

SITE CONTEXT: BIRD'S EYE VIEW FROM SOUTH WEST

December 8, 2017

SC-1





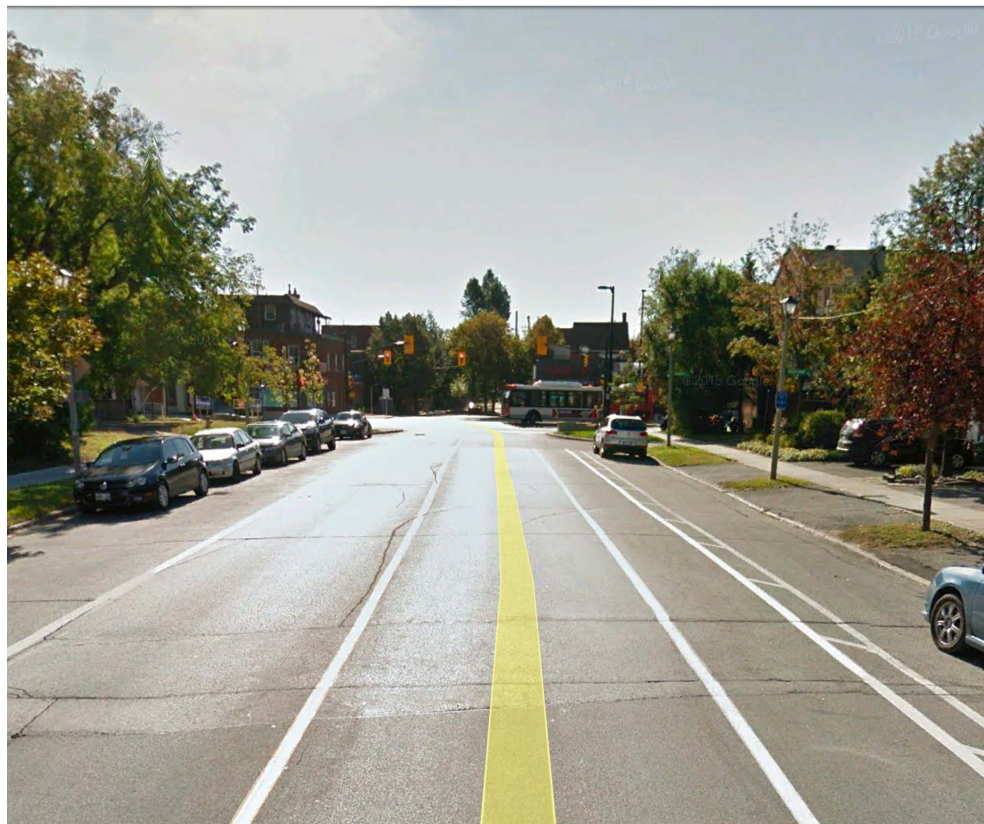
TORMEY STREET, LOOKING WEST



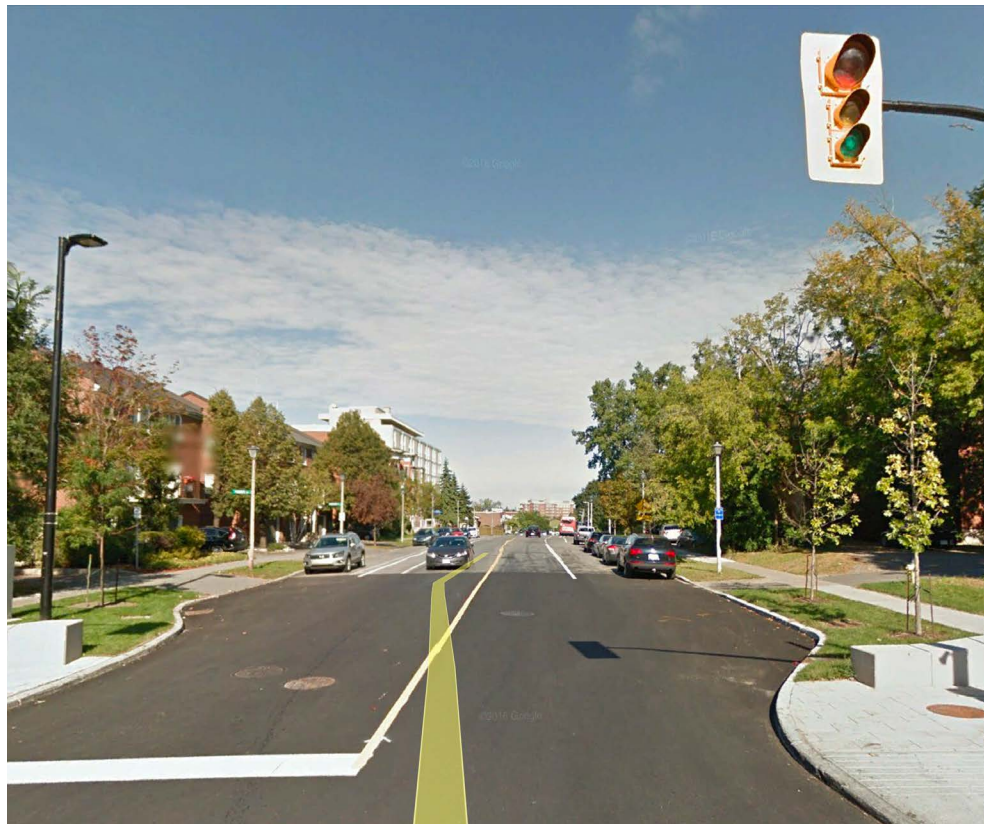
RIDEAU STREET, LOOKING EAST



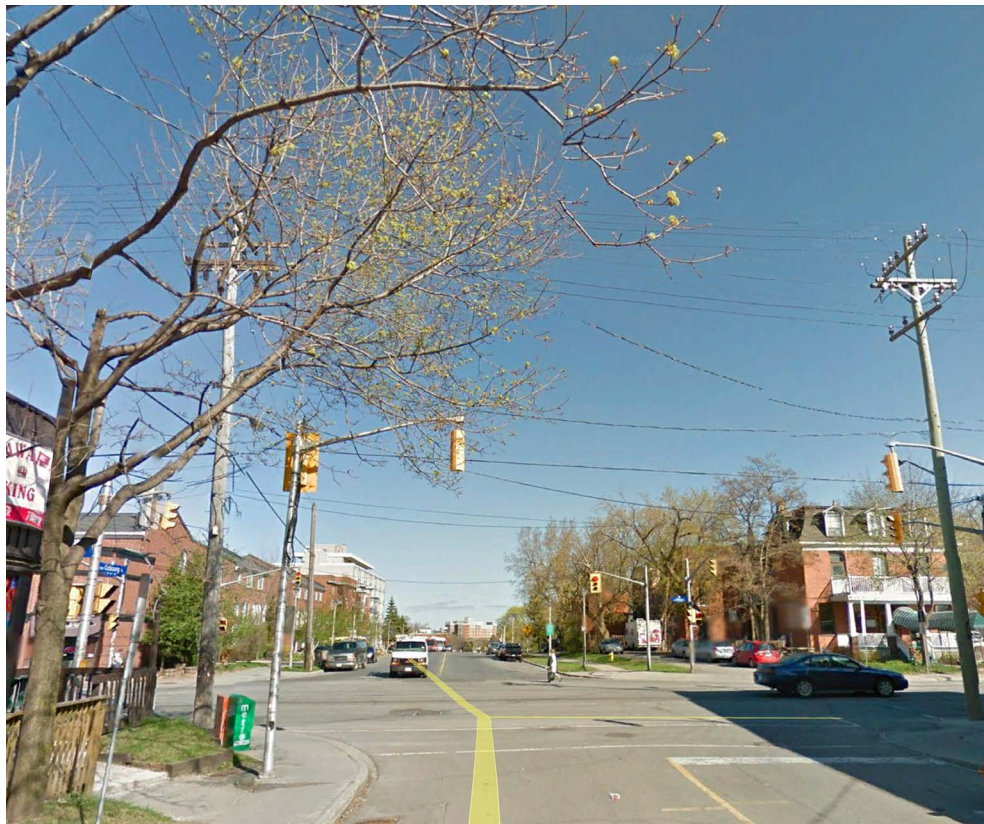
RIDEAU STREET, LOOKING WEST



COBOURG STREET, LOOKING SOUTH



COBOURG STREET, LOOKING NORTH



COBOURG & RIDEAU STREET, LOOKING NORTH

**SITE CONTEXT: STREET VIEWS**

December 8, 2017

