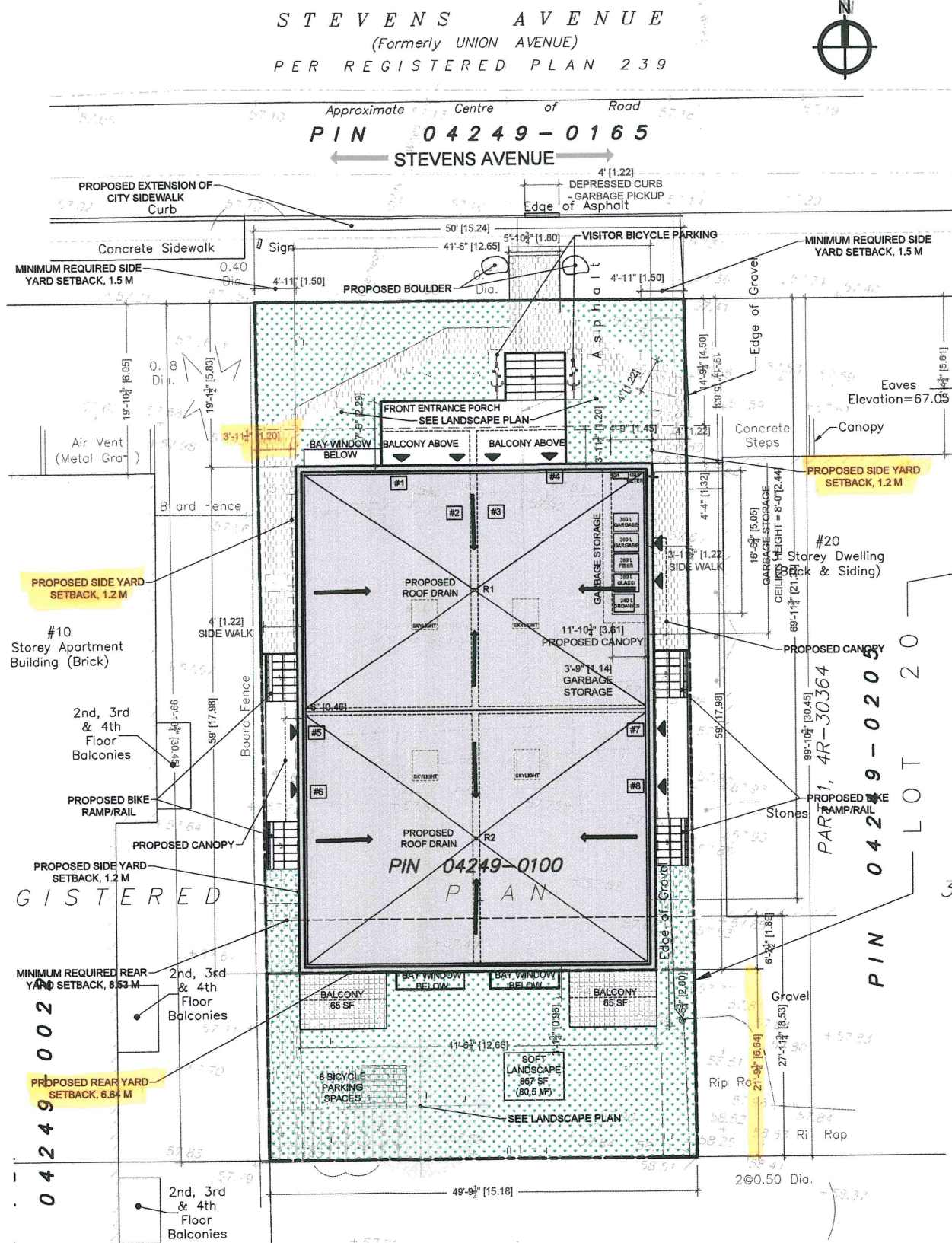


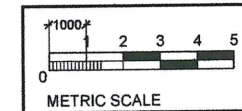


0 LOCATION PLAN
SP Scale: NTS

SITE PLAN LEGEND:	
LINE PATTERNS:	HATCH:
--- PROPERTY LINE	EXISTING BUILDING
--- SETBACK LINE	PROPOSED GRASS
--- DEMOLITION	PROPOSED CITY SIDEWALK
	PROPOSED BUILDING
	PROPOSED PAVING - WALKWAY
	BICYCLE RACK
	ENTRANCE



