

Zoning - R1TT(1493)**Mature Neighbourhoods Overlay**

	REQUIRED	EXISTING	PROPOSED
Minimum Lot Area:	270.00m ²	275.00m ²	same
Minimum Lot Width:	9.00m	17.21m	same
Minimum Front Yard Setback:	2.26m ⁽³⁾	1.52m	1.52m
Minimum Corner Yard Setback:	3.00m ⁽⁴⁾	3.02m	same
Minimum Interior Side Yard:	0.90m ⁽²⁾	6.71m	1.51m
Minimum Rear Yard Setback:	3.39m ⁽²⁾	0.77m	3.57m
Maximum Building Height:	8.00m ⁽⁴⁾	7.01m	same

ALTERNATIVE YARD SETBACKS OF RESIDENTIAL IN GREENBELT (SEC. 144)

(1) Minimum front and corner yard setback must align with abutting residential lots that face the same street, but may not be less than 1.50m and need not exceed the underlying subzone requirements (3.00m)

Setback @ 16 Rockcliffe Way: 6.10m

Setback @ 1 Ridgeway Way: 4.74m

(2) Minimum interior yard setback is 50% of the required minimum total.
min. 1.8m total x 0.50 = 0.90m

FRONT YARD LANDSCAPING CALCULATION (SEC.139)

required min. landscaped area:	6.33m ² (20%)
front yard area:	31.67m ²
provided landscaped area:	24.87m ² (78.53%)

NON-COMPLIANCE (SEC. 3)

(3) Maximum extent of additions is the halfway point between the existing non-compliant situation and the required zoning provision.

(6.00m+0.77m)/2 = 3.39m rear yard

(3.00m+1.52m)/2 = 2.26m front yard

REAR YARD SETBACK CALCULATION

Rear yard setback is 25% of the lot depth which much comprise at least 25% of the lot area but may not be less than 6.00m and need not exceed 7.50m.

Lot depth: 0.25 x 13.56m = 3.39m

Lot area: 0.25 x 275.00m² = 68.75m² (2.78m)

URBAN EXCEPTION [1493]

(4) Maximum height limit is 8m.

PERMITTED PROJECTION (SEC. 65)

- Canopies: 1.8m but no closer than 0.60m to a lot line.
- Landing or steps: at or below the floor level of the 1st floor in the front yard no closer than 0.60m, rear yard: no limit.

LOW-RISE RESIDENTIAL DEVELOPMENT IN GREENBELT (SEC.139)**Garages**

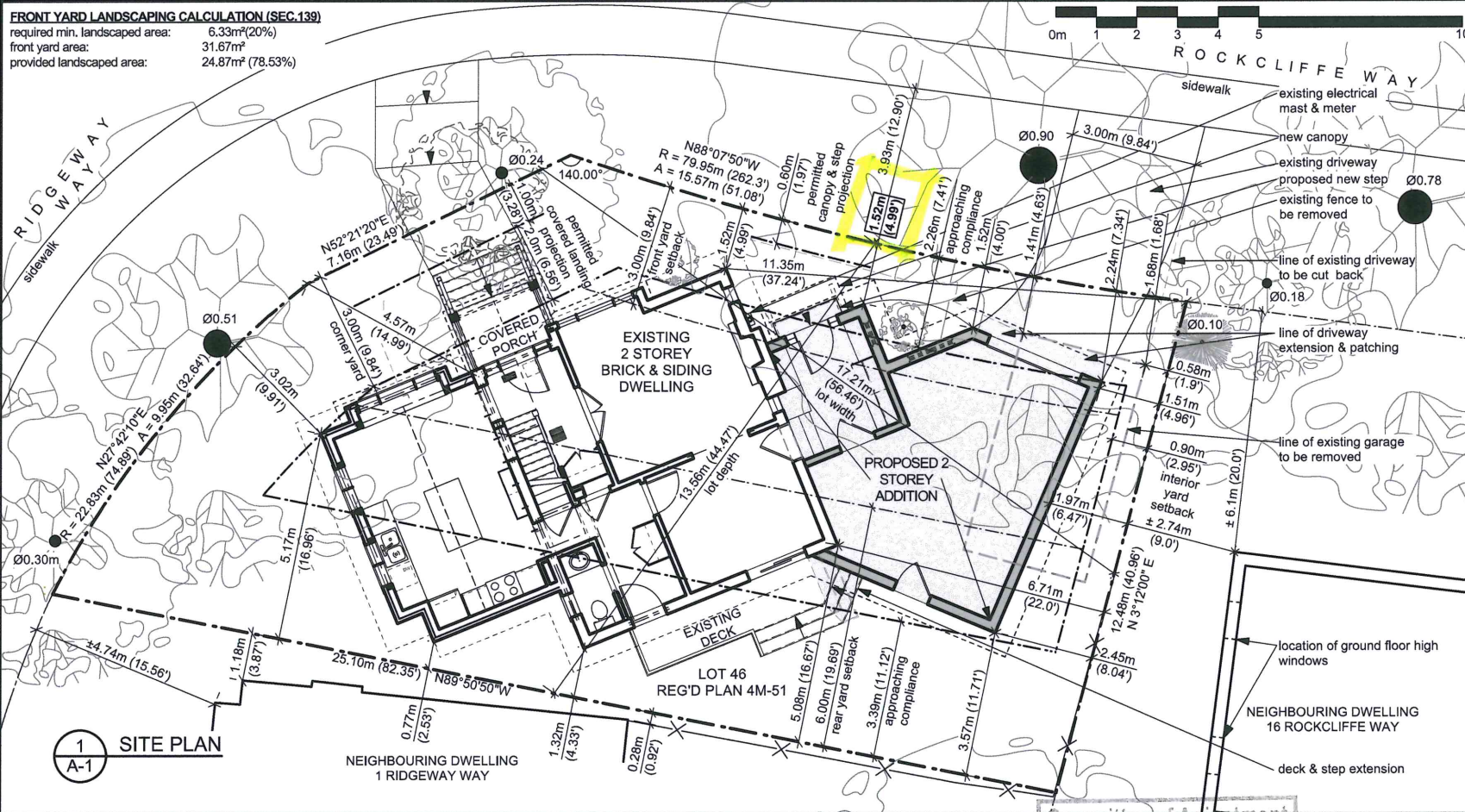
- Within the Mature Neighbourhood Overlay, no garage is permitted except subject to the Streetscape Character Analysis and Table 140A.