**SC-2**

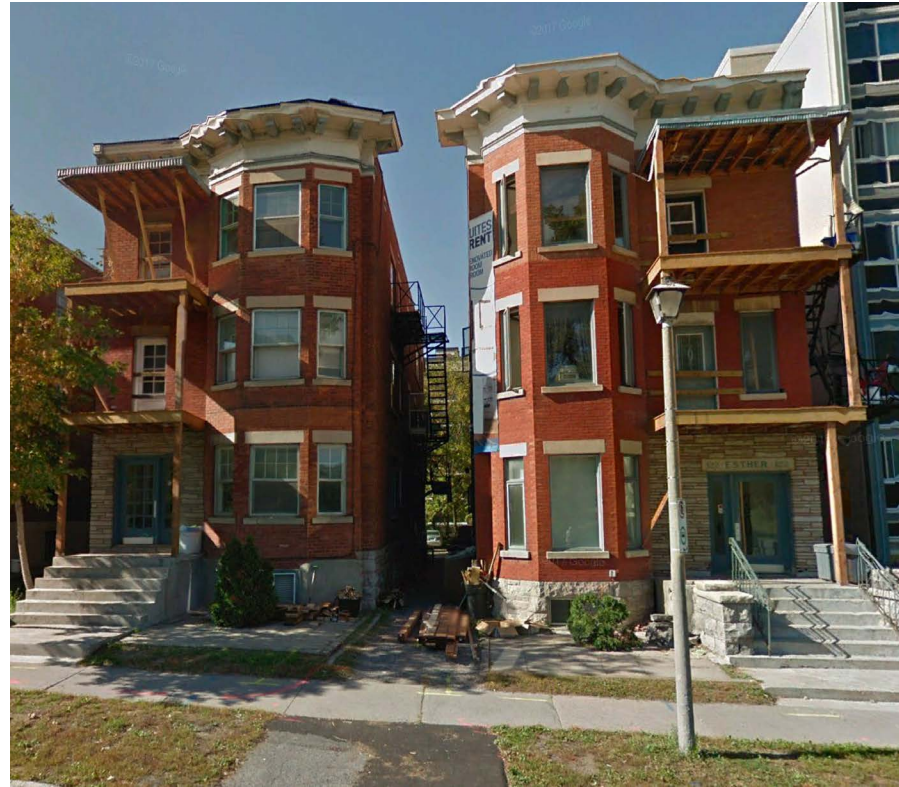




132-142 COBOURG STREET



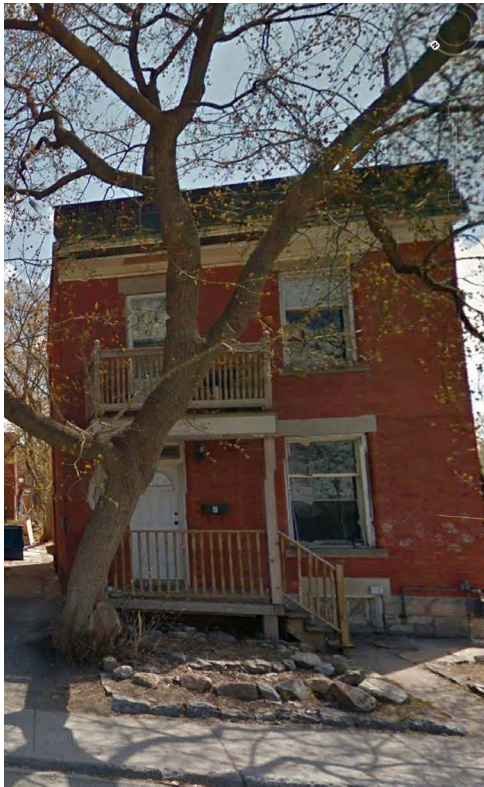
126 COBOURG STREET



122 COBOURG STREET



8 & 10 TORMEY STREET



4 TORMEY STREET



8 TORMEY STREET, VIEWED FROM COBOURG STREET

**SITE CONTEXT: LOW-RISE ARCHITECTURAL VERNACULAR**

December 8, 2017

**SC-3**





SITE CONTEXT: MARCH 12, 1968



SOUTH FACADE, MAIN ENTRANCE



EAST FACADE



WEST FACADE

SITE CONTEXT: EXISTING HOUSE