ZONING INFO - R4 STUDY		
LEGAL DESCRIPTION: PIN 042490100, PLAN 399 LOT 19		
ZONING	R4-UC	
PRINCIPAL DWELLING TYPE	APARTMENT DWELLING, LOW RISE/STACKED DWELLING	
ZONING REQUIREMENTS	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	14 M	15.24 M
MINIMUM LOT AREA	420 M ²	464.5 M ²
MAXIMUM BUILDING HEIGHT	11 M	11 M
MINIMUM FRONT YARD SETBACK	THE AVERAGE OF THE TWO FRONT YARD SETBACKS OF THE OTHER TWO LOTS. 6.05 M + 5.61 M = 5.83 M	5.83 M
MINIMUM FRONT YARD SOFT LANDSCAPING	40%	51.2% (45.4 M ²)
MINIMUM CORNER YARD SETBACK	N/A	N/A
MINIMUM REAR YARD SETBACK	28% OF THE LOT DEPTH = 8.53 M WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT.	6.84 M (=21.8% OF LOT DEPTH); 100.77 M ² OF LOT AREA (=21.6% OF LOT AREA) MV REQUIRED
MINIMUM INTERIOR SIDE YARD SETBACK	1.5 M	1.2 M, MV REQUIRED
LANDSCAPED AREA	30% OF LOT AREA = 139.3 M ²	185.1 M ² (39.8%)
SOFT LANDSCAPING OF REAR YARD	50% OF REQUIRED REAR YARD = 64.85 M ²	80.5 M ² (62%), 80% OF PROVIDED REAR YARD
BALCONIES	MUST BE PROVIDED ON THE FRONT FACADE, 1 FOR EVERY UNIT ABOVE GROUND FLOOR LEVEL, AT LEAST 2 M ²	6 M ² , 7.1 M ² , 3.8 M ²
BAY WINDOW WHERE WINDOW FACES FRONT LOT LINE	PROJECTS MAX. 1 M, NO CLOSER THAN 3 M FROM THE FRONT LOT LINE, MAX. 2 M ²	PROJECTS 0.61 M, 1.64 M ²
PARAPET	PARAPET MUST NOT PROJECT MORE THAN 0.3 M ABOVE THE MAXIMUM BUILDING HEIGHT.	
SCHEDULES	SCHEDULE 342, SCHEDULE 343	
SCHEDULE 343	OVERBROOK-MCARTHUR	
SCHEDULE 1A, MINIMUM PARKING SPACE RATE	AREA X, 0 PARKING SPACES FOR FIRST 12 UNITS	0 PARKING SPACES
MINIMUM VISITOR PARKING SPACE RATE	AREA X, 0 PARKING SPACES FOR FIRST 12 UNITS	0 VISITOR PARKING SPACES
SCHEDULE 1 - AREA B, INNER URBAN	0.5/DWELLING UNIT, 4 BICYCLE PARKING SPACES REQUIRED	8 BICYCLE PARKING SPACES
BICYCLE PARKING SPACE	MUST HAVE ACCESS FROM AN AISLE HAVING A MINIMUM WIDTH OF 1.5 METRES.	1.2 M AISLE, MV REQUIRED
NEIGHBOURHOOD	OVERBROOK-MCARTHUR	
WARD	13, RIDEAU-ROCKLIFFE, RAWLSON KING	



1 SITE PLAN
SP Scale: 1:200

Committee of Adjustment
JUN 21 2022
City of Ottawa

14 STEVENS AVENUE
OTTAWA, ONTARIO

CLIENT:
Mohamed Abokasem
1159 Klondike Road
Ottawa, K2W1C4

STACKED DWELLING UNITS

SUSAN D. SMITH ARCHITECT
941 MERIVALE RD, OTTAWA,
ON. K1Z 6A1
613-722-5327
s.smith@sdsarch.ca

REVISION No.

