

Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2026-01-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

**150 Rochester St
Ottawa ON
K1R 7M4**

Site Plan

**City of Ottawa Minor Variance Application
“Update existing duplex into a fourplex”**

**Contact Info:
Calvin Cooper
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calvinrcooper@icloud.com
info@cooperbuilds.ca**

8.30m

6.53m

Soft landscape
54 m²



bike parking
1 x 1.8m

0.02m

scale: 1cm = 0.8m

1cm = 0.878 m

1cm = 2.88 feet

1m x 1.5m

refuge storage 2

- for garbage bins
- sheltered from elements

30.43m

3.19m

1.27m

1.9m

4.5m
DECK w/
STAIRS

Bedroom
10.8 m²

Living
22.0 m²

Bathroom
3.7 m²

Laundry

Bedroom
16.0 m²

30.42m

1.22m

4.0m
DECK

2.19m

Living
23.1 m²

Bathroom

Shower

Laundry

Bedroom
12.8 m²

1.34m

2.54m

1.3m

DECK

1.8m

0.45m x 1.3m

refuge storage 1

- for blue/black bins
- Covered/hidden from street.
- maintains 900mm unobstructed access to units via deck

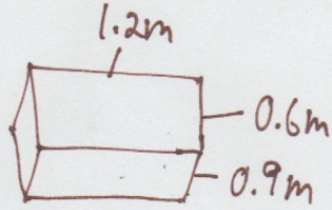
Eccles St.

8.31m

Rochester St.



Cedar planters:



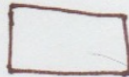
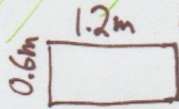
• anchored to ground w/
rebar/driven metal
post in each corner

House

← 1.34m →

Soft landscape
88% of front yard

raised
cedar planters
2'w x 4'L x 3'H



refuge storage

Deck

1.3m

1.8m

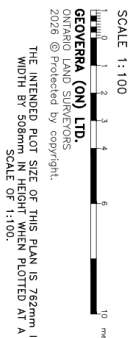
property
line

existing
concrete
path

SIDE WALK

← ROCHESTER →

PLAN OF SURVEY WITH TOPOGRAPHIC DETAILS
PART OF LOT 10
REGISTERED PLAN 29
 CITY OF OTTAWA

SCALE 1:100

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 THE INTENDED PLOT SIZE OF THIS PLAN IS 7829m IN
 WIDTH BY 506mm IN HEIGHT WHEN PLOTTED AT A
 SCALE OF 1:100.

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

NOTE
 BEARINGS ARE ORO DERIVED FROM CAN-NET REAL TIME NETWORK GPS
 OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF NAD 83
 NAD 83 (CSRS) (03/10).
 DISTANCES HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID
 DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR 0.999941.
 FOR COMPARISON PURPOSES A REVISION OF 971.92% CONVERSE-CLOCKWISE W
 APPLIED TO BEARINGS ON PLANS P2
 ALL SHARDED BOUNDARIES ARE NOT FENCED UNLESS NOTED OTHERWISE.
 ELEVATIONS ARE ORO DERIVED FROM RTN, ONS MEASUREMENTS AND ARE REFERRED
 TO THE CANO-1928-1978 VERTICAL DATUM, AND CHECKED TO THE VERTICAL
 0119630315; HAVING A PUBLISHED ELEVATION OF 83.553m.
 IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT
 ELEVATION AND DESCRIPTION DETAILS WITH THE INFORMATION SHOWN ON THIS
 DRAWING.
 ALL SHARDED BOUNDARIES ARE NOT FENCED UNLESS NOTED OTHERWISE.
 ALL BUILDING TIES ARE TAKEN TO THE FOUNDATION UNLESS OTHERWISE NOTED.

- LEGEND**
- DENOTES SURVEY MONUMENT PLANTED
 - DENOTES CONCRETE PIVOT
 - DENOTES SIMULATED PIVOT BARR
 - DENOTES MESSAGED QUARRY BY (SRT) DATED MARCH 8, 1988
 - P1 DENOTES PLAN BR (1319) DATED JAN 23, 1995
 - P2 DENOTES PLAN BR (1948)
 - P3 DENOTES
 - P4 DENOTES
 - P5 DENOTES

- TOPOGRAPHIC LEGEND**
- DENOTES UTILITY POLE/BISS
 - DENOTES UTILITY POLE/FOUNDATION
 - DENOTES OVERHEAD WIRE
 - DENOTES GAS METER
 - DENOTES OFFSHORE CABLE
 - DENOTES UNDERGROUND GAS SERVICE
 - DENOTES UNDERGROUND WATERMAIN
 - DENOTES FIRE HYDRANT
 - DENOTES DECIDUOUS TREE

SURVEYOR'S CERTIFICATE
 I, **COBY ANDERSON**, O.T.A. SURVEYOR
 January 20, 2026
 DATE

THIS PLAN OF SURVEY RELATES TO AOLS PLAN
 SUBMISSION FORM NUMBER V-127581

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 DWG FILE NAME: 25-0162-001-00-2026