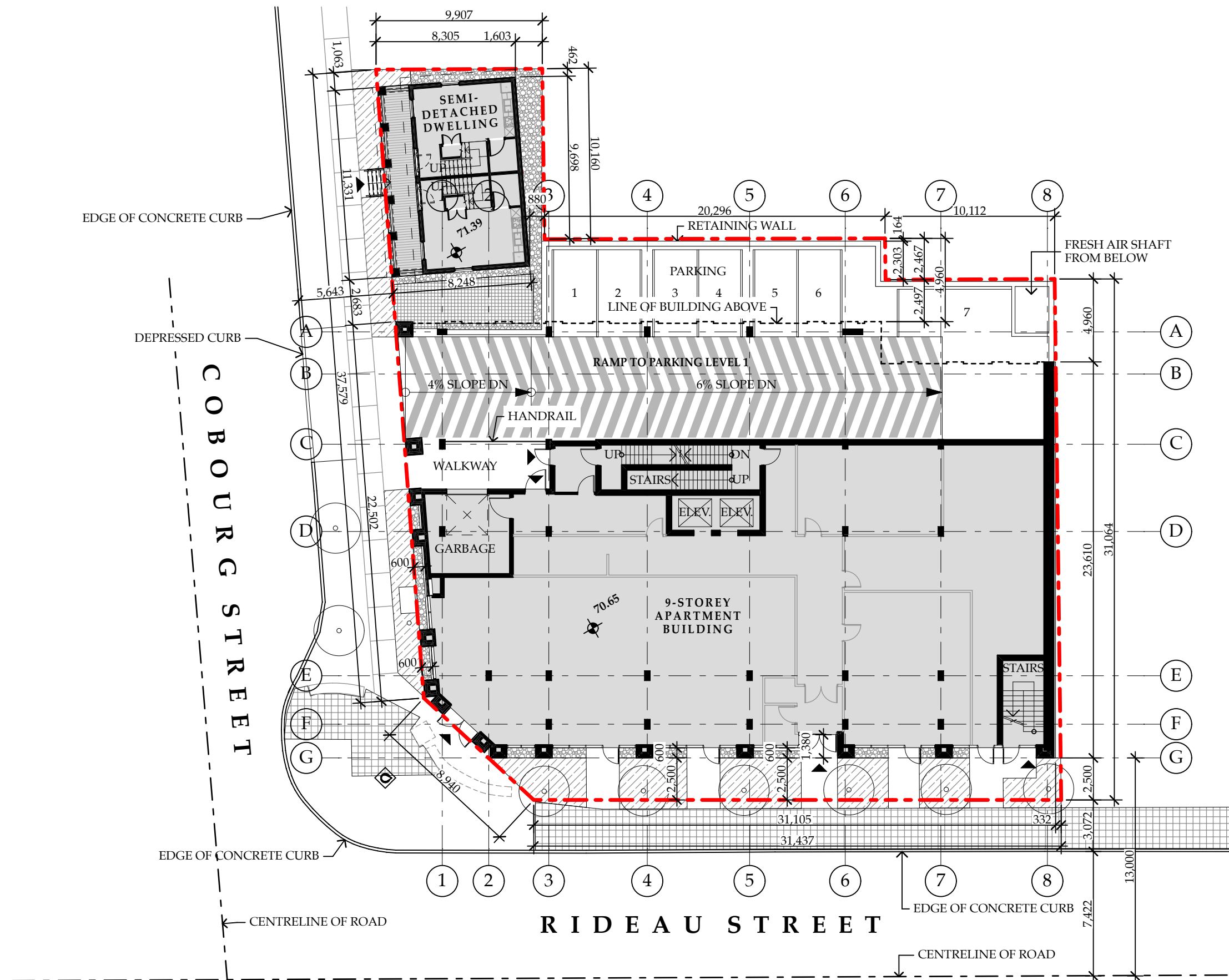
December 8, 2017

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## PROJECT STATISTICS

### LEGAL DESCRIPTION

PIN 042360058

Plan 43586 Part of Lots 36 & 37; Registered Plan 5R-5528

Part 1 Registered Plan 5R-5754; Part 4

### EXISTING ZONING

TM6 F(3.5) H(19)

### PROPERTY AREA & SETBACKS

Lot Area = 1,345.3 sq m

Front Yard Setback (from Rideau) = 2.5 m

Corner Side Yard Setback (from Cobourg) = 0.0 m

4th to 9th Floor Setback (from Rideau) = 4.0 m

4th to 9th Floor Setback (from Cobourg) = 4.0 m

Interior Yard Setback = 0.0 m

Rear Yard Setback = 4.96 m

### BUILDING STATISTICS

Gross Floor Area (9-Storey Building) = 5,926 sq m

Gross Floor Area (Semi-Detached Dwelling) = 188 sq m

Gross Floor Area (Total) = 6,114 sq m

Exterior Amenity Area = 93 sq m

Interior Amenity Area = 191 sq m

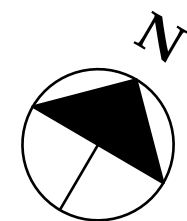
Unit Count (9-Storey Building) = 102 units