3

2

1

ISSUED FOR CofA - Minor Variance

ISSUED FOR CofA - Minor Variance

DATE

10/05/2022

12/07/2021

SCALE

PROJECT

DATE

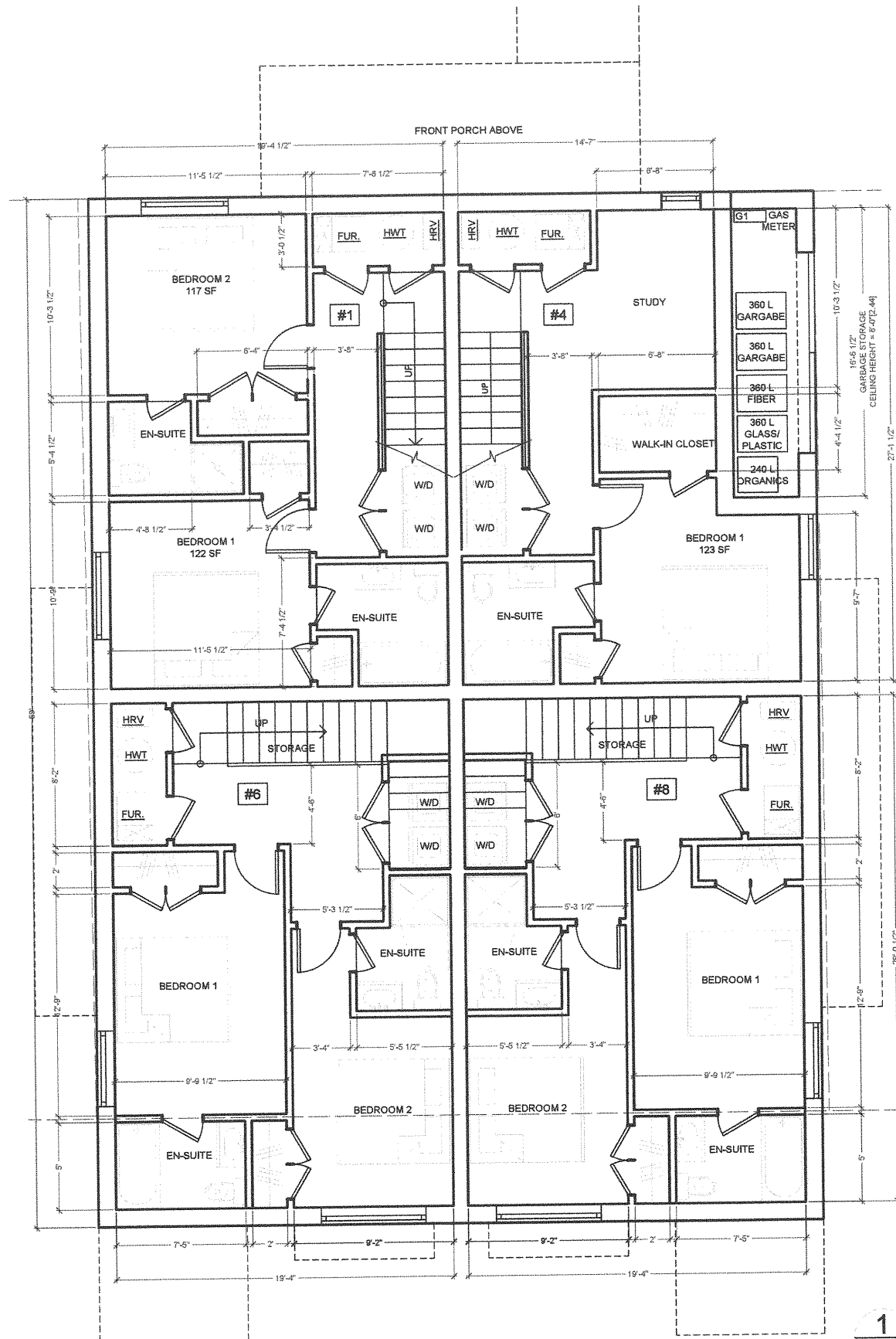
AS NOTED

2002

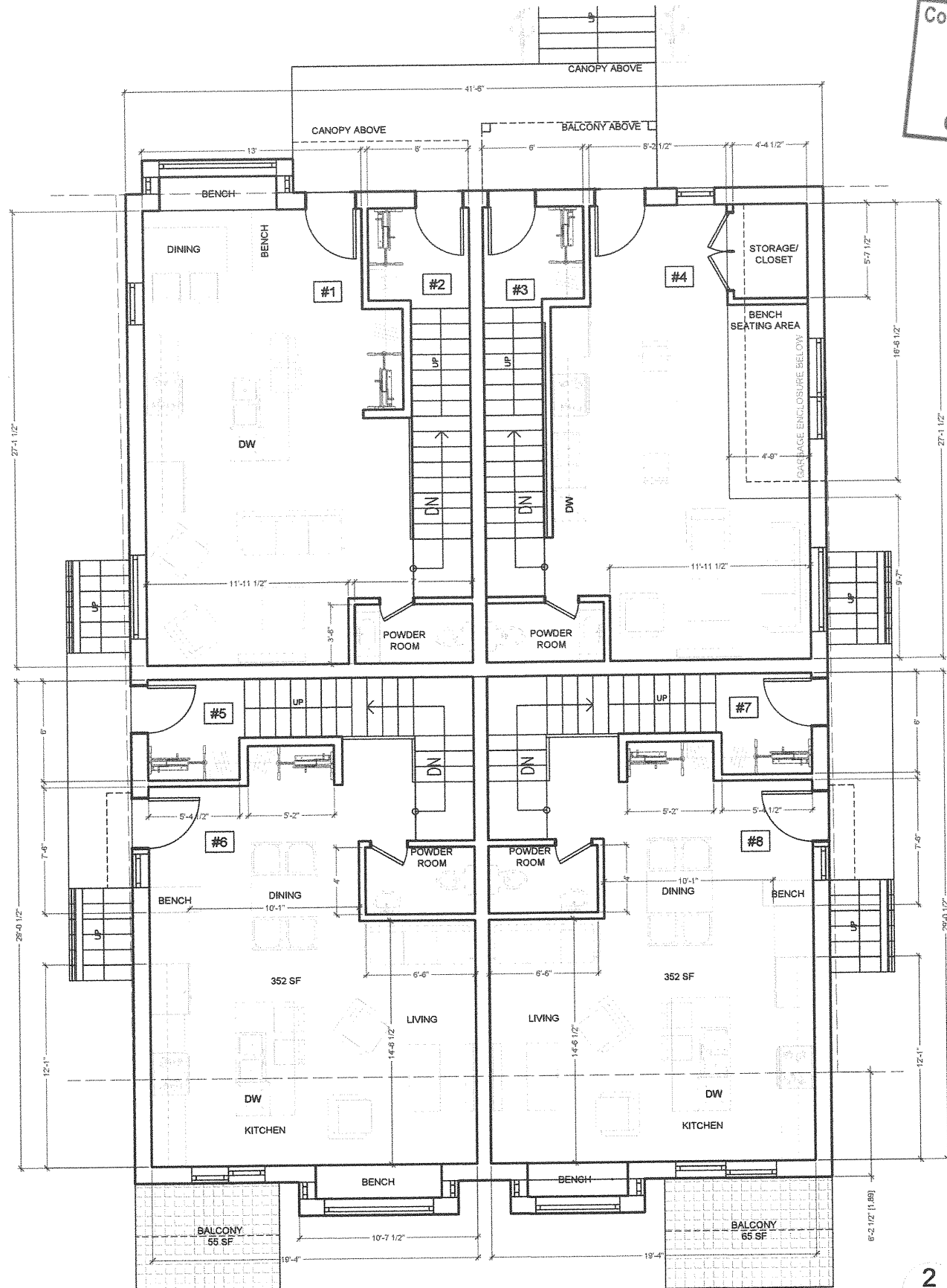
SEP/2021

SP

Committee of Adjustment
