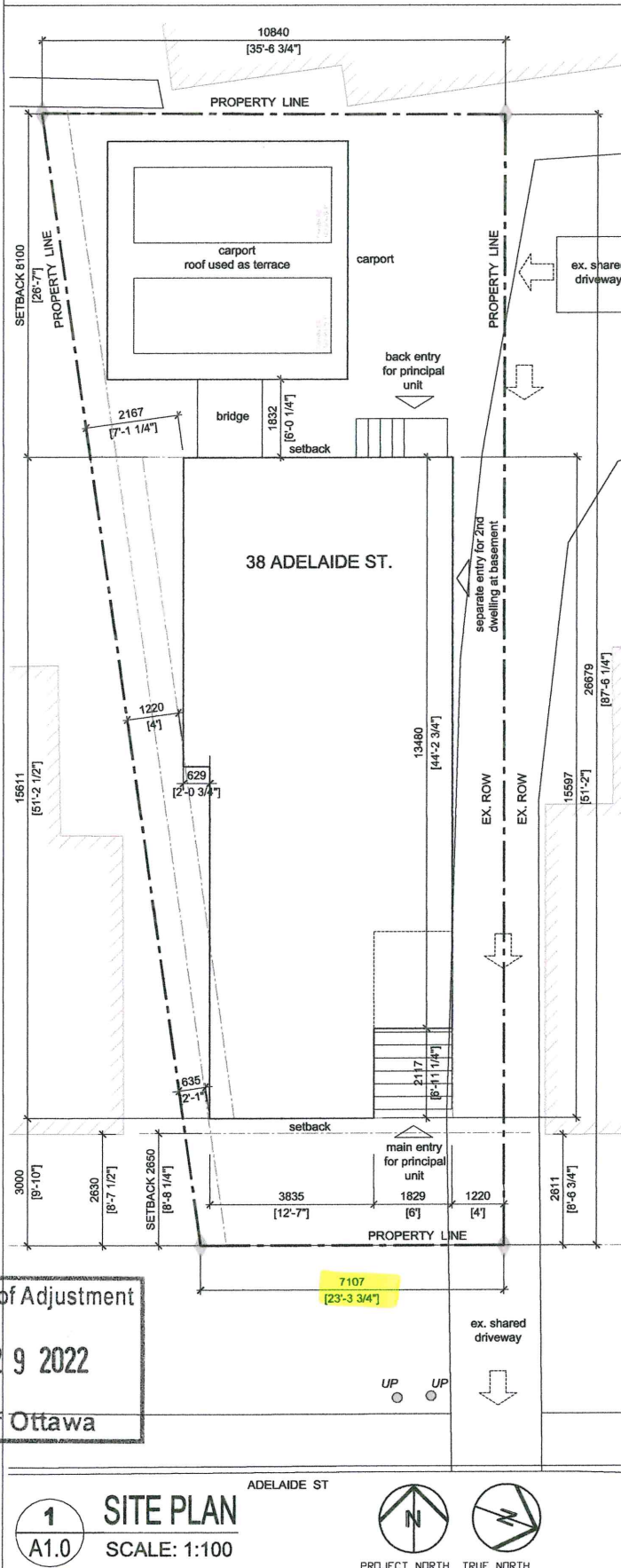




ZONING REVIEW:

ADDRESS: 38 ADELAIDE ST, OTTAWA

ZONING: R3Q(1474)

EXISTING USE: DETACHED 2-STOREY

SINGLE HOUSE

PROPOSED USE: DETACHED 3-STOREY

SINGLE HOUSE, W/ ONE

2ND DWELLING UNIT AT

BASEMENT

REQUIRED PROVIDED

MINIMUM LOT AREA: 2,099 ft²(195m²) 2,583 ft²(240m²)

MINIMUM LOT WIDTH: 24.6 ft (7.5m) 23.3 ft (7.1m)

MAXIMUM BUILDING 36.1 ft (11m) if a peaked

HEIGHT: roof w/ a slope of 1/2 or steeper

MINIMUM: N/A

MINIMUM FRONT

YARD SETBACK: 4.92 ft (1.5m) 9.84 ft (3m)

MAXIMUM: 9.84 ft (3m)

MINIMUM REAR

YARD SETBACK: 26.41 ft (8.05m) 26.7 ft (8.1m)