Unit Count (Semi-Detached Dwelling) = 2 units

Unit Count (Total) = 104 units

Parking Count = 53 spaces

Bicycle Count = 55 spaces



SITE PLAN

SCALE 1:250

December 8, 2017

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VIEW FROM CORNER OF RIDEAU & COBOURG STREETS, LOOKING EAST

December 8, 2017





VIEW FROM RIDEAU STREET, LOOKING NORTH

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VIEW FROM COBOURG STREET, LOOKING EAST

December 8, 2017





VIEW OF CAFE ENTRANCE, RIDEAU & COBOURG STREET

December 8, 2017





BIRD'S EYE VIEW, LOOKING EAST

December 8, 2017





BIRD'S EYE VIEW, LOOKING WEST

December 8, 2017

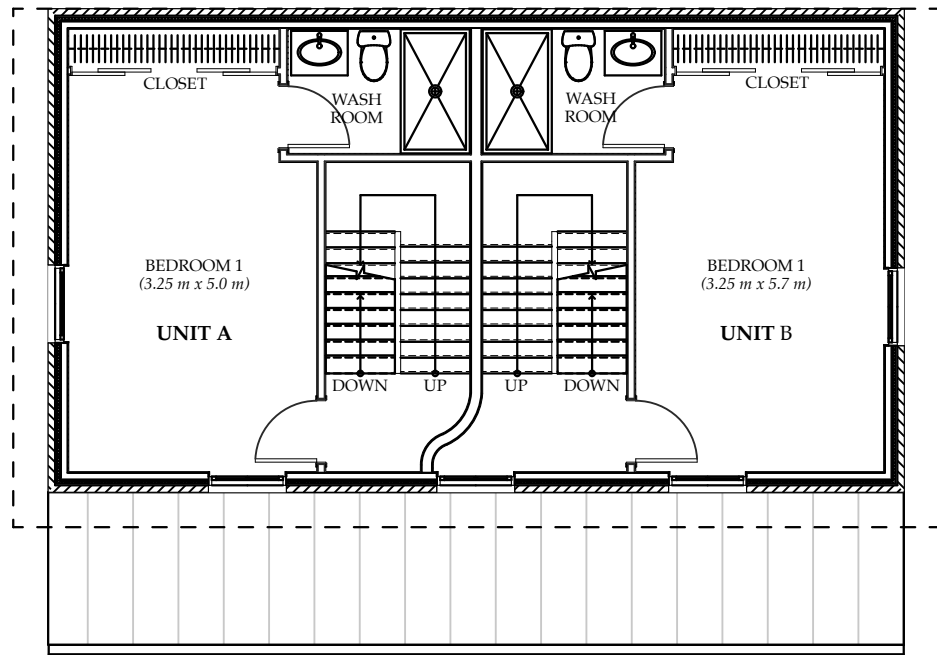




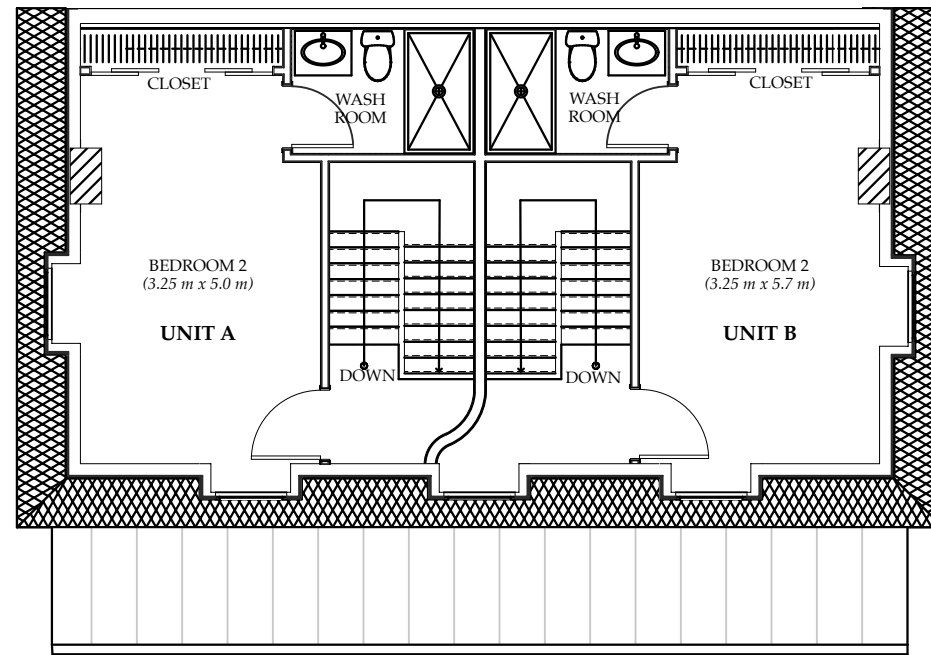
RECONSTRUCTION OF HERITAGE ELEMENT, VIEW FROM COBOURG STREET (SEMI-DETACHED DWELLING)

