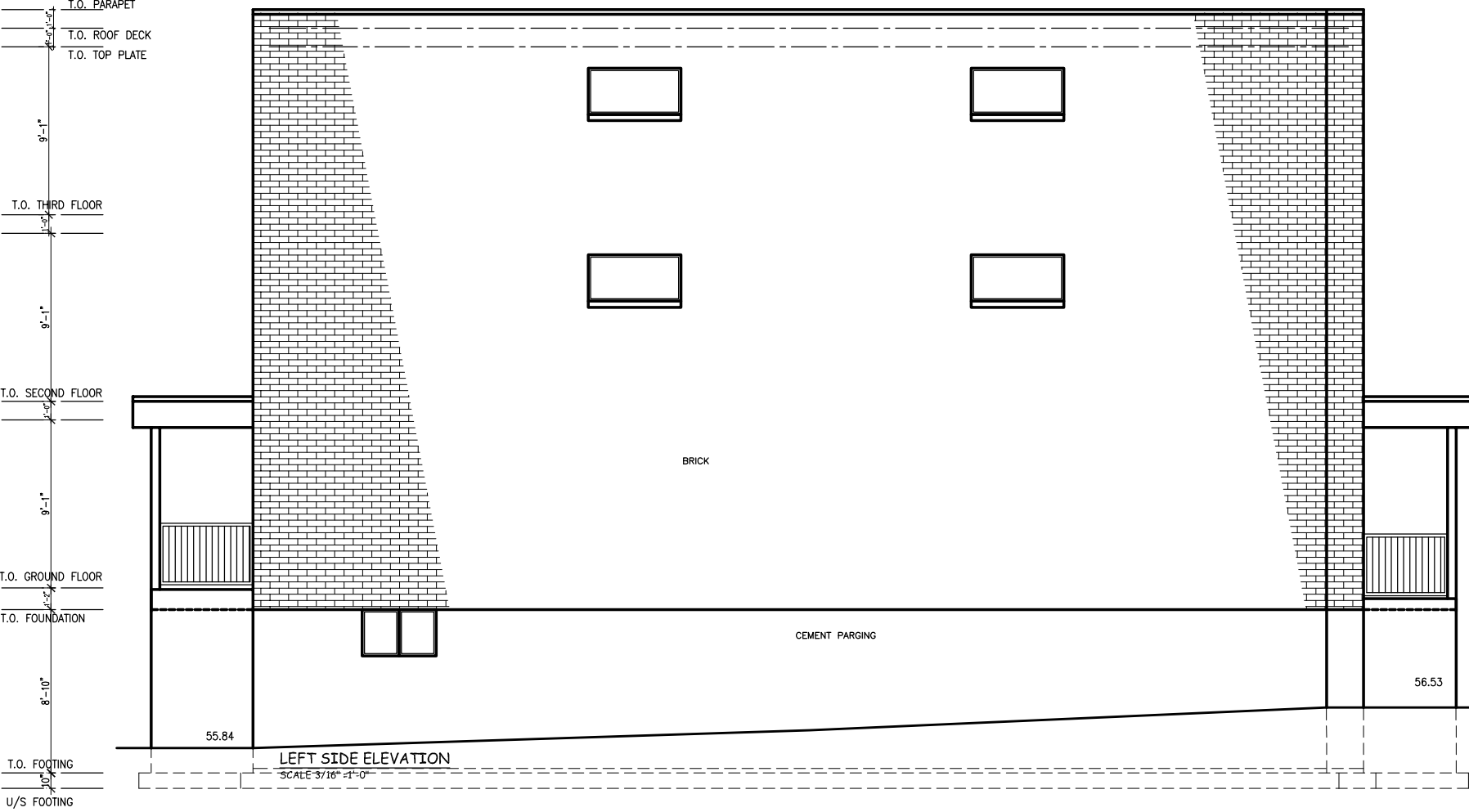
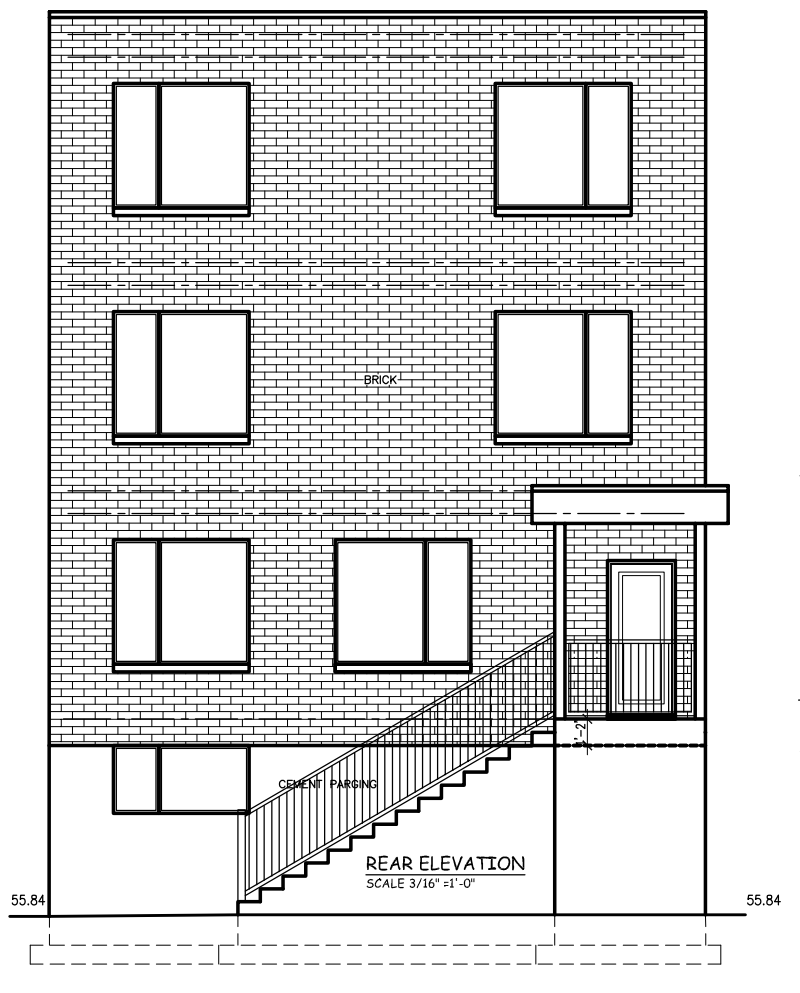
