



427 MANSFIELD AVE.

MINOR VARIANCE APPLICATION



MODERN DESIGNS | INTELLIGENT PLANNING

HAMEL
DESIGN
AND
PLANING

170 MAIN STREET,
OTTAWA, ON, K1S 1C2
(613) - 232 9081
www.HDandP.ca

REV. 8

REV. NO.

2022-03

PR. NO.

2022-05-25

DATE

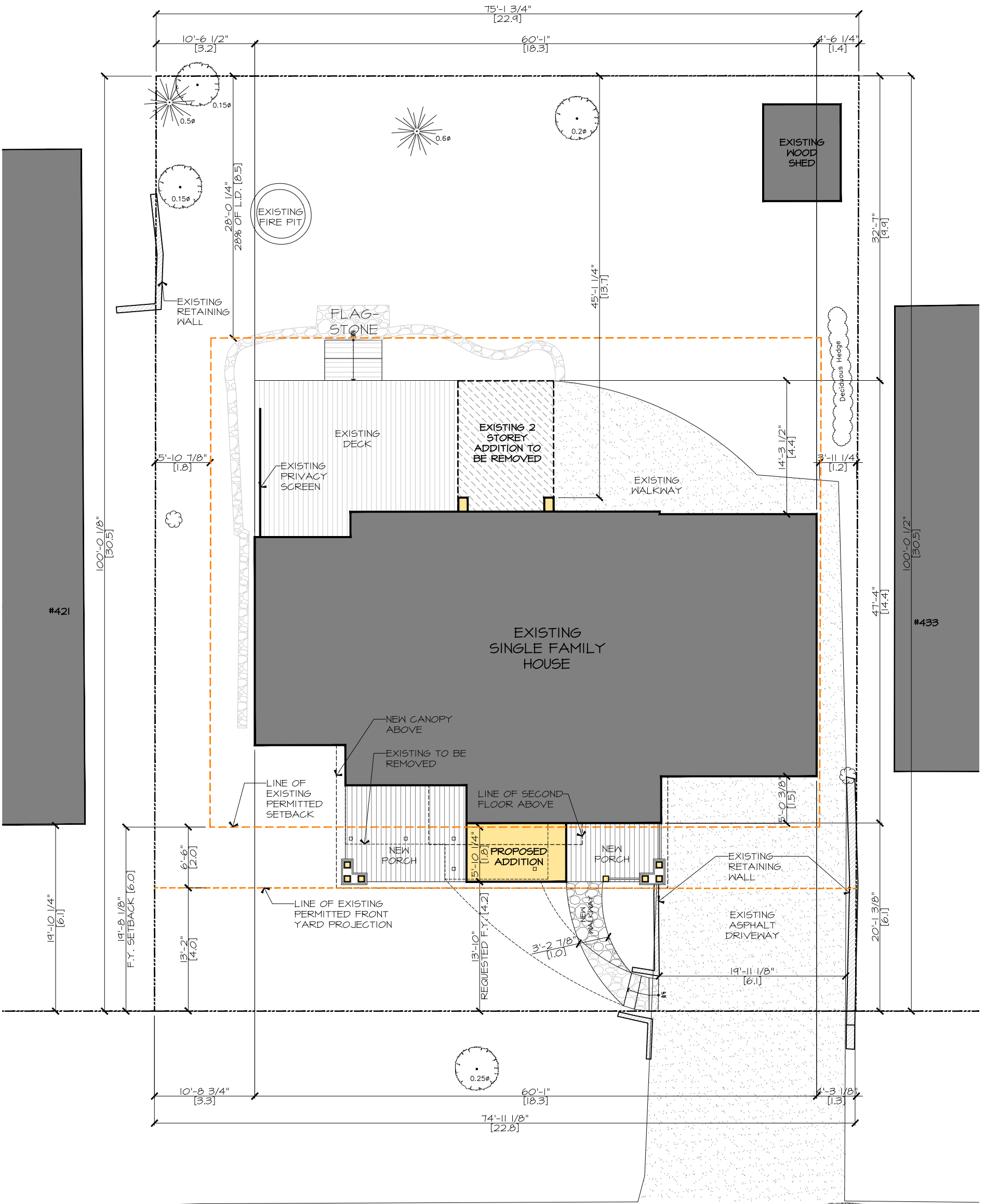
427 MANSFIELD AVE.