December 8, 2017

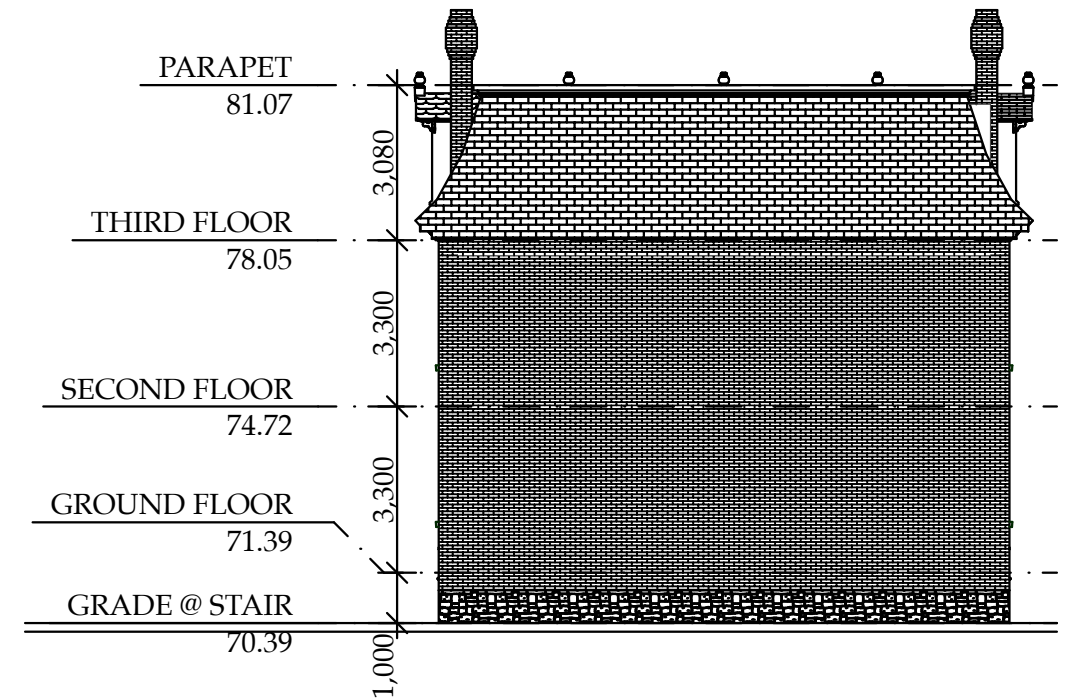




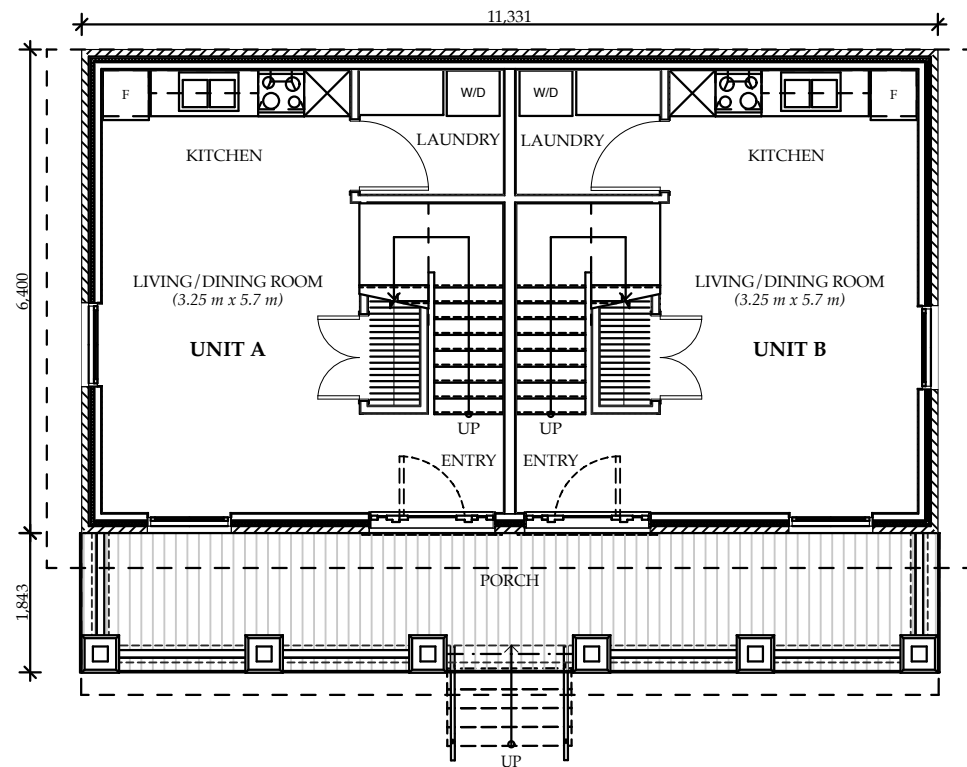
1:100 SECOND FLOOR PLAN



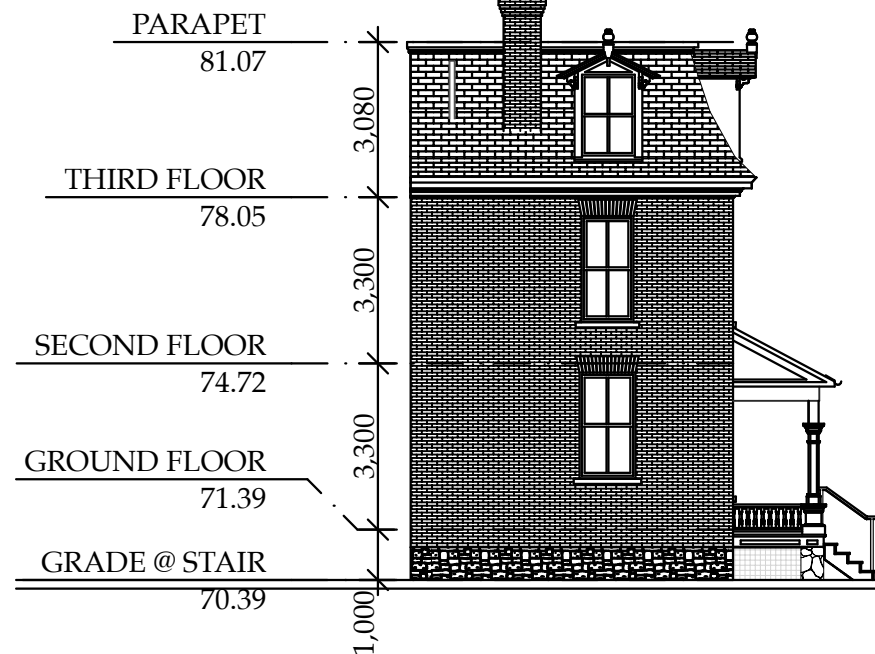
1:100 THIRD FLOOR PLAN



1:150 EAST ELEVATION



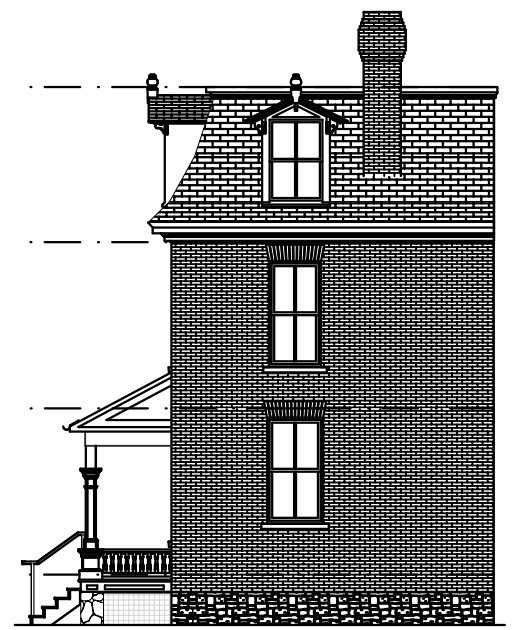
1:100 GROUND FLOOR PLAN



1:150 NORTH ELEVATION



1:150 WEST ELEVATION



1:150 SOUTH ELEVATION





OPTION 1 (AS FOUND, 2017)



OPTION 2 (ARTS & CRAFTS PORCH: PRE-MARCH 12, 1968)



OPTION 3 (ARTS & CRAFTS PORCH: CIRCA 1890-1918)



OPTION 4 (SECOND EMPIRE PORCH: CIRCA 1871-1874)

## RECONSTRUCTION OF HERITAGE ELEMENT (PORCH OPTIONS STUDIED)

December 8, 2017

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SOUTH ELEVATION (RIDEAU ST.)