Walkway

- Permitted in the front yard if it provides access from a driveway to an entrance of a dwelling.
- Must have min. 0.60m of soft landscaping from the walkway to a driveway.
- The width of a walkway may not exceed 1.2m.
- A maximum of one walkway per yard is permitted to extend into the right-of-way.

Survey Info:

The survey was completed by Francis Lau of J.D. Barnes on July 28th, 2011.



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GENERAL NOTES

1. Contractor must verify dimensions and conditions on site before proceeding with 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.

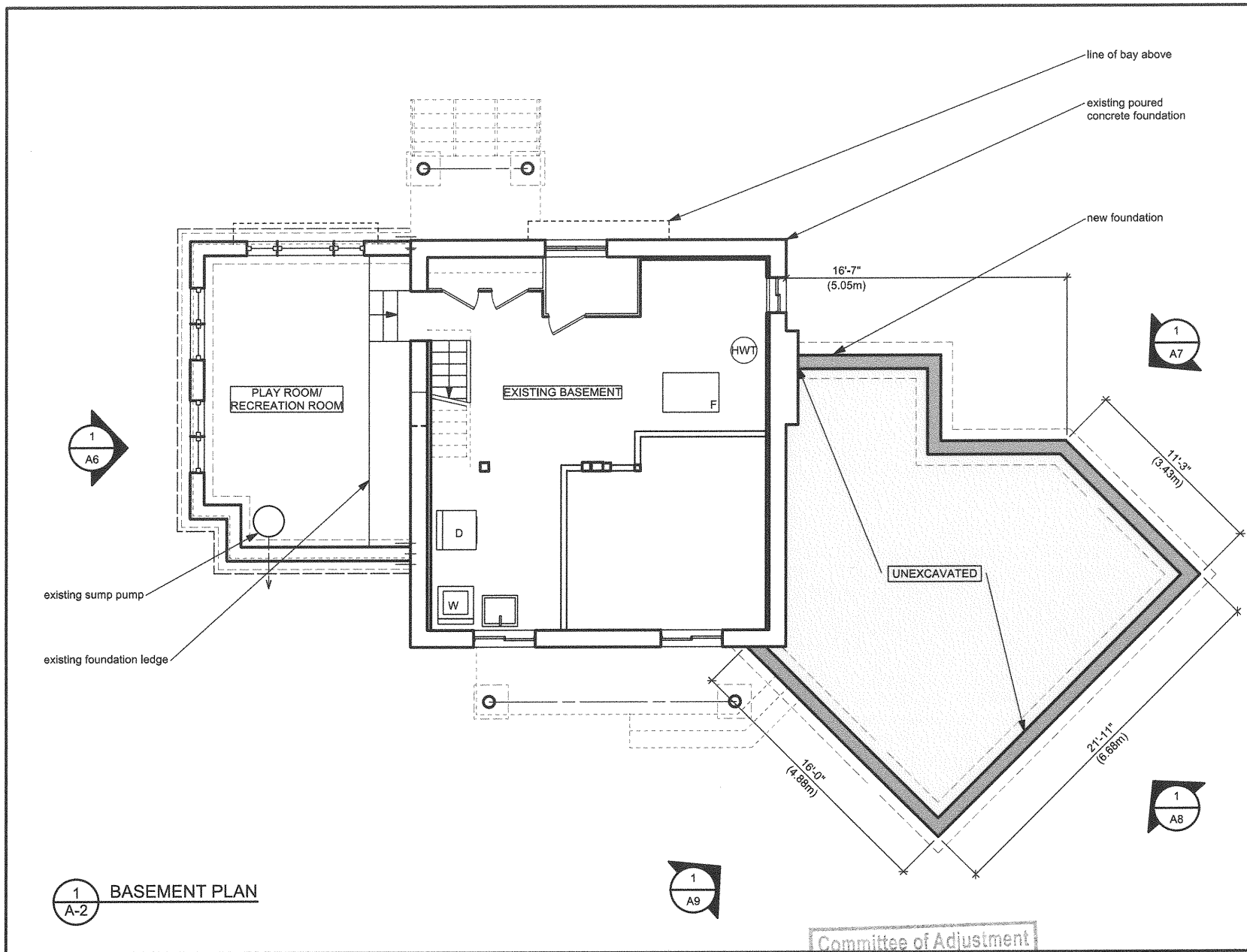


jane thompson archi

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

scale	1:100
job no.	2113
project	5 Ridgeway Avenue Ottawa, ON
date	June 6, 2022
drawing	SITE PLAN
designed	JT
drawn	KK, IC
checked	JT
dwg no.	A-1
dwg:2021/2113 - 5 Ridgeway/ deliverat drawings/2113 - Design.vwx	