LOCATION

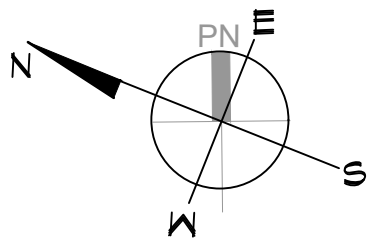
2017
HOUSING DESIGN
AWARDS



WINNER

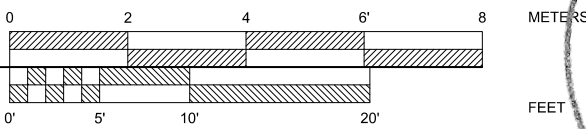


MANSFIELD AVENUE



SITE PLAN

SCALE : 3/32" = 1'-0"



Committee
of Adjustment
July 21, 2022
City of Ottawa

427 MANSFIELD AVE. PROPOSED SCHEMATICS

PROJECT TITLE

JTO Main Street
HAMEL
Ottawa, ON K1S 1C2 DESIGN
(613) 222-9081 Tel. AND
hmel@hmel.com FAXING



PROJECT No. :

2022-03

DATE: 2022-02-22

CHECKED: JH

DWG BY: RB

DWG No.:

A1

1	EXISTING DRAWINGS	03-10
2	PROPOSED 2ND FLOOR SCHEMATIC	03-15
3	PROPOSED KITCHEN SCHEMATIC	03-18
4	PROPOSED BASEMENT SCHEMATICS	03-29
5	PROPOSED ELEVATIONS SCHEMATICS	04-05
6	CLIENT REVIEW	04-11
7	FINAL DESIGN	05-11
8	CoFA REVIEW	05-25

427 MANSFIELD AVENUE		
PROPOSED	ADDITION TO SINGLE FAMILY HOME	
ZONE	R1O	
Performance Standard	Required	Provided
Section 156 Table 156A		
Min. Lot Width	15m	22.8m
Min. Lot Area	450 SM	697.6 SM
Max. Building Height	8m	7.4m
Min. Front Yard Setback	6m	4.2m
Min. Rear Yard Setback	28 % of L.D.	44.9 % of L.D.
Min. Interior Yard Setback	Total is 3, with one yard, no less than 1.2	1.3m & 3.3m (As per Existing)
Front Porch (Section 65)	in the front yard and corner side yard – the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m to a property line	0m Projection, 4.2m from the lot line
Eaves, eave-troughs and gutters (Section 65)	1 m, but not closer than 0.3 m to a lot line	0.2m Projection, 4.0m from the lot line
Max. Walkway Width (Section 109)	1.8m	1.0m
Orange = Minor Variance Required		