MINIMUM CORNER

SIDE YARD SETBACK: N/A

MAXIMUM: N/A

MINIMUM INTERIOR

SIDE YARD SETBACK: 5.9ft (1.8m) in total, w/

1.97ft (0.6m) @ one side

MAXIMUM LOT COVERAGE: N/A

PERMITTED PROJECTIONS:

fireplace: 1m, but not < 0.6m to lot line
eaves: 1m, but not < 0.3m to lot line
canopies: 1.8m, but not < 0.6m to lot line
fire escape, stairway,
steps, ramps: no limit
balcony, deck, verandah: 2m, but not < 1m to lot line
bay window: 1m, but not < 1.2m to lot line

SECONDARY DWELLING UNIT: yes

maximum floor area: full basement

MINIMUM RECREATION AREA:

amenity area: N/A

play ground: N/A

PARKING SPACES: 1 for primary unit,

0 for 2nd dwelling unit

minimum distance to window: N/A

minimum distance to lot line: N/A

MINIMUM DRIVEWAY WIDTH: N/A

minimum distance to window: N/A

minimum distance to lot line: N/A

MINIMUM WIDTH OF LANDSCAPING: N/A

FLOOR AREAS:

BUILDING AREA (house): 915 ft² (85m²)

ACCESSORY CARPORT: 340 ft² (32m²)

GROSS FLOOR AREA: 2,747 ft² (255m²)

GROUND FLOOR: 915 ft² (85m²)

2ND FLOOR: 960 ft² (90m²)

3RD FLOOR: 872 ft² (81m²)

BASEMENT: 960 ft² (90m²)

Committee of Adjustment

JUL 29 2022

City of Ottawa

1
A1.0

SITE PLAN

SCALE: 1:100

ADELAIDE ST



PROJECT NORTH TRUE NORTH

**BING PROFESSIONAL
ENGINEERING INC.**

150 Katimavik Rd, Unit 204, Ottawa, ON K2L 2N2
Phone: (613) 435-6665 E-mail: welcome@bingpro.ca

JOB NEW 3-STORY DETACHED HOUSE WITH SECONDARY DWELLING UNIT

38 ADELAIDE ST, OTTAWA, ON K1S 3S1

DRAWING

SITE PLAN

DATE: 2022-06-16

DRAWN: CHS

REV. No:

REV. No:

SCALE: 1:100

PART OF:

REFER:

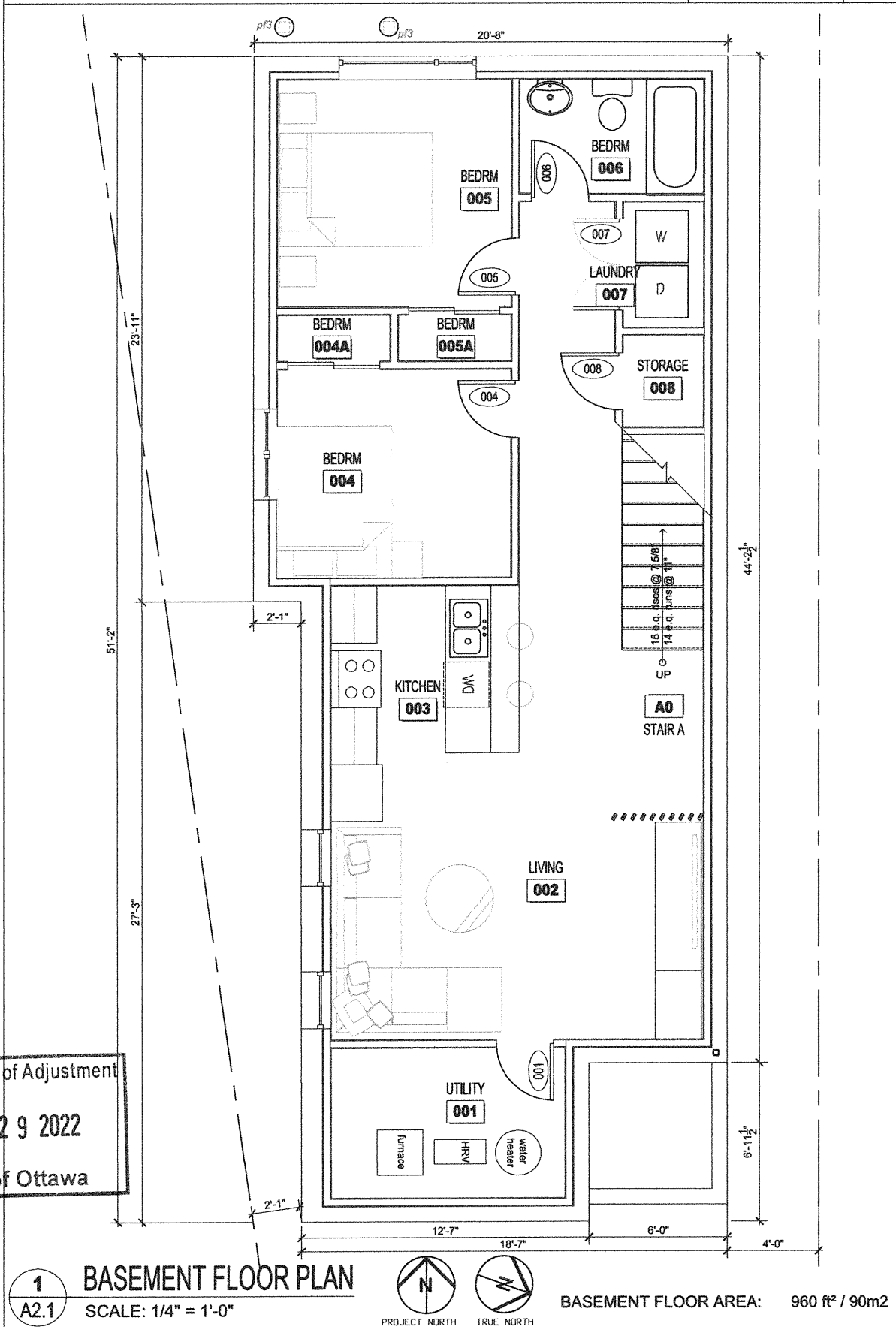
PROJ. No: Q-22-GEN-13

DRAWING No.

ASK

A1

FILE.DWG



Committee of Adjustment
 JUL 29 2022
 City of Ottawa

**BING PROFESSIONAL
 ENGINEERING INC.**

150 Kalmavik Rd, Unit 204, Ottawa, ON K2L 2N2
 Phone: (613) 435-6665 E-mail: welcome@bingpro.ca

JOB NEW 3-STOREY DETACHED HOUSE WITH SECONDARY DWELLING UNIT

38 ADELAIDE ST, OTTAWA, ON K1S 3S1

DRAWING
 GROUND FLOOR PLAN

DATE: 2022-06-16

REV. No:

DATE: No:

SCALE: NTS PART OF:

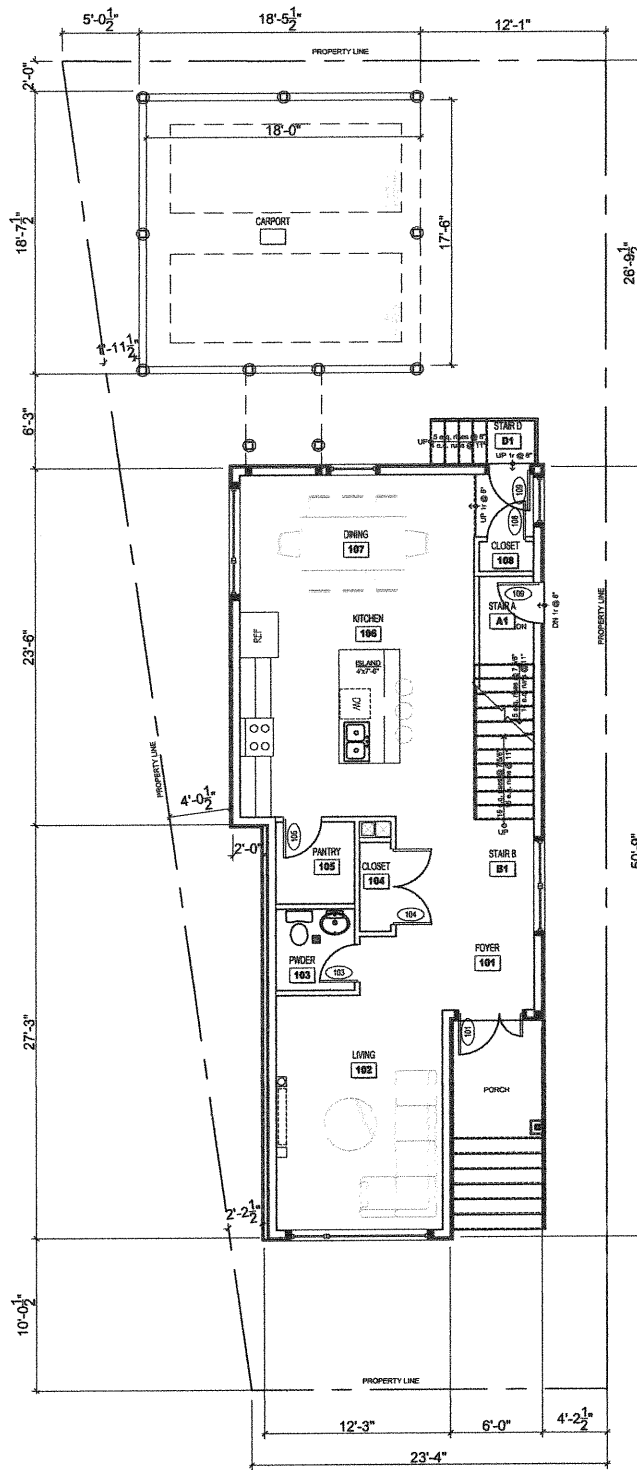
REFER: PROJ. No: O-22-GEN-13

DRAWN: CHS

DRAWING No.

A2.1

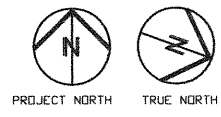
FILE.DWG



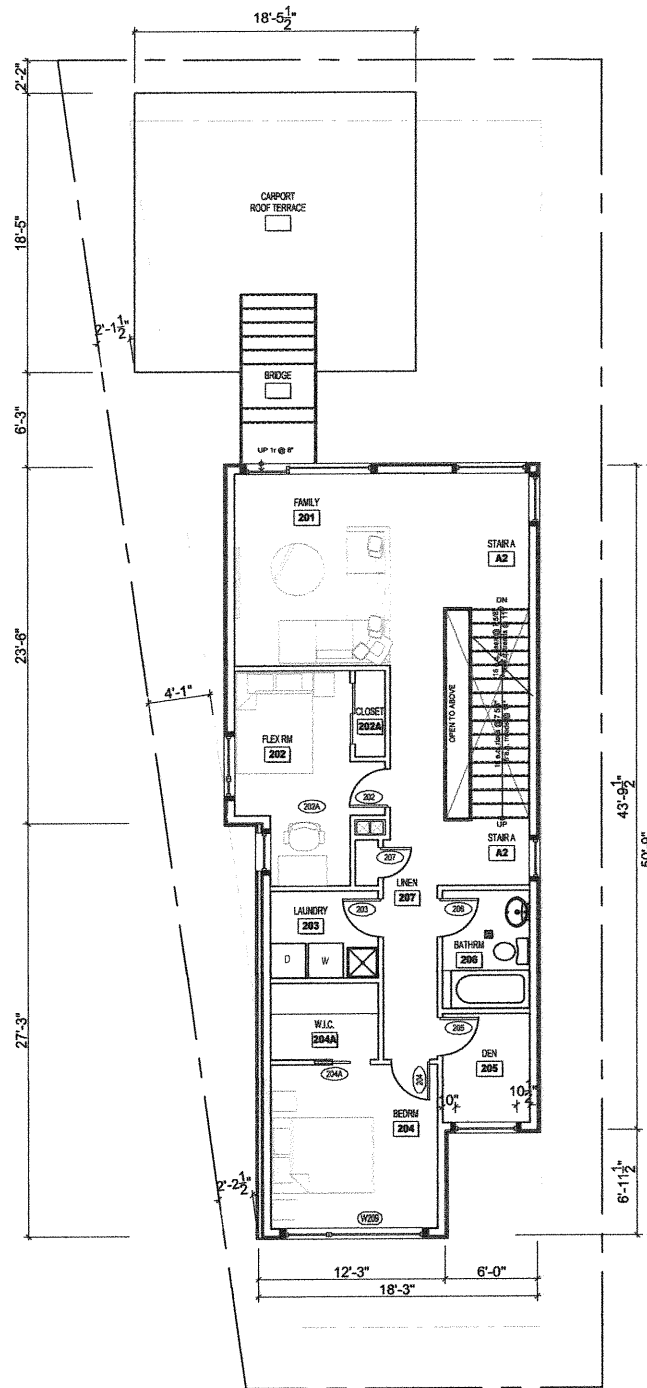
Committee of Adjustment
JUL 29 2022
City of Ottawa

BUILDING AREA (house): 915 ft² / 85m²
FLOOR AREA (carport): 340 ft² / 32m²

1
A2.1 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

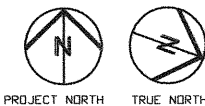


BING PROFESSIONAL ENGINEERING INC. 150 Katimavik Rd, Unit 204, Ottawa, ON K2L 2N2 Phone: (613) 435 - 8665 E-mail: welcome@bingpro.ca	JOB NEW 3-STOREY DETACHED HOUSE WITH SECONDARY DWELLING UNIT 38 ADELAIDE ST, OTTAWA, ON K1S 3S1 DRAWING GROUND FLOOR PLAN	DATE: 2022-06-16 REV: No. SCALE: NTS REFER:	DRAWN: CHS REV: No. PART OF: PROJ. No: O-22-GEN-13 DRAWING No. A2.1 FILE.DWG