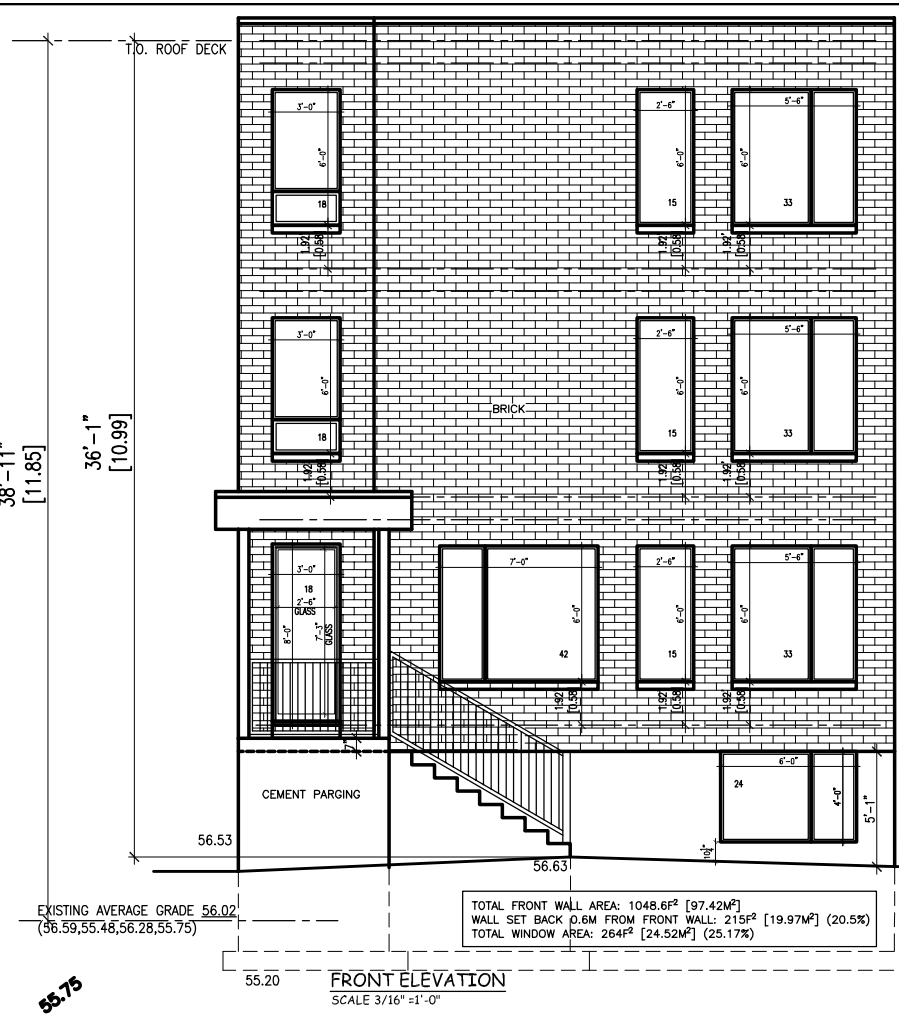