JUN 21 2022
City of Ottawa



1 BASEMENT
Scale: 1:100



2 GROUND FLOOR
Scale: 1:100

14 STEVENS AVENUE
OTTAWA, ONTARIO

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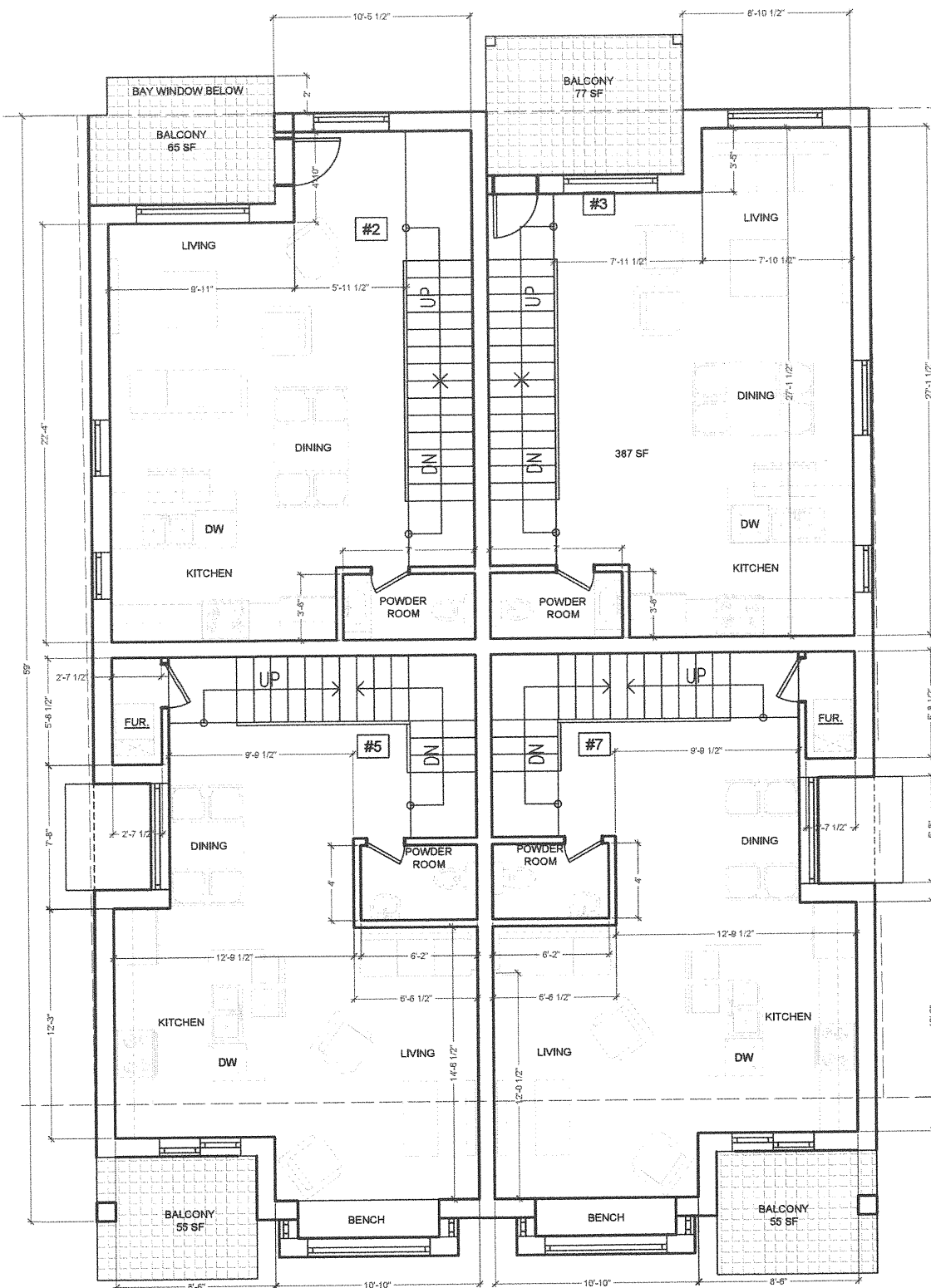
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613-722-5327
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REVISION No.		DATE		SCALE		A1
3				AS NOTED		
2	ISSUED FOR CofA - Minor Variance	10/05/2022		PROJECT	2002	
1	ISSUED FOR CofA - Minor Variance	12/07/2021		DATE	SEP/2021	



