

ADDRESS	271 QUEEN MARY STREET OTTAWA, ON. K2G 2E2
LEGAL DESCRIPTION	LOTS 890, 891, 892, 893 REGISTERED PLAN 375 PIN: 04689-0071 WARD 8, COLLEGE
ZONING	R4UC ZONING BY-LAW 2008-250/2020-289 & INFILL PROVISIONS 2020-288

	ZONING	UNIT A	UNIT B	UNIT C
TOWNHOMES		PROPOSED	PROPOSED	PROPOSED
MIN. LOT WIDTH	4.5m	5.05m	5.11m	5.08m
MIN. LOT AREA	135m ²	129m ²	132m ²	131m ²
MAX. BUILDING HEIGHT	11m	10.95m	10.95m	10.95m
MIN. FRONT YARD SETBACK	4.5m	4.55m	4.55m	4.55m
REAR YARD SETBACK	30% (7.76m)	31.47% (8.15m)	31.47% (8.15m)	31.47% (8.15m)
MIN. REAR YARD AREA	25% lot area	31.89% (41.15m ²)	31.54% (41.64m ²)	31.60% (41.40m ²)
MIN. INTERIOR YARD SETBACK	1.2m	0.6m	-	0.6m

ENDNOTES	(4) Where located within Schedule 342, see Part V, Section 144 -Alternative Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback. (10) Where the building has a peaked roof having a slope of 1 in 3 (4/12 pitch) or steeper, the maximum building height is 11 m. Where the property is located outside of Area A on Schedule 342, the maximum building height is 11 m.
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Section 144	Rear Yards on Interior or through lots (3) Where a lot's rear lot line abuts either an R1, R2, R3 or R4 zone, or abuts a lane that abuts an R1, R2, R3 or R4 zone on either side, except in the case of a Planned Unit Development: (a) the rear yard must comprise at least 25 percent of the lot area; and the minimum rear yard setback is pursuant to Table 144A or 144B below. (i) where the minimum front yard is 4.5 m or less, the minimum rear yard depth is determined by Table 144A. Lot Depth greater than 25 metres Minimum Rear Yard 30% of the lot depth
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MINOR VARIANCES REQUESTED:

UNIT A (PARTS 1-2):

a) To permit a reduced lot area of 129 square metres, whereas the By-law requires a minimum lot area of 135 square metres.

b) To permit a reduced interior side yard setback of 0.60 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