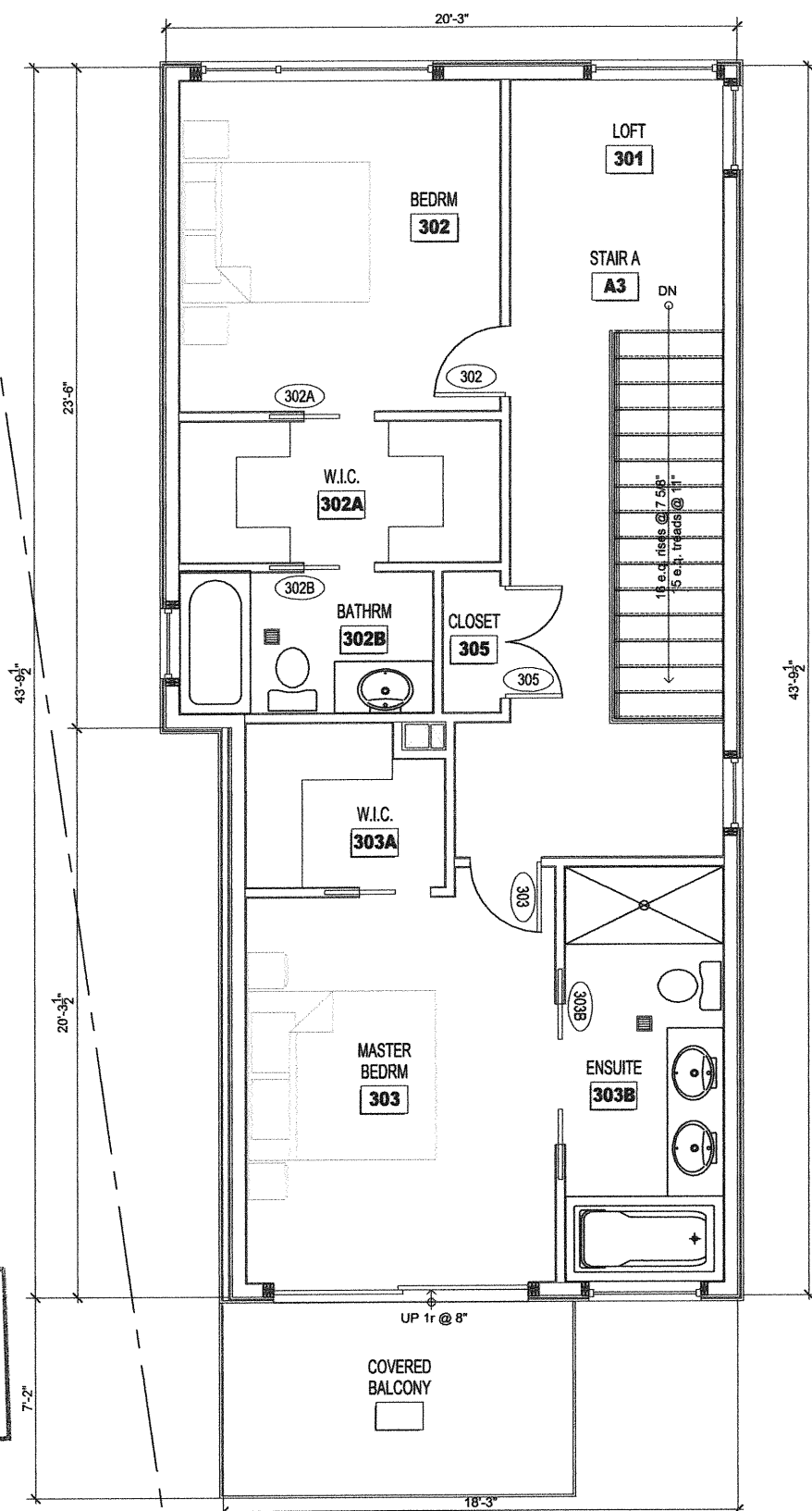


Committee of Adjustment
JUL 29 2022
City of Ottawa

1
A2.2
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

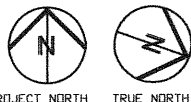


BING PROFESSIONAL ENGINEERING INC. 150 Katimavik Rd, Unit 204, Ottawa, ON K2L 2N2 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca	JOB NEW 3-STOREY DETACHED HOUSE WITH SECONDARY DWELLING UNIT 38 ADELAIDE ST, OTTAWA, ON K1S 3S1 DRAWING GROUND FLOOR PLAN	DATE: 2022-06-16	DRAWN: CHS	A2.2 FILE.DWG
		REV. DATE:	REV. No:	
		SCALE: NTS	PART OF:	
		REFER:	PROJ. No: O-22-GEN-13	