170 Main Street HAMEL
Ottawa, ON, K1S 1C2 DESIGN
(613) 232 9081 Tel. AND
info@HdandP.com PLANING

PROJECT TITLE

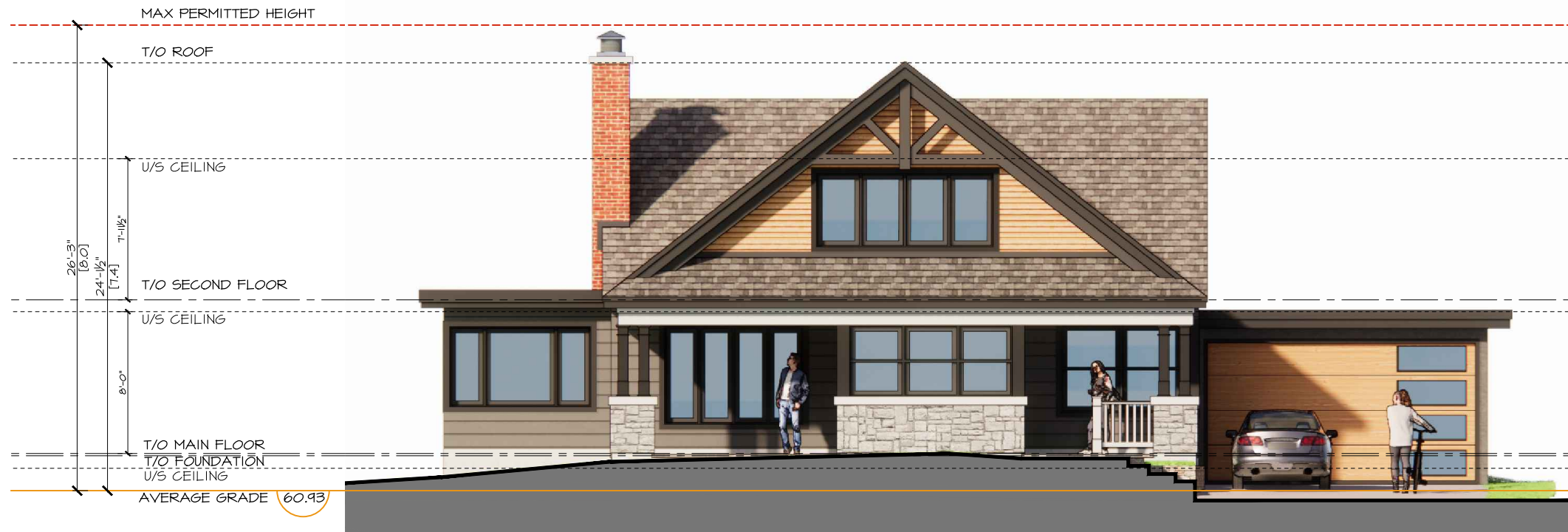
427 MANSFIELD AVE.
PROPOSED
SCHEMATICS

8	C of A REVIEW	2022 05-25
7	FINAL DESIGN	2022 05-11
6	CLIENT REVIEW	2022 04-11
5	PROPOSED ELEVATIONS SCHEMATICS	2022 04-05
4	PROPOSED BASEMENT SCHEMATICS	2022 03-29
3	PROPOSED KITCHEN SCHEMATIC	2022 03-18
2	PROPOSED 2ND FLR SCHEMATIC	2022 03-15
1	EXISTING DRAWINGS	2022 03-10

