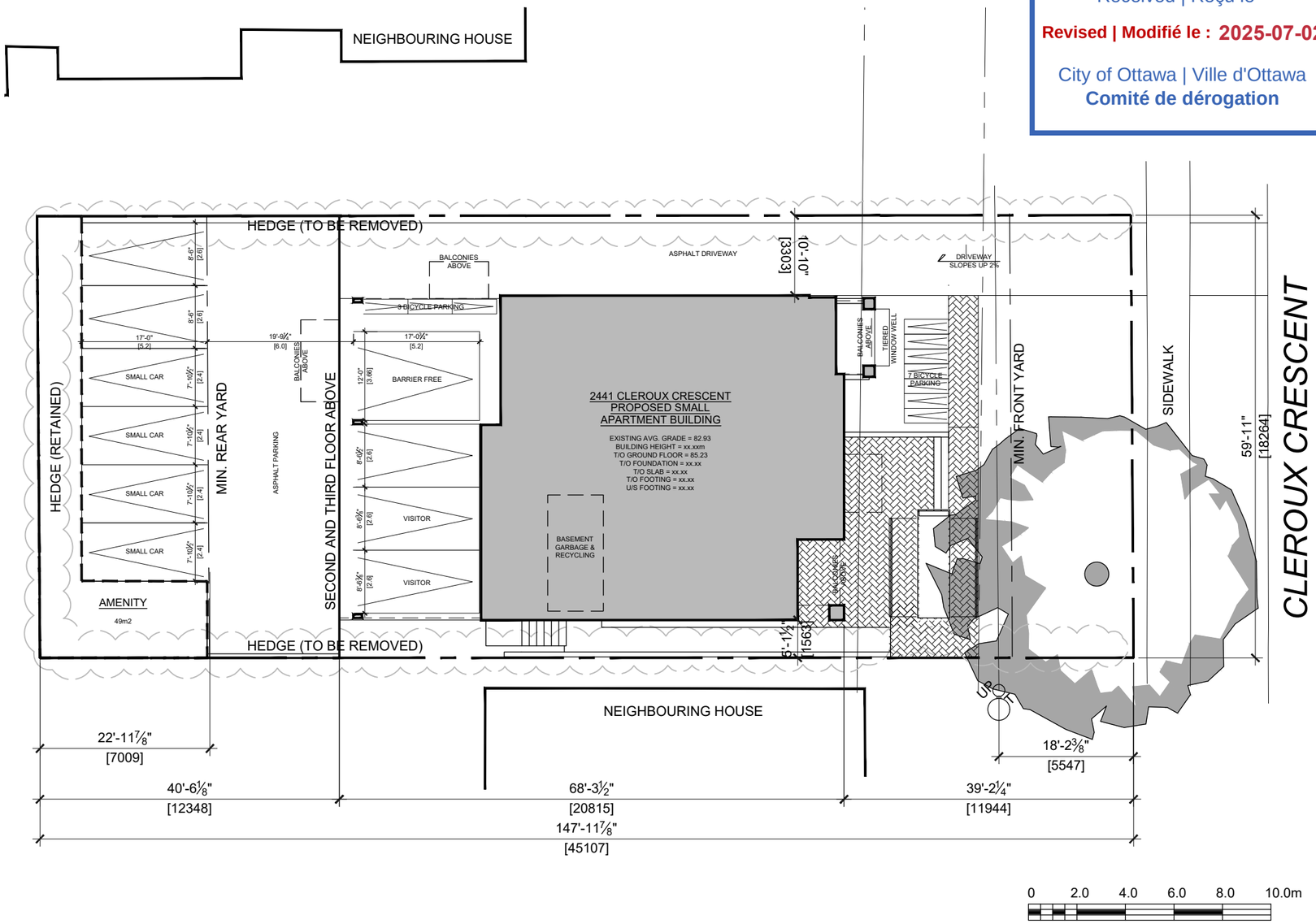
ELEVATIONS

Drawing name: C:\Users\Marcel Pelletier\OneDrive\Desktop\2502 EL01 ELEV-SECT-DET.dwg