Committee of Adjustment
JUN 07 2022
City of Ottawa

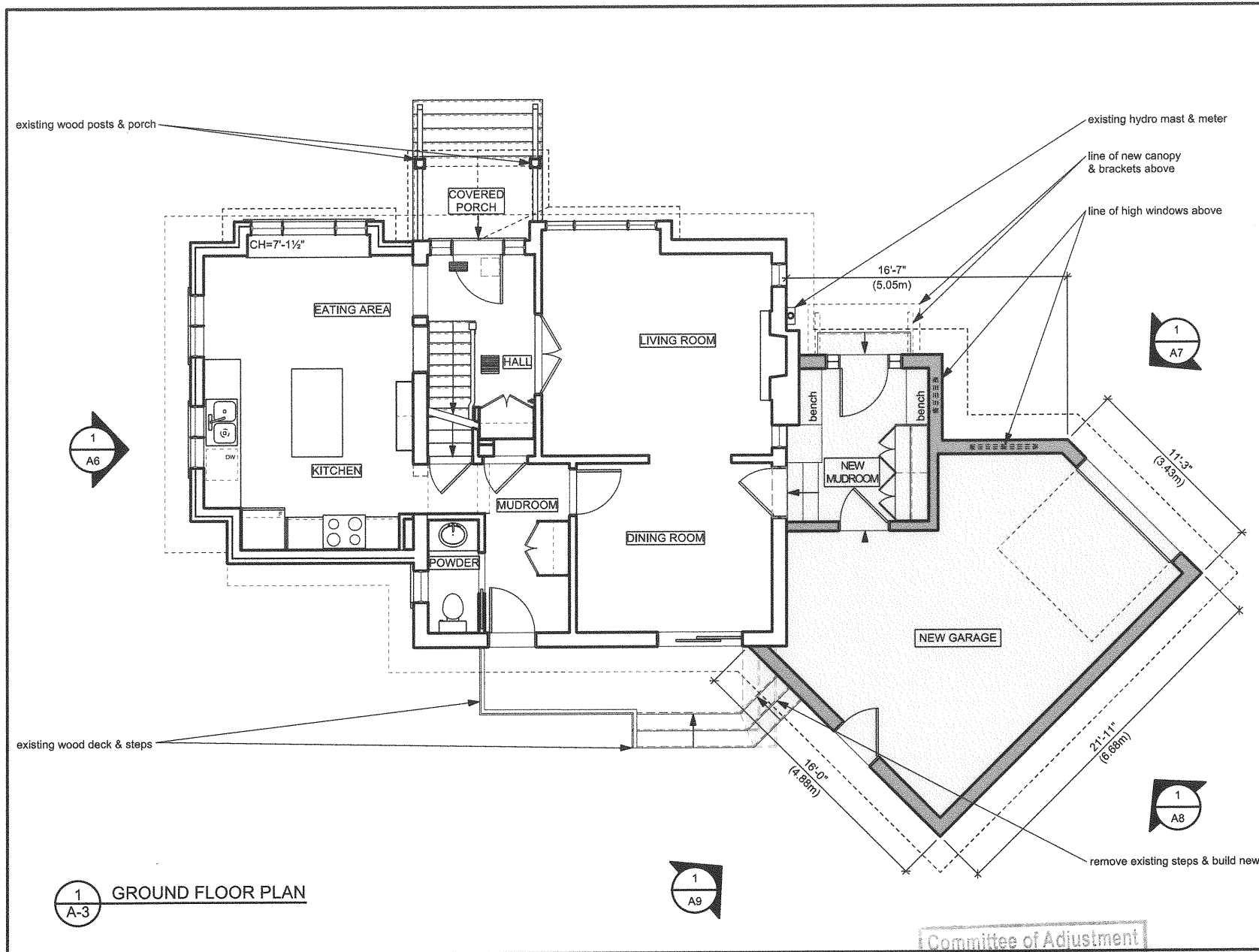


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jane thompson arch		
404 mackay street ottawa, ontario, K1M 2L1 tel: (613)747-8104 jtarch@rogers.com		
scale	1/4"=1'0"	
job no.	2113	
project	5 Ridgeway Avenue Ottawa, ON	
date	June 6, 2022	
drawing	BASEMENT PLAN	
designed	JT	
drawn	KK, IC	
checked	JT	
dwg no.	A-2	