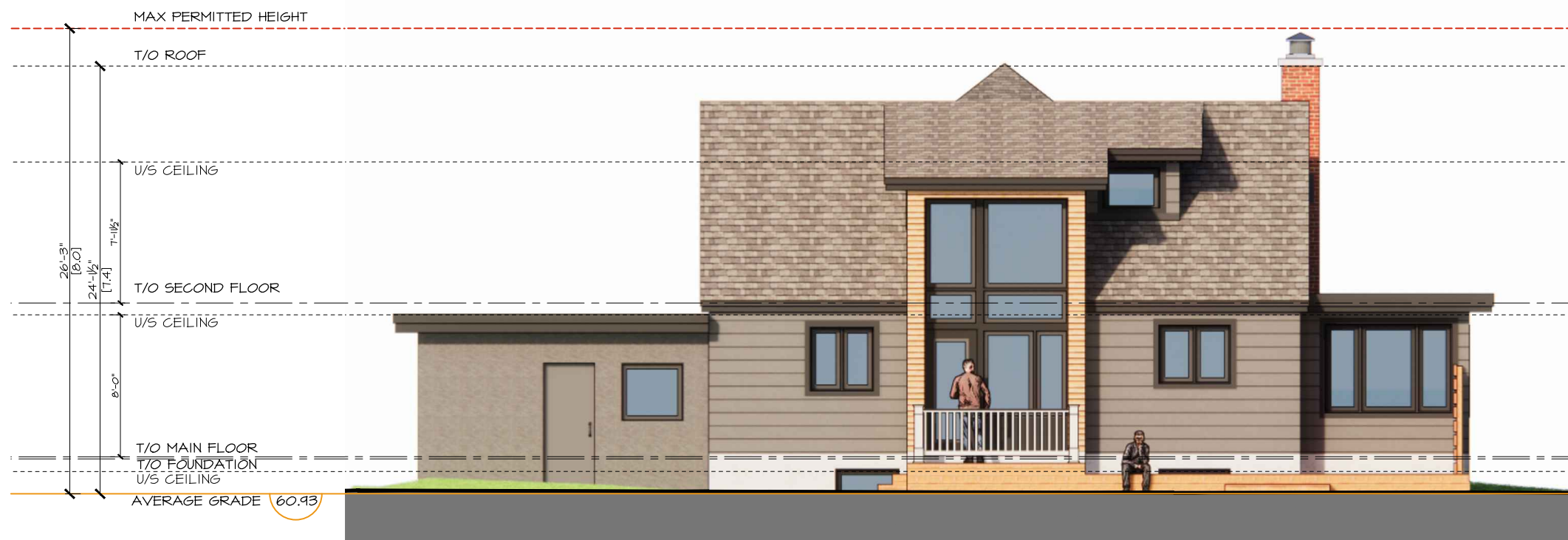
PROJECT No. :
2022-03

DATE:	2022-02-22
CHECKED:	JH
DWG BY:	RB

DWG No:
A|a



WEST ELEVATION
SCALE : 1/8" = 1'-0"



EAST ELEVATION
SCALE : 1/8" = 1'-0"

Committee
of Adjustment
July 21, 2022
City of Ottawa



170 Main Street HAMEL
Ottawa, ON, K1S 1C2 DESIGN
(613) 232 9081 Tel. AND
info@HdandP.com PLANNING

PROJECT TITLE

427 MANSFIELD AVE.
PROPOSED
SCHEMATICS

8	C of A REVIEW	2022 05-25
7	FINAL DESIGN	2022 05-11
6	CLIENT REVIEW	2022 04-11
5	PROPOSED ELEVATIONS SCHEMATICS	2022 04-05
4	PROPOSED BASEMENT SCHEMATICS	2022 03-29
3	PROPOSED KITCHEN SCHEMATIC	2022 03-18
2	PROPOSED 2ND FLR SCHEMATIC	2022 03-15
1	EXISTING DRAWINGS	2022 03-10

PROJECT No. :

2022-03

DATE:	2022-02-22
CHECKED:	JH
DWG BY:	RB

DWG No:

A2



FRONT PERSPECTIVE
NTS



FRONT PERSPECTIVE
NTS

Committee
of Adjustment
July 21, 2022
City of Ottawa

PROJECT TITLE
427 MANSFIELD AVE.
PROPOSED
SCHEMATICS

8	C of A REVIEW	2022 05-25
7	FINAL DESIGN	2022 05-11
6	CLIENT REVIEW	2022 04-11
5	PROPOSED ELEVATIONS SCHEMATICS	2022 04-05
4	PROPOSED BASEMENT SCHEMATICS	2022 03-29
3	PROPOSED KITCHEN SCHEMATIC	2022 03-18
2	PROPOSED 2ND FLR SCHEMATIC	2022 03-15
1	EXISTING DRAWINGS	2022 03-10

PROJECT No. :
2022-03

DATE:	2022-02-22
CHECKED:	JH
DWG BY:	RB

DWG No:
A4



REAR PERSPECTIVE
NTS



REAR PERSPECTIVE
NTS



8	C of A REVIEW	2022 05-25
7	FINAL DESIGN	2022 05-11
6	CLIENT REVIEW	2022 04-11
5	PROPOSED ELEVATIONS SCHEMATICS	2022 04-05
4	PROPOSED BASEMENT SCHEMATICS	2022 03-29
3	PROPOSED KITCHEN SCHEMATIC	2022 03-18
2	PROPOSED 2ND FLR SCHEMATIC	2022 03-15
1	EXISTING DRAWINGS	2022 03-10

PROJECT No. :
2022-03

DATE:	2022-02-22
CHECKED:	JH
DWG BY:	RB

DWG No:

A5