EXISTING ZONING: R4UD-c (old R4T-c)	RETAINED REQUIRED LOT 236 PART 1 & 2 (DETACHED)	RETAINED PROPOSED LOT 236 PART 1 & 2 (DETACHED)	SEVERED REQUIRED LOT 236 PART 3 & 4 (STACKED)	SEVERED PROPOSED LOT 236 PART 3 & 4 (STACKED)
Mature Neighbourhoods Overlay				
Minimum Lot Area:	225.00m²	244.00m²	420.00m²	**258.00m²**
Minimum Lot Width:	7.50m	7.94m	14.00m	**8.39m**
Minimum Front Yard Setback:	(1.09+2.87)/2=1.98*	4.11m (existing)	(4.11+1.63)/2=2.87m*	2.87m
Minimum Rear Yard Setback:	30.83x.30=9.25m**	9.53m (existing)	30.83X.30=9.25m**	9.25m
Minimum Interior Side Yard Setback:	0.60m, 1.20m	0.59m (existing), 1.20m	1.50m	**0.60m**, 1.80m
Maximum Building Height:	10.00m	7.75m (existing)	11.00m	7.21m

SECTION 144 ALTERNATIVE SETBACKS IN THE GREENBELT:
*Min. front yard setback is the average of the neighbouring setbacks to a maximum of the subzone requirement (4.5m) but no less than 1.5m.
**Min. rear yard setback for interior lot depth greater than 25m: a distance equal to 30% of the lot depth which must comprise at least 25% of lot area.

FRONT YARD SETBACK CALCULATION:
Setback @ 246 Rochester: 1.09m
Setback @ 250 Rochester: 4.11m
Setback @ 254 Rochester: 1.63m
(1.09m + 2.87m)/2 = 1.98m (required at Lot 236 Part 1&2)
(4.11m + 1.63m)/2 = 2.87m (required at Lot 236 Part 3&4)

REAR YARD SETBACK CALCULATION:
Rear Yard Setback: 30.83m x 30%= 9.25m
Detached Lot Area: 244m²x25%= 61m² @9.25m=73.45m²
Stacked Lot Area: 258m²x25%= 64.5m² @9.25m= 77.56m²

SECTION 137: AMENITY AREA :
Not required

SECTION 55: ACCESSORY BUILDINGS:
-Minimum required distance to other buildings on the same lot: 1.2m

	Required	Provided
Rear Yard Setback:	0.60m	0.60m
Interior Yard Setback:	0.60m	0.60m
Maximum Height:	3.60m, 3.20m(wall)	3.20m
Max Area:	38.79m²	7.04m²

SECTION 55: ACCESSORY BUILDING AREA CALCULATION:
Maximum area is 50% of the yard which the accessory building is in with a maximum culmulative area of 55m².
50% x 77.58m² = 38.79m²

SECTION 65: PERMITTED PROJECTIONS INTO YARDS:
- Eaves, eavestroughs and gutters: 1.00m, but not closer than 0.30m to a lot line.
- Landings or Steps: at or below the floor level of the 1st fl. in the front yard no closer than 0.60m to a lot line.
- Uncovered balcony:2m but no closer than 1m from lot ln.

SECTION 64: PERMITTED PROJECTIONS ABOVE HEIGHT LIMIT:
- in R1, R2, R3, and R4 zones located within the Schedule 342, a parapet may project no more than 0.30m above the maximum building height.

SECTION 161: LANDSCAPED AREA CALCULATION:
Lot 236 part 1&2 (Detached): not required
Lot 236 part 3&4 (Stacked): The min. area of soft landscaping in rear yard must be 35m² for lots less than 360m² with aggregated area of 25m². Proposed: 35.72m² w/ aggregated area of 25.59m².
The min. area of soft landscaping in the front yard is 20% for front yard setbacks of 1.5m to 3.0m (5.15m²).
Proposed: 22.76% (5.86m²).