dwg:2021/ 2113 - 5 Ridgeway/ delivera drawings/2113 - Design.vrx		

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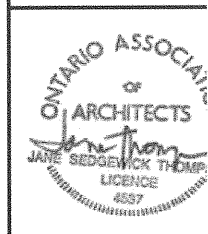
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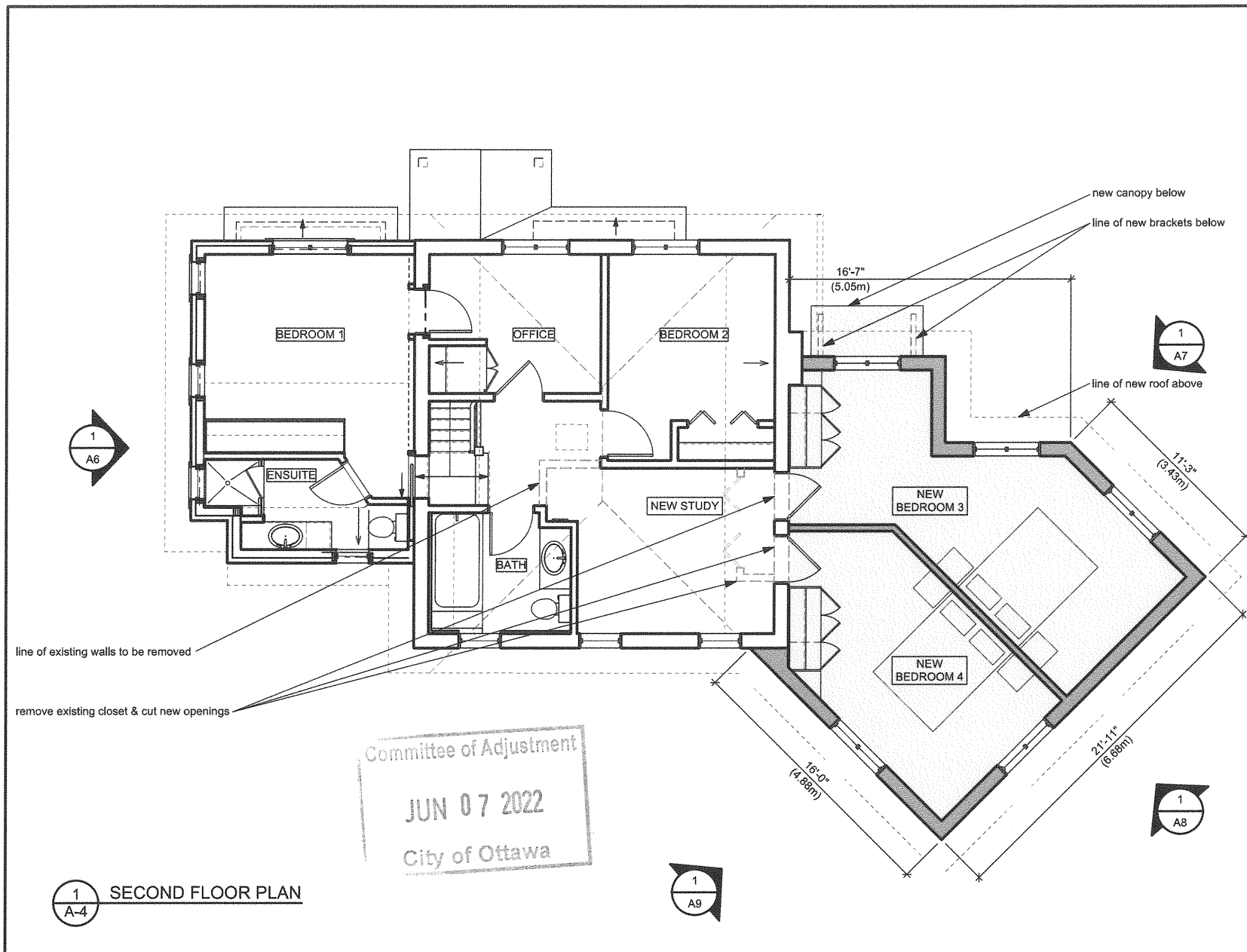
scale	1/4" = 1'0"
job no.	2113
project	5 Ridgeway Avenue Ottawa, ON
date	June 6, 2022
drawing	GROUND FLOOR PL
designed	JT
drawn	KK, IC
checked	JT
dwg no.	A-3
dwg: 2021/2113 - 5 Ridgeway/ delivera drawings/2113 - Design.vwx	