SCALE 1:200

December 8, 2017

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WEST ELEVATION (COBOURG ST.)

SCALE 1:200

December 8, 2017

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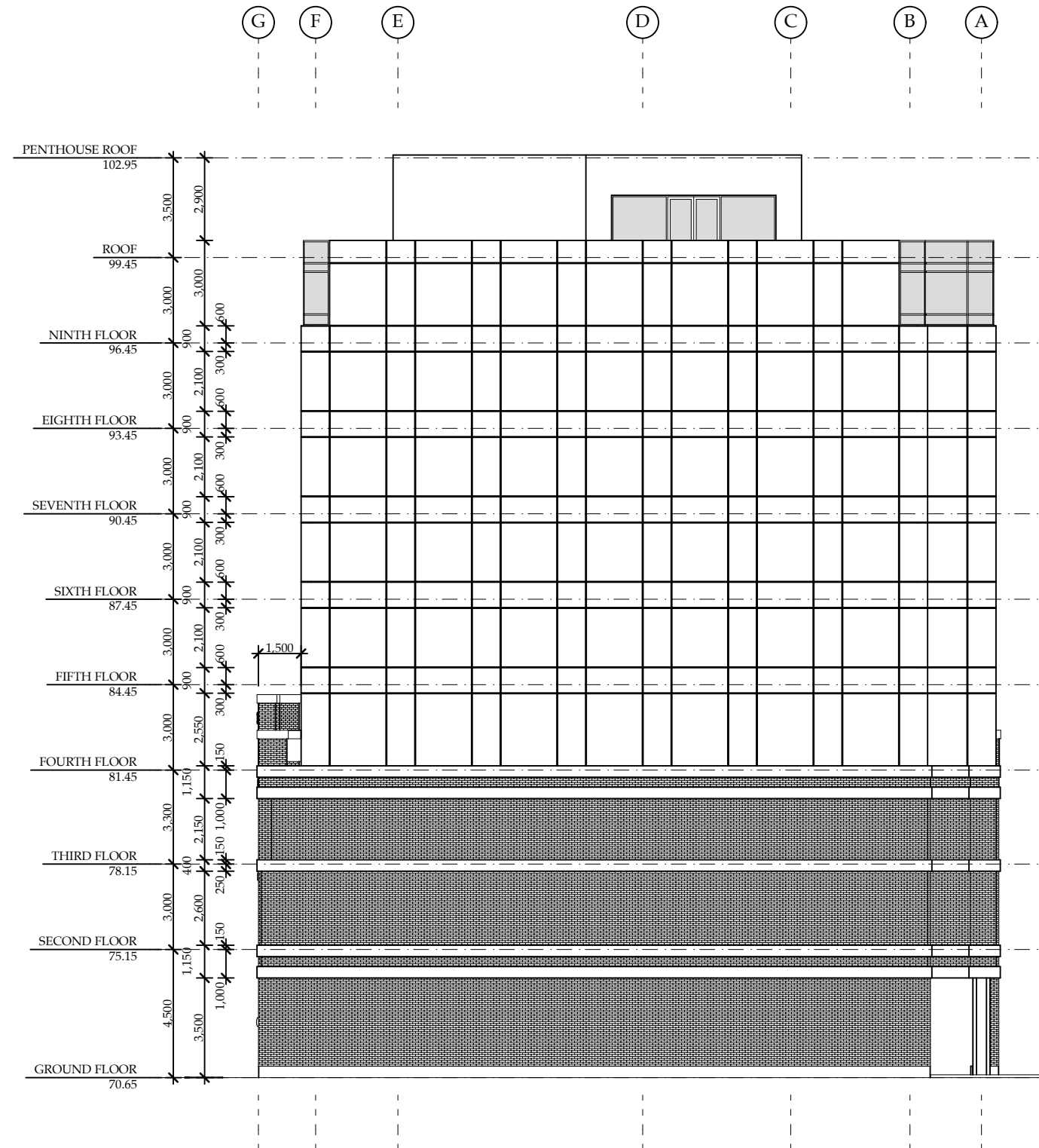
NORTH ELEVATION

SCALE 1:200

December 8, 2017

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EAST ELEVATION