Committee of Adjustment
Received | Reçu le
2026-01-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation



- GENERAL NOTES:**
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

| NO. | DESCRIPTION & DATE | REVISIONS |
|-----|--------------------|-----------|
| 1 | | |

JOB TITLE:
PROPOSED TWO 3-STORY
8-UNIT LOW RISE DWELLING
76 MARQUETTE AVE
OTTAWA, ON.

SHEET TITLE:
ELEVATIONS

SCALE: AS SHOWN
DRAWN: C.S.
CHECKED:
DATE:

DWG NO.
A1.1

Committee of Adjustment
Received | Reçu le
2026-01-21
City of Ottawa | Ville d'Ottawa
Comité de dérogation

- GENERAL NOTES:
1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
 3. FIDELITY DESIGNED FOR 2000 P.S.F. ABSLIMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
 4. DO NOT SCALE THE DRAWINGS.

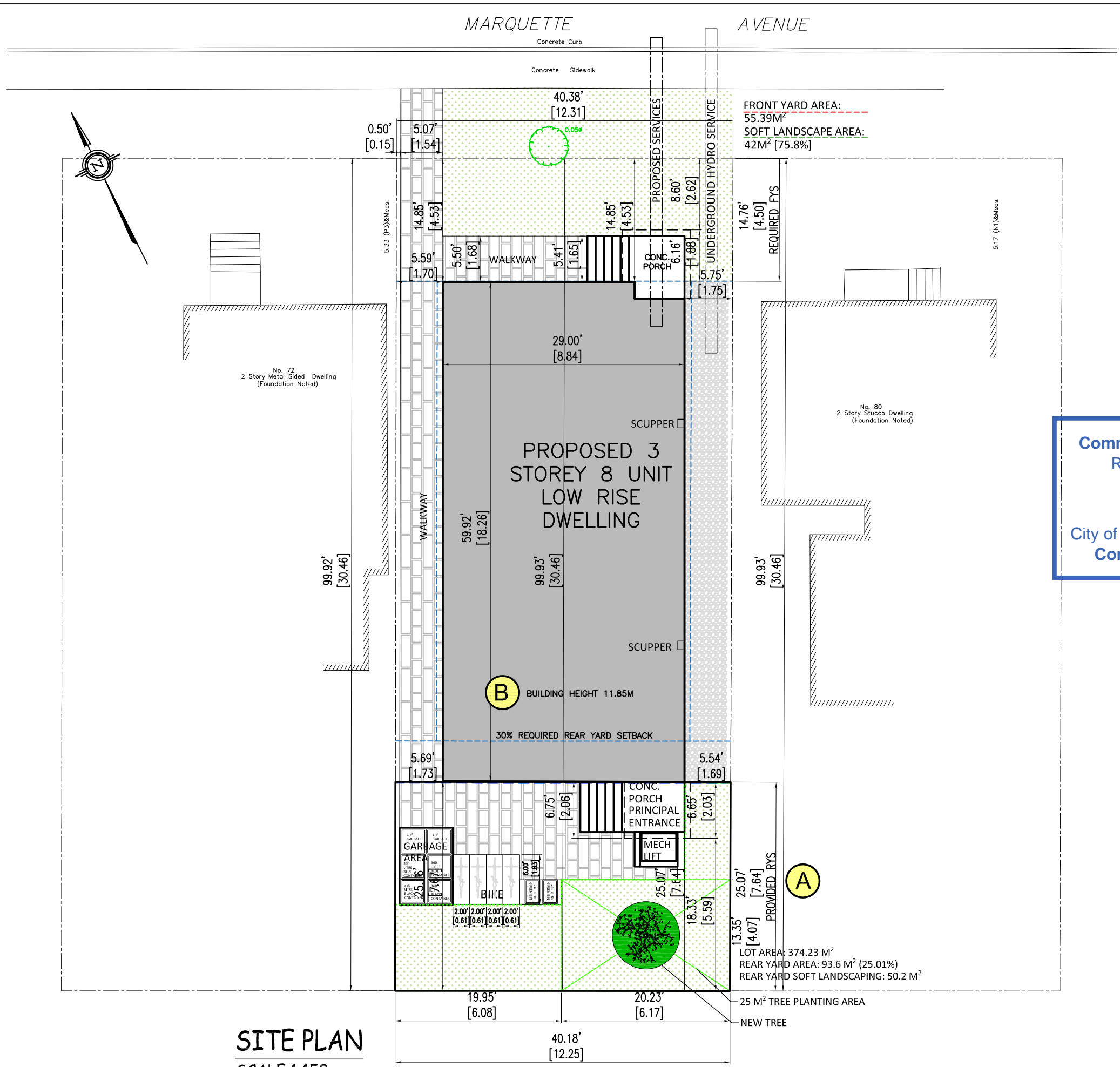
| NO. | DESCRIPTION & DATE |
|-----------|--------------------|
| 1 | |
| REVISIONS | |