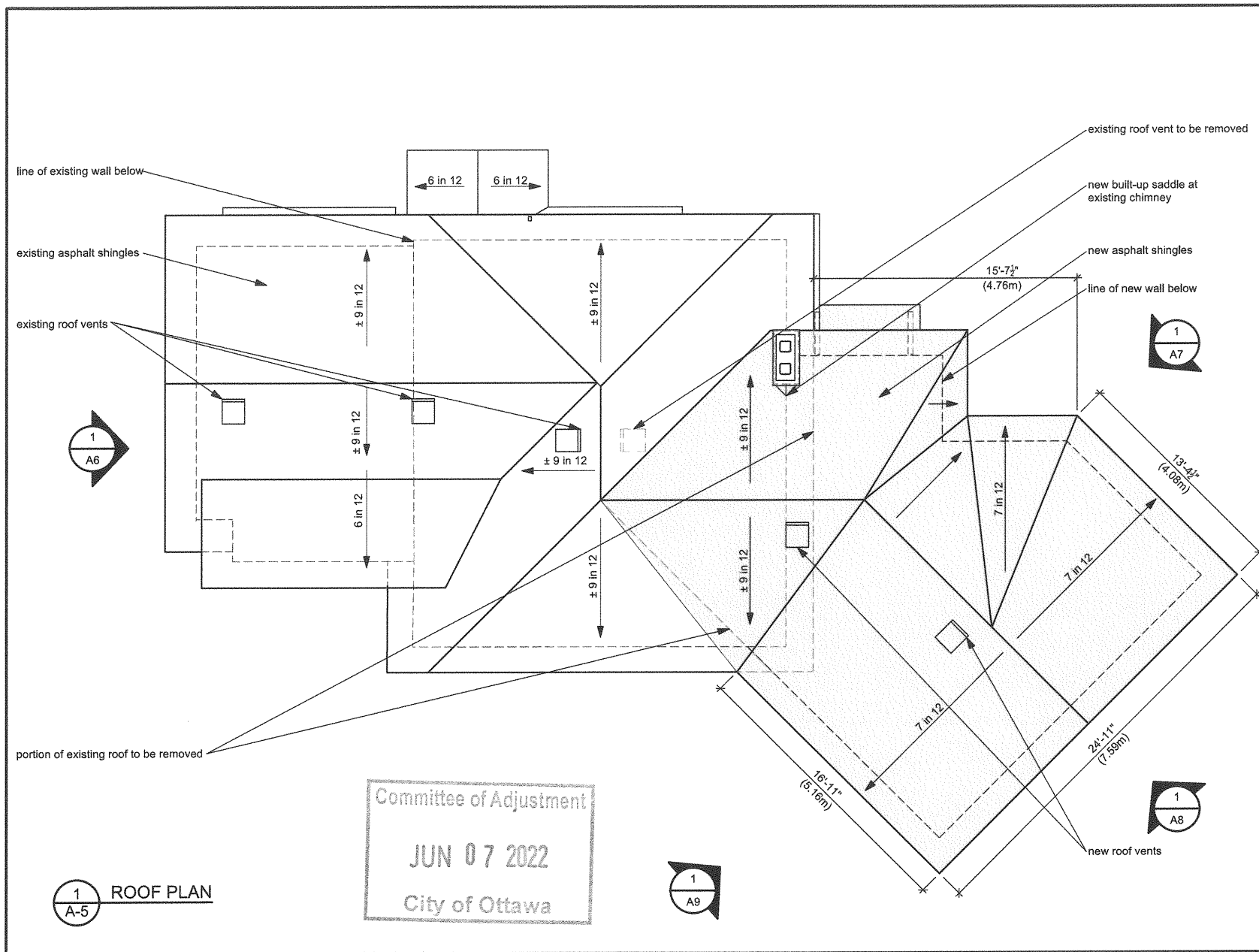
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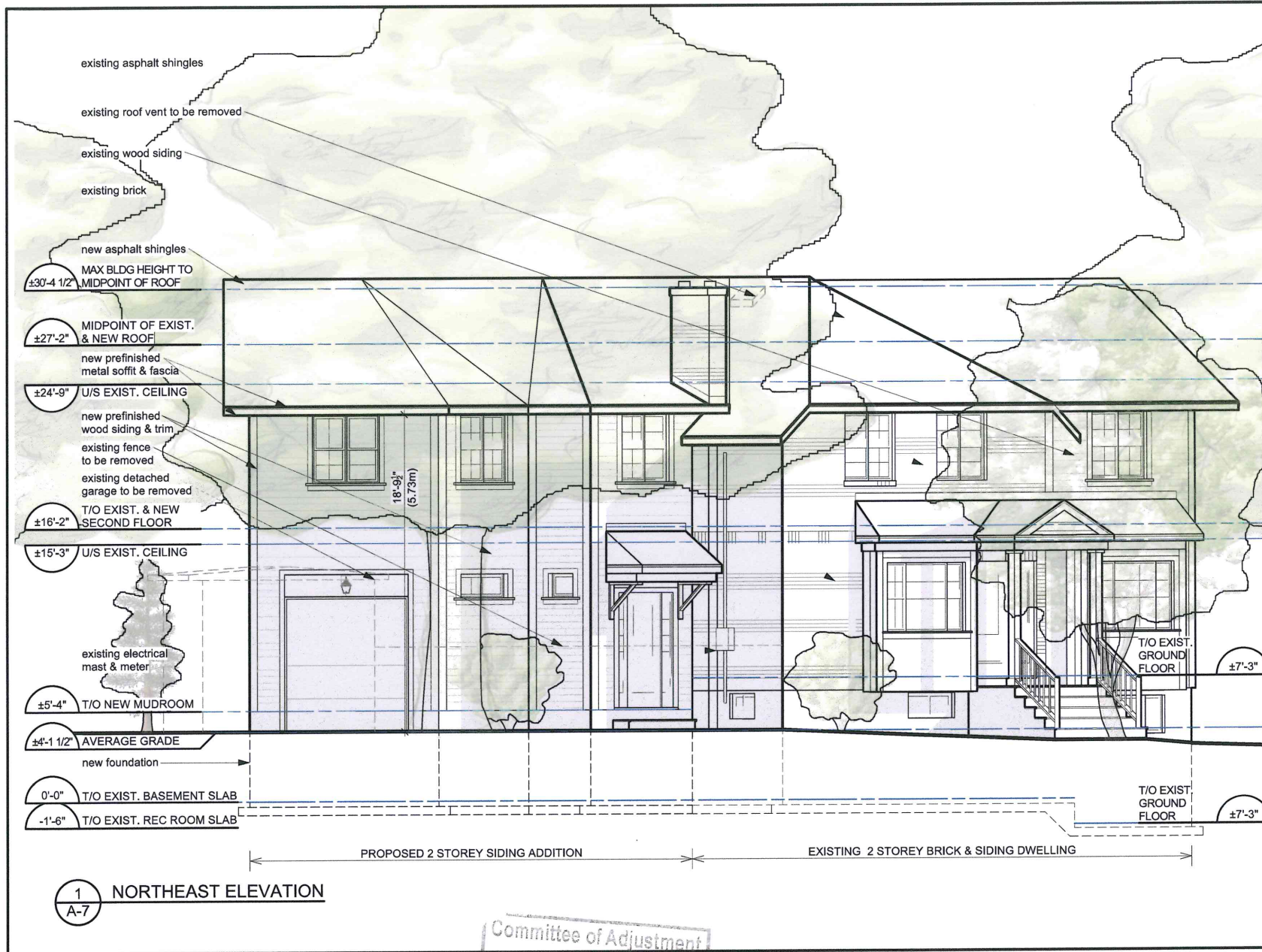
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404 mackay street ottawa, ontario, K1M 2 tel: (613)747-8104 jtarch@rogers.com		
scale	1/4"=1'0"	
job no.	2113	
project	5 Ridgeway Avenue Ottawa, ON	
date	June 6, 2022	
drawing	SECOND FLOOR PL	
designed	JT	
drawn	KK, IC	
checked	JT	
dwg no.	A-4	
dwg:2021/ 2113 - 5 Ridgeway/ delivera drawings/2113 - Design.vwx		