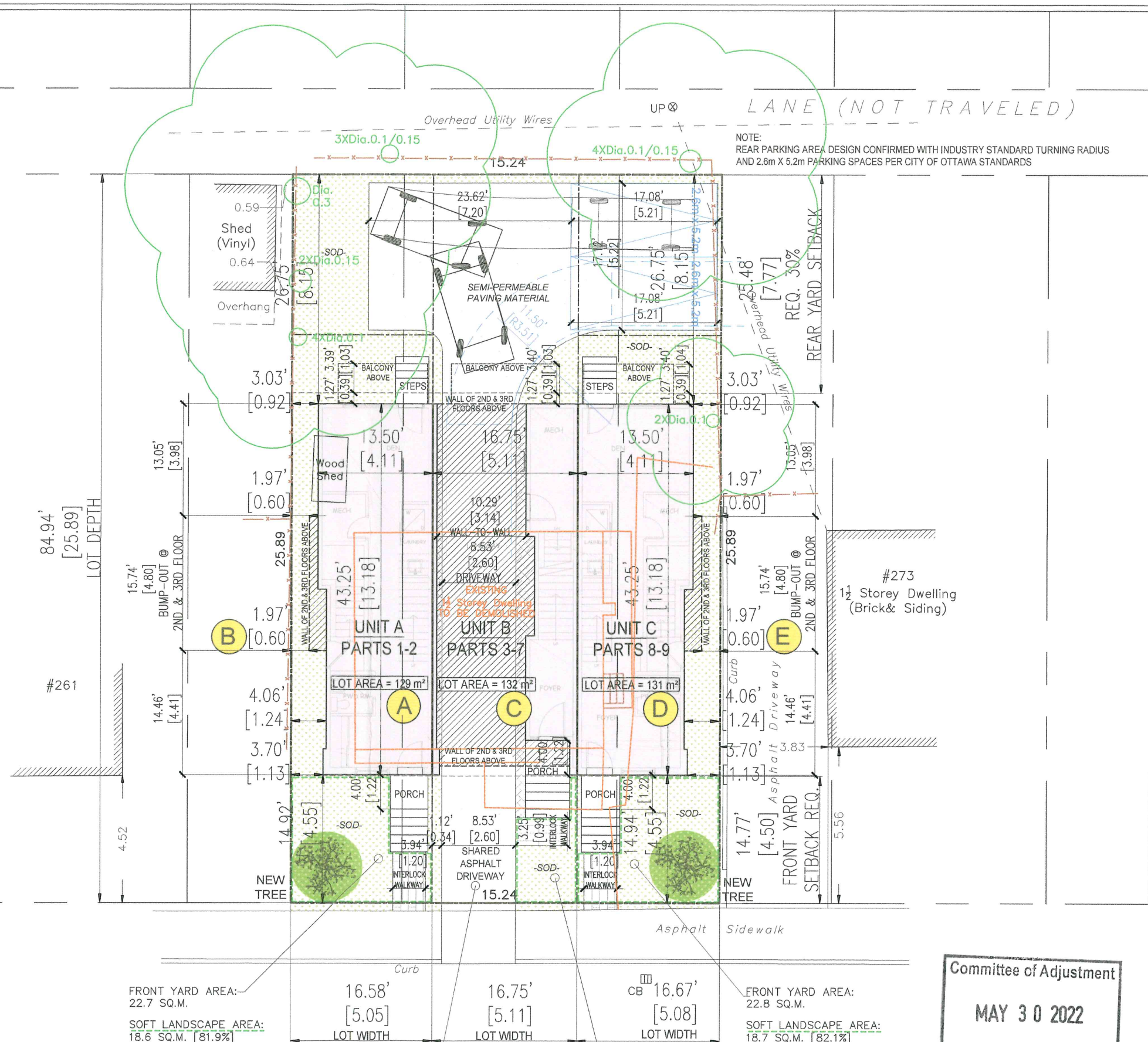
UNIT B (PARTS 3-6):

c) To permit a reduced lot area of 132 square metres, whereas the By-law requires a minimum lot area of 135 square metres.

UNIT C (PARTS 7-8):

d) To permit a reduced lot area of 131 square metres, whereas the By-law requires a minimum lot area of 135 square metres.

e) To permit a reduced interior side yard setback of 0.60 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.



QUEEN MARY STREET

DRIVEWAY AREA = 11.7 SQ.M.

50% OF FRONT YARD AREA = 11.45 SQ.M.
2.6M x 4.5M = 11.7 SQ.M. (GREATER)
COMPLIES: SEC. 107 (8)(b)(ii)

FRONT YARD AREA:
22.9 SQ.M.

SOFT LANDSCAPE AREA:
6.9 SQ.M. [30.1%]

Committee of Adjustment
MAY 30 2022
City of Ottawa

PROPOSED SITE PLAN
SCALE: 1:150

MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT
30 CONCORSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7
TEL: 613-274-2853
FAX: 613-274-7085
CONTACT@MIROCADSIGN.COM
WWW.MIROCADSIGN.COM

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 3000 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
1	EXISTING TREE LOCATIONS KEY PLAN MAY 16, 2022

NO.	REVISIONS
1	PROPOSED THREE STOREY TOWNHOUSE 271 QUEEN MARY CITY OF OTTAWA

SHEET TITLE:
PROPOSED SITE PLAN ZONING INFORMATION MINOR VARIANCES REQUESTED

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	
CHECKED:	S1.1
DATE: MAY 2022	
PRINT DATE:	