STEVENS AVENUE

CANOPY BELOW

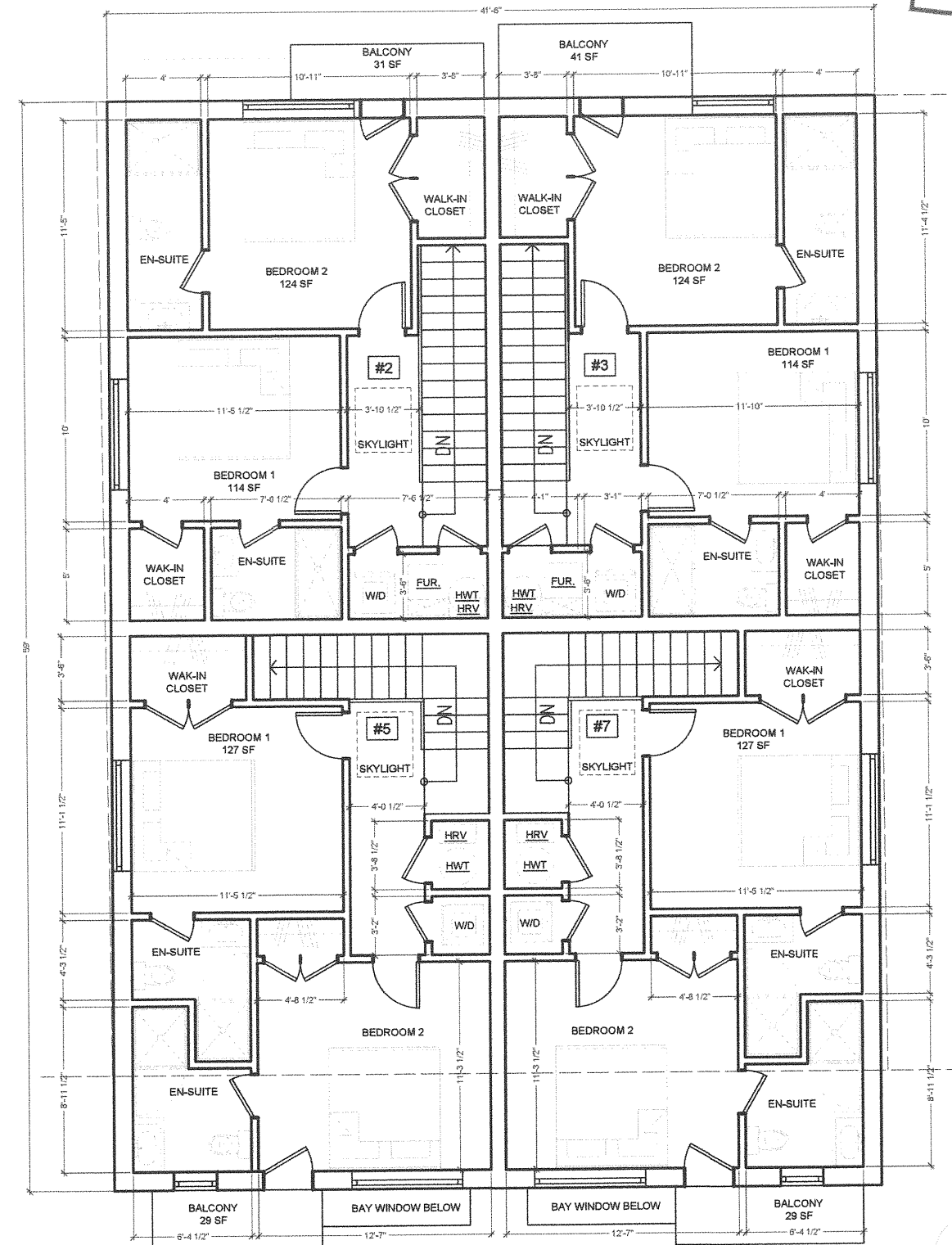


1 SECOND FLOOR
Scale: 1:100



STEVENS AVENUE

Committee of Adjustment
JUN 21 2022
City of Ottawa



2 THIRD FLOOR
Scale: 1:100

14 STEVENS AVENUE
OTTAWA, ONTARIO

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REVISION No.

DATE

3		
2	ISSUED FOR CofA - Minor Variance	10/05/2022
1	ISSUED FOR CofA - Minor Variance	12/07/2021

SCALE	AS NOTED
PROJECT	2002
DATE	SEP/2021

A2

Committee of Adjustment
 JUN 21 2022
 City of Ottawa



1 NORTH (FRONT) ELEVATION
 Scale: 1:100



2 WEST ELEVATION
 Scale: 1:100

14 STEVENS AVENUE
 OTTAWA, ONTARIO

CLIENT:
 Mohamed Abokasem
 1159 Klondike Road
 Ottawa, K2W1C4

STACKED DWELLING UNITS

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REVISION No.		DATE		
3			SCALE	AS NOTED
2	ISSUED FOR CofA - Minor Variance	10/05/2022	PROJECT	2002
1	ISSUED FOR CofA - Minor Variance	12/07/2021	DATE	SEP/2021

A3

Committee of Adjustment
JUN 21 2022
City of Ottawa



1 EAST ELEVATION
Scale: 1:100



2 SOUTH (REAR) ELEVATION
Scale: 1:100

14 STEVENS AVENUE
OTTAWA, ONTARIO

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Ottawa, K2W1C4

STACKED DWELLING UNITS

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REVISION No.		DATE		
3			SCALE	AS NOTED
2	ISSUED FOR CofA - Minor Variance	10/05/2022	PROJECT	2002
1	ISSUED FOR CofA - Minor Variance	12/07/2021	DATE	SEP/2021

A4