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scale	1/4"=1'0"				
job no.	2113				
project	5 Ridgeway Avenue Ottawa, ON				
date	June 6, 2022				
drawing	ROOF PLAN				
designed	JT				
drawn	IC				
checked	JT				
dwg no.	A-5				
dwg:2021/2113 - 5 Ridgeway/ deliver drawings/2113 - Design.vwx					

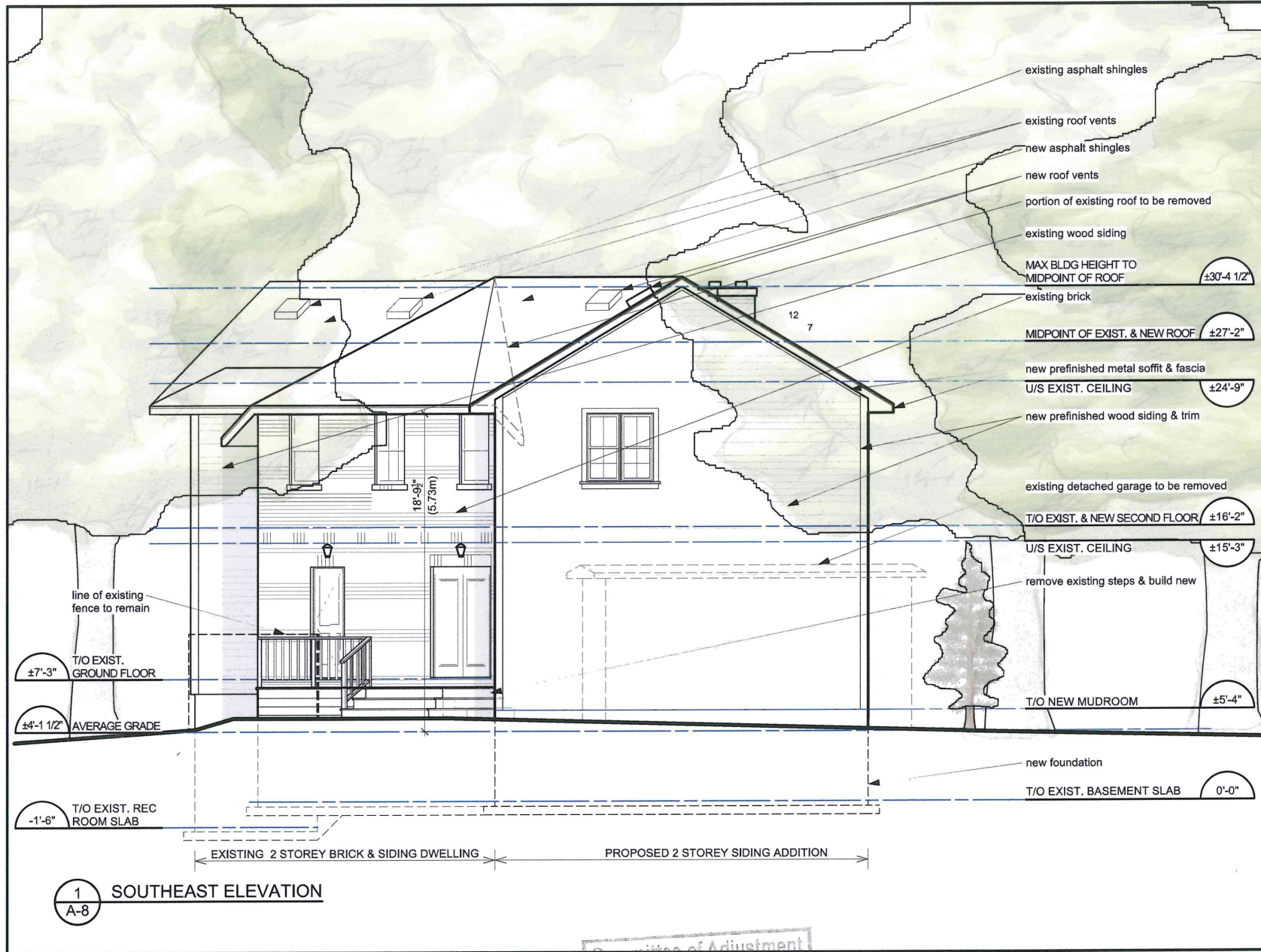


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scale	1/4"=1'0"	
job no.	2113	
project	5 Ridgeway Avenue Ottawa, ON	
date	June 6, 2022	
drawing	NORTHEAST ELEVATION	
designed	JT	
drawn	IC	
checked	JT	
dwg no.	A-7	
dwg:2021/ 2113 - 5 Ridgeway/ delivera drawings/2113 - Design.vwx		

