



RJH ARCHITECTURE
 +
 PLANNING

414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6
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R3R ZONING DESIGNATION
 AREA X AS PER SCHEDULE 1A
 MATURE NEIGHBOURHOODS OVERLAY

EXISTING:
 • ONE SINGLE-FAMILY DETACHED HOME

PROPOSED DEVELOPMENT:
 • PAIR OF LONG SEMIS WITH REAR YARD PARKING

NOTE: TREE CANOPY SIZES ARE ESTIMATED

PERFORMANCE STANDARD	REQUIRED	UNIT 1	VAR. (Y/N)	UNIT 2	VAR. (Y/N)
MIN. LOT WIDTH	10m	9.94m	Y	9.94m	Y
MIN. LOT AREA	300m ²	359.7m ²	N	358.7m ²	N
MAX. HEIGHT	8m	10.85m	Y	10.85m	Y
MIN. SIDE YARD SETBACK	1.2m	1.2m, 1.7m	N	1.2m, 1.7m	N
MIN. FRONT YARD SETBACK	6m	6.0m	N	6.0m	N
MIN. REAR YARD SETBACK [ENDNOTE 2]	25% OF LOT DEPTH, NEED NOT EXCEED 7.5m	9.82m	N	9.75m	N
MIN. PARKING SPACES [S.101(3)(a)]	NONE FOR 1ST 12 UNITS	2	N	2	N
MIN. POLE WIDTH OF FLAG LOT WHEN ABUTTING ANOTHER FLAG [S.145(4)(a)]	1.7m	1.7m	N	1.7m	N
MIN. SOFT LANDSCAPING IN THE REAR YARD [S.109(11)(b)]	15%	18%	N	18%	N

TWEEDSMUIR PAIR
 425 Tweedsmuir Avenue, Ottawa, Ontario

JAN 08 2026 SCALE: 1:125

SITE PLAN