JOB TITLE:
PROPOSED
THREE STOREY 8 UNIT
LOW RISE
76 MARQUETTE AVE
CITY OF OTTAWA

SHEET TITLE:
SITE/LANDSCAPE PLAN

| | |
|-----------------|-------------|
| SCALE: AS SHOWN | DWG NO. |
| DRAWN: C.S. | |
| CHECKED: | |
| DATE: FEB 2025 | S1.1 |
| PRINT DATE: | |

| PROJECT INFORMATION | | |
|--|---|------------------------------|
| ADDRESS | 76 MARQUETTE AVE OTTAWA, ON. K1L 5K1 | |
| LEGAL DESCRIPTION | PART 1 PLAN OF LOT 112 REGISTERED PLAN 4M-27 PIN: 04234-0128 WARD 12, RIDEAU-VANIER | |
| ZONING | ZONING BYLAW 2008-250 R4UA SECTION 139 - LOW-RISE RESIDENTIAL IN ALL NEIGHBOURHOODS WITHIN THE GREENBELT SECTION 144 - ALTERNATIVE YARD SETBACKS AFFECTING LOW-RISE RESIDENTIAL IN THE R1 TO R4 ZONES WITHIN THE GREENBELT | |
| DEVELOPMENT STANDARDS | | |
| SITE PROVISIONS | BY-LAW REQUIREMENTS | PROVIDED |
| MIN. LOT WIDTH | 12m | 12.31m |
| LOT DEPTH | - | 30.46m |
| MIN. LOT AREA | 360m ² | 374.23m ² |
| MAX. BUILDING HEIGHT | 11m | 11.85m |
| MIN. FRONT YARD SETBACK | 4.5m | 4.53m |
| MIN. CORNER YARD SETBACK | 4.5m | N/A |
| MIN. REAR YARD SETBACK | 30% (9.138m) | 25.01% (7.64m) |
| MIN. REAR YARD AREA | 25% (93.55m ²) | 25.01% (93.6m ²) |
| MIN. INTERIOR YARD SETBACK | 1.5m | 1.69m |
| MIN. SOFT LANDSCAPING OF THE FRONT YARD AREA | 40% | 75.8% |
| MIN. REAR YARD SOFT LANDSCAPING | 50M ² | 50.2M ² |
| LEGEND | | |
| PROPOSED BUILDING | SOFT LANDSCAPING AREA | |
| RIVER WASH | LINE OF REQUIRED SETBACK | |
| WALKWAY | OVERHEAD WIRES | OHW OHW |
| SOD | EXISTING TO BE DEMOLISHED | |



SITE PLAN
SCALE 1:150

LOT AREA: 374.23 M²
REAR YARD AREA: 93.6 M² (25.01%)
REAR YARD SOFT LANDSCAPING: 50.2 M²

25 M² TREE PLANTING AREA

NEW TREE

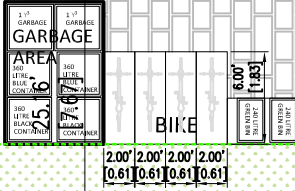
PROPOSED 3
STOREY 8 UNIT
LOW RISE
DWELLING

B BUILDING HEIGHT 11.85M

30% REQUIRED REAR YARD SETBACK

A

PROVIDED RYS



GARAGE AREA

BIKE

MECH LIFT

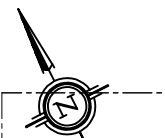
CONC. PORCH PRINCIPAL ENTRANCE

SCUPPER

SCUPPER

No. 72
2 Story Metal Sided Dwelling
(Foundation Noted)

No. 80
2 Story Stucco Dwelling
(Foundation Noted)





STREET PROFILE - BUILDING HEIGHTS