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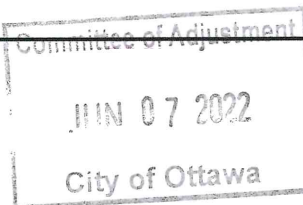
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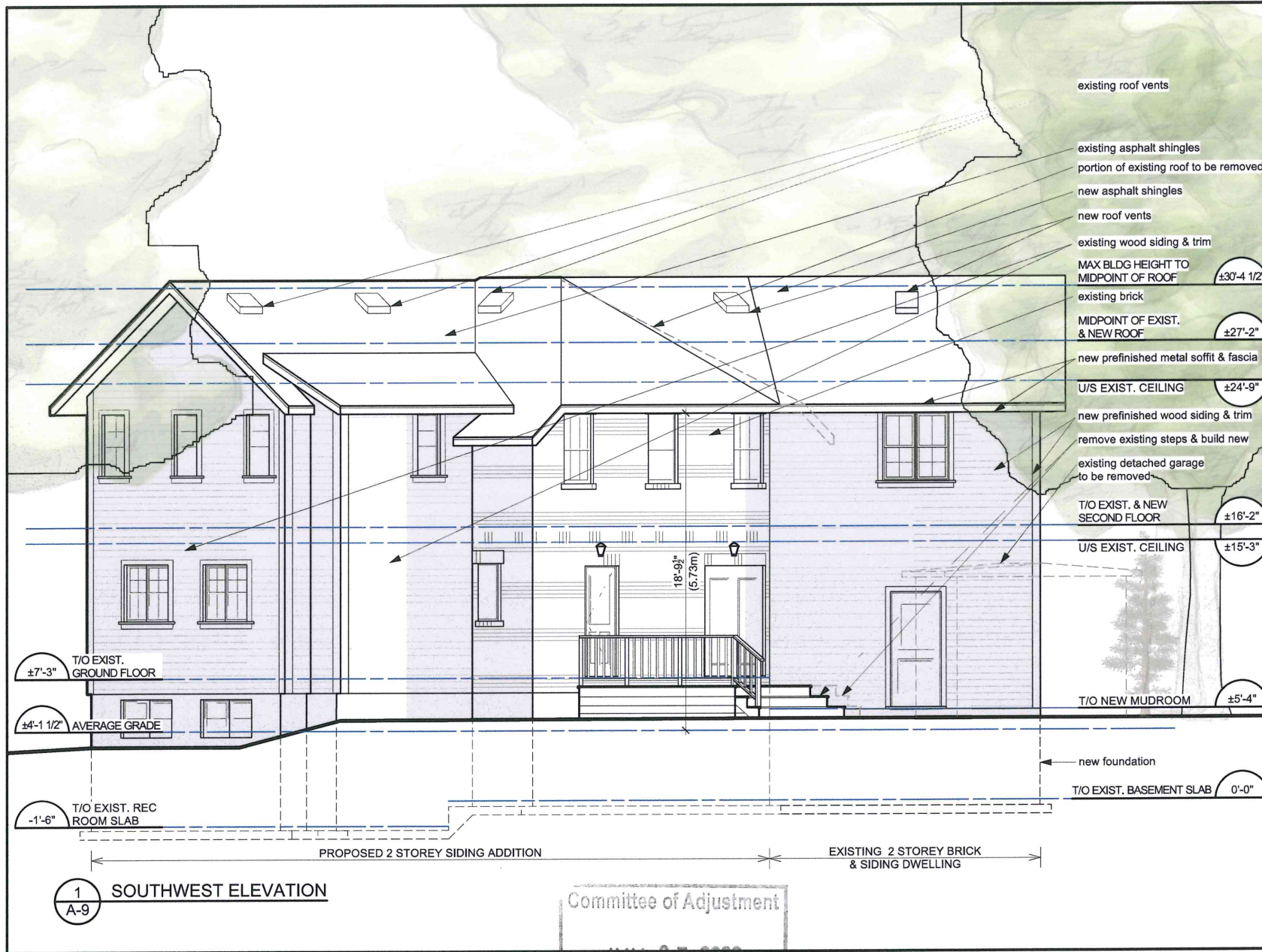


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scale	1/4"=1'0"
job no.	2113
project	5 Ridgeway Avenue Ottawa, ON
date	June 6, 2022
drawing	SOUTHEAST ELEVATION
designed	JT
drawn	IC
checked	JT
dwg no.	A-8
dwg:2021/2113 - 5 Ridgeway/ deliver drawings/2113 - Design.vwx	





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scale	1/4"=1'0"
job no.	2113
project	5 Ridgeway Avenue Ottawa, ON
date	June 6, 2022
drawing	SOUTHWEST ELEVATION
designed	JT
drawn	IC
checked	JT
dwg no.	A-9
dwg:2021/2113 - 5 Ridgeway/ delivera drawings/2113 - Design.vwx	

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