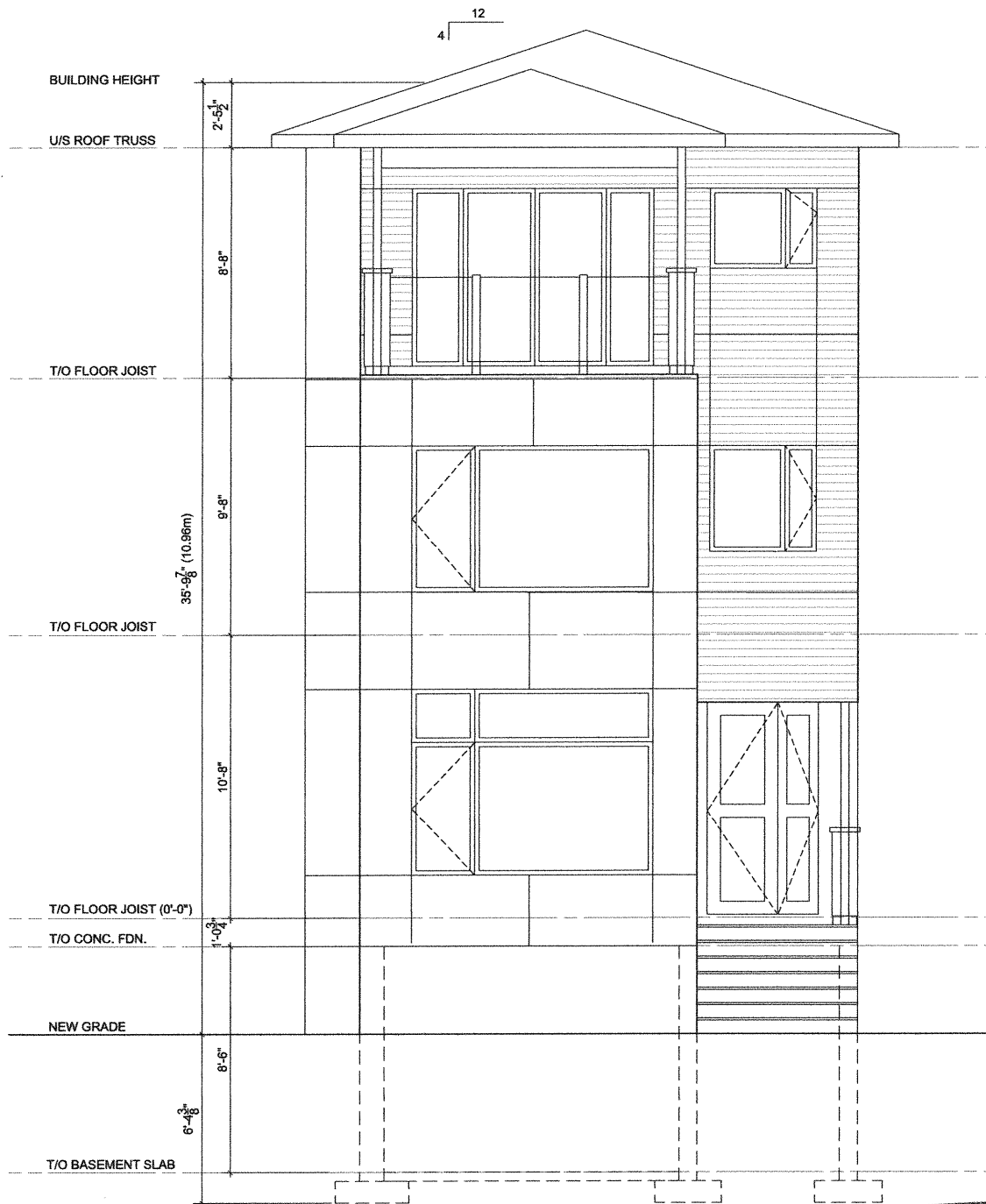


Committee of Adjustment
JUL 29 2022
City of Ottawa

1 THIRD FLOOR PLAN
A2.3 SCALE: 1/4" = 1'-0"



3ND FLOOR AREA: 872 ft² / 81m²



Committee of Adjustment
 JUL 29 2022
 City of Ottawa

1
A3.0 FRONT BUILDING ELEVATION
 SCALE: 1/4" = 1'-0"

**BING PROFESSIONAL
ENGINEERING INC.**

150 Kallimavik Rd, Unit 204, Ottawa, ON K2L 2N2