**Committee of Adjustment**
Received | Reçu le

**Revised | Modifié le : 2025-07-02**

City of Ottawa | Ville d'Ottawa
**Comité de dérogation**




ZONING NOTES

R4Z[1335] ZONING DESIGNATION
AREA C AS PER SCHEDULE 1A
OUTSIDE AREA A AS PER SCHEDULE 342 (OUTSIDE THE GREENBELT)
OUTSIDE AREA A AS PER SCHEDULE 321

**10-UNIT APARTMENT**

| PERFORMANCE STANDARD | REQUIRED | PROVIDED |
|---|---|---|
| MIN. LOT WIDTH | 18m | 18.2m |
| MIN. LOT AREA | 450m² | 822.8m² |
| MAX. HEIGHT | 15m | 13.7m |
| MIN. SIDE YARD SETBACK [EXC. 1335] | 5m | 1.5m - **VAR** |
| MIN. FRONT YARD SETBACK [EXC. 1335] | 5m | 11.94m |
| MIN. REAR YARD SETBACK [EXC. 1335] | 7m | 12.34m |
| MIN. PARKING SPACES [T.101] | 1.2 PER DWELLING UNIT (12) | 8 - **VAR** |
| MIN. VISITOR PARKING SPACES [T.102] | 0.2 PER DWELLING UNIT (2) | 2 |
| MIN. BICYCLE PARKING SPACES [T.111A] | 0.5 PER DWELLING UNIT (5) | 10 |
| MIN. AMENITY AREA [T.137(12)] | 6m² PER DWELLING UNIT (60m²), OF WHICH AT LEAST 50% MUST BE COMMUNAL | 49.0m² COMM., 50.4m² PRIV. |
| MIN. SOFT LANDSCAPING IN THE REAR YARD [S.109(11b)] | 15% | 21% |

**PARKING LOT & DRIVEWAY REQ'TS**

| PERFORMANCE STANDARD | REQUIRED | PROVIDED |
|---|---|---|
| MIN. PARKING SPACE WIDTH [S.106(1a)] | 2.6m | 2.6m |
| MIN. PARKING SPACE DEPTH [S.106(1c)] | 5.2m | 5.2m |
| MIN. DRIVEWAY WIDTH [S.107(1a,i)] | 3m | 3m |
| MAX. DRIVEWAY WIDTH [S.107(1aa,i)] | 3.6m | 3m |
| MIN. AISLE WIDTH [S.107(1c,ii)] | 6m | 6m |
| MIN. LANDSCAPED AREA PROVIDED AS INTERIOR OR BUFFER [S.110(1)] | 15% | 22% |
| MIN. LANDSCAPING BETWEEN A DRIVEWAY AND A LOT LINE [PRIVATE APPROACH BY-LAW] | 0.3m | 0.3m |
| MIN. LANDSCAPED BUFFER [T.110b] | NONE FOR A PKG LOT =<10 SPACES NOT ABUTTING A STREET | NA |
| MIN. ACCESSIBLE PARKING SPACES [ADS] | 1 | 1 |
| MIN. WIDTH OF AN ACCESSIBLE PARKING SPACE [ADS] | 3.4m | 3.66m |
| MAX. COMPACT CAR SPACES [S.106(3)] - CANNOT BE VISITOR OR ABUT A WALL | 50% (4) | 4 |
| MIN. WIDTH OF A COMPACT CAR SPACE [S.106(3)] | 2.4m | 2.4m |
| MIN. DEPTH OF A COMPACT CAR SPACE [S.106(3)] | 4.6m | 5.2m |
| MAX. REAR YARD THAT CAN BE USED FOR PARKING [S.109(11a)] | 70% | 78% - **VAR** |

EXISTING:
- ONE SINGLE-FAMILY DETACHED HOME

PROPOSED DEVELOPMENT:
- 10-UNIT APARTMENT BUILDING WITH PARKING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# SITE PLAN

Drawing name: Z:\2502 Cleroux (2441)\2502 Architectural Drawings\2502 AutoCAD\2502 SP01 Site Plan.dwg