SECTION 101: PARKING RATE REQUIREMENTS:
in Area X of schedule 1A, for residential use buildings, no off-street vehicle parking is required to be provided for the first twelve dwelling units.
Lot 236 Part 1&2 Required: 0 spaces — Lot 236 Part 1&2 Provided: 2 spaces
Lot 236 Part 3&4 Required: 0 spaces — Lot 236 Part 3&4: 0 spaces

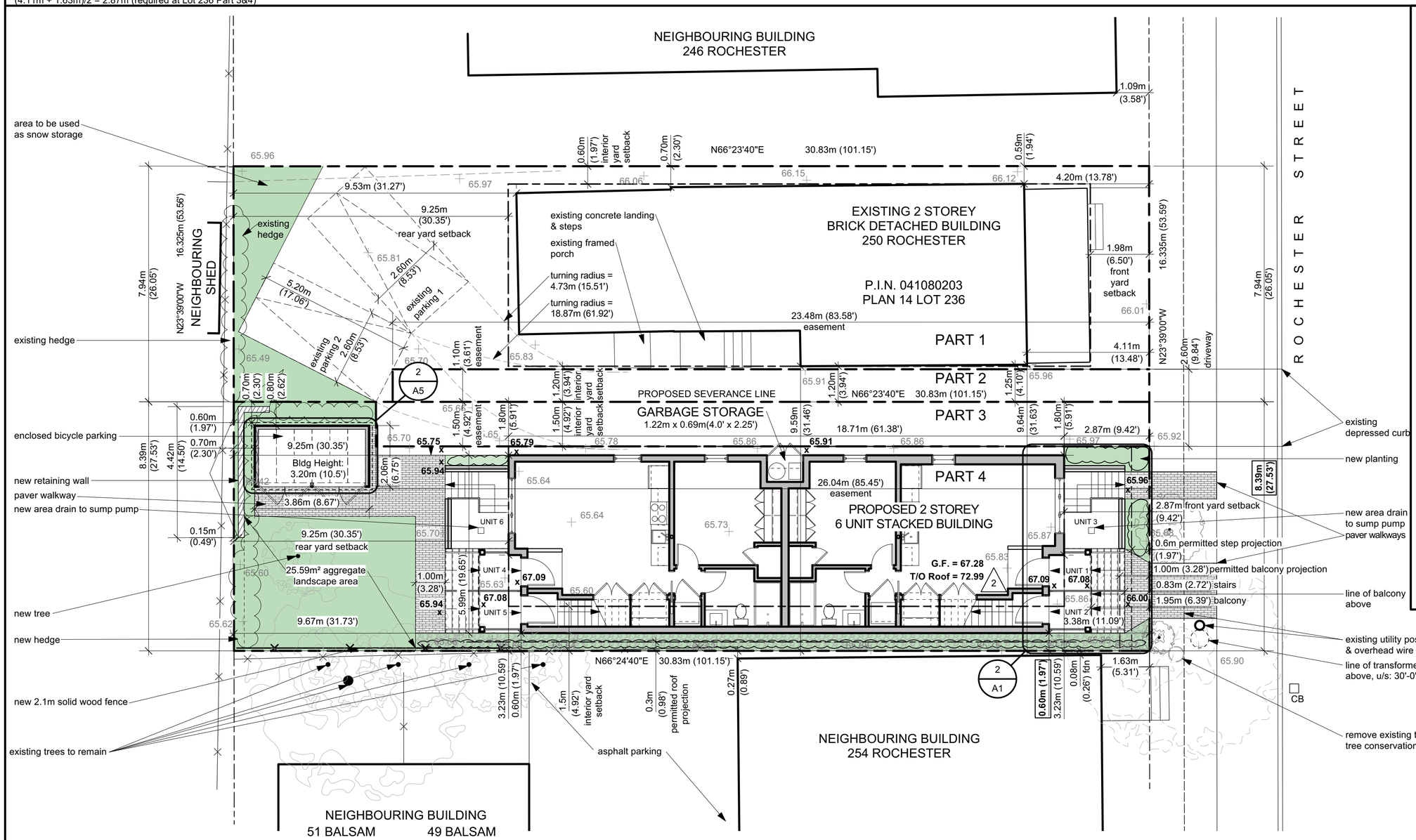
Survey Info:
The survey was completed by John H.Gutri of Fairhall Moffatt & Woodland Ltd. on May 12, 2020.