 Phone: (613) 435 - 6665 E-mail: welcome@bingpro.ca

JOB NEW 3-STOREY DETACHED HOUSE WITH SECONDARY DWELLING UNIT

38 ADELAIDE ST, OTTAWA, ON K1S 3S1

DRAWING

FRONT BUILDING ELEVATION

DATE: 2022-06-16

REV.

DATE:

SCALE: NTS

REFER:

REV.

No:

PART

OF:

PROJ.

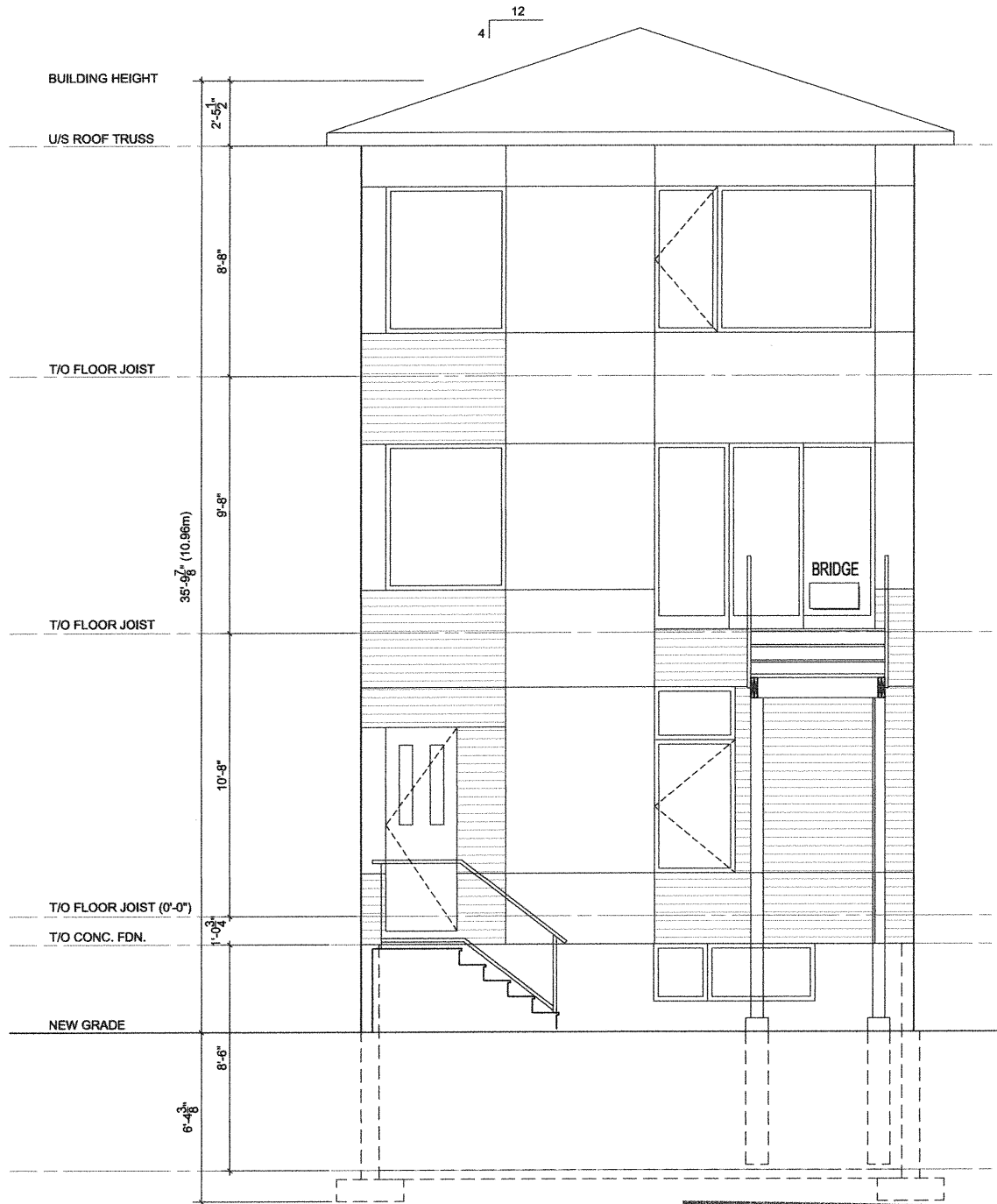
No:O-22-GEN-13

CHS

DRAWING No.