SECTION 111: BICYCLE PARKING:
Stacked dwelling w/o garage or carport =0.5 per dwelling.
6 units x 0.5 = 3 bicycle parking spots. **6 provided**.

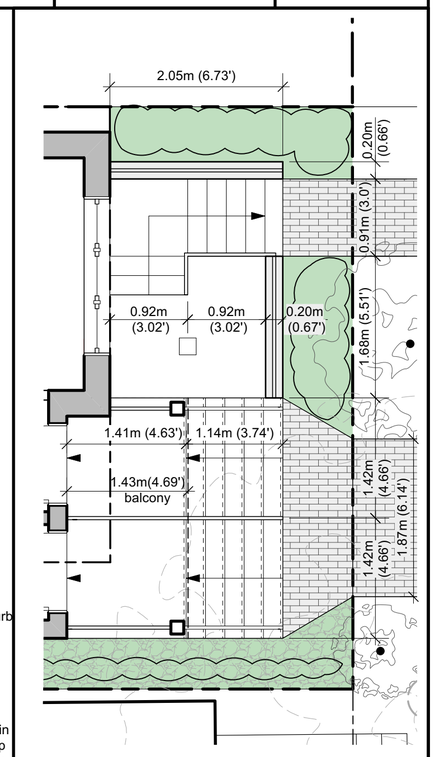
AVERAGE GRADE CALCULATION:
65.97 + 65.86 + 65.63 + 65.65 =263.11
263.11 / 4 = 65.78

LEGEND:
- 65.88 Existing Grade
- x 00.00 New Grade
- Lot Line
- Setback Line
- Existing Fence
- New Fence
- New Construction
- Slope

PROJECT NORTH



1 A1 SITE PLAN



2 A1 SITE PLAN DETAIL
(Rear Suites Similar)

Committee of Adjustment
April 28, 2022
City of Ottawa

0m 1 2 3 4 5 10

no.	date	revision
3	2022/02/07	Issued for variance & consent
2	2022/01/06	Revised for site plan control
1	2021/09/14	Issued for site plan control

GENERAL NOTES
1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
2. Do not scale from drawings.
3. All work to comply with the Ontario Building Code and municipal regulations.
4. This drawing to be read in conjunction with all material relevant to this project.

PROPERTY OWNER
MENG TANG, KEVIN TANG, JIN LI
250 ROCHESTER STREET
OTTAWA, ON, K1R 7N1

CIVIL ENGINEER
D.B. GRAY ENGINEERING INC.
700 LONG POINT CIRCLE
OTTAWA, ON, K1T 4E9

LANDSCAPE ARCHITECT
RUHLAND & ASSOCIATES LTD
200-1750 COURTWOOD CRESCENT
OTTAWA, ON, K2C 2B5

SURVEYOR
FAIRHALL, MOFFAT & WOODLAND LTD
100-600 TERRY FOX DRIVE
Ottawa, ON, K2L 4B6

ONTARIO ASSOCIATION OF ARCHITECTS
JANE SEDGEWICK THOMPSON
LICENCE 4537

jane thompson architect
404 mackay street
ottawa, ontario, K1M 2C4
tel: (613)747-8104
jtarch@rogers.com

job no. 1915	designed JT	drawing SITE PLAN	
project 250 ROCHESTER STREET Ottawa, Ontario	drawn IC,ED		
	checked JT	scale 1:100	
date April 12, 2022	JTA PROJECTS/2019/1915 - 250 Rochester/ deliverables/drawings/1915 - design.vwx	dwg no. A-1	

D07-12-21-0146