A3.0

FILED.WG



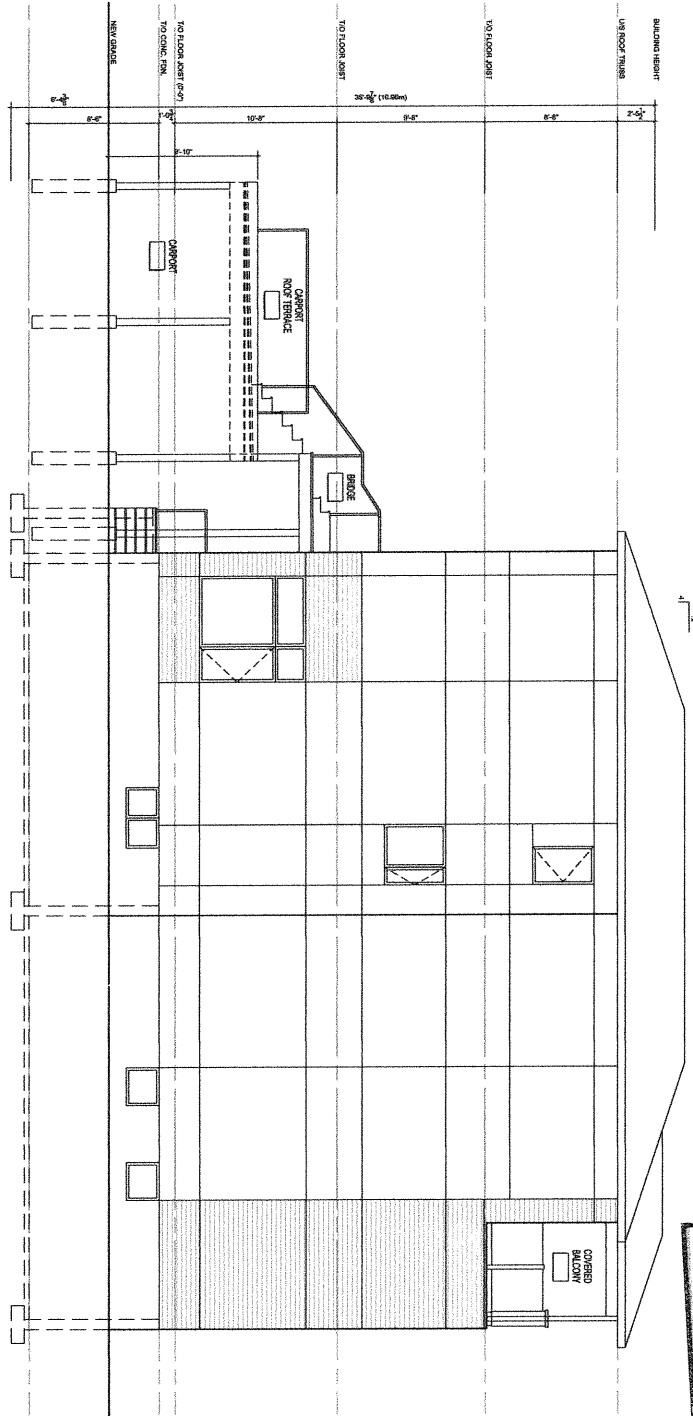
Committee of Adjustment
JUL 29 2022
City of Ottawa

1 REAR BUILDING ELEVATION
A3.2 SCALE: 1/4" = 1'-0"

1
A3.1

LEFT BUILDING ELEVATION

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



Commune Engineering
 JUL 29 2022
 City of Ottawa

BING PROFESSIONAL
ENGINEERING INC.
 150 Kesteven Rd, Unit 204, Ottawa, ON K2L 2N2
 Phone: (613) 435-6655 E-mail: welcome@bingpro.ca

JOB		DATE:		DRAWN:	
NEW 3 STOREY DETACHED HOUSE WITH		2022-06-23		CHS	
SECONDARY DWELLING UNIT		REV:		REV:	
36 ADELAIDE ST, OTTAWA, ON K1S 3S1		DATE:		No.	
DRAWING		SCALE:		PART	
LEFT BUILDING ELEVATION		AS NOTED		OF 02-22-GEN-13	
REFER:		PROJ.		No.	

DRAWING NO.
A3.3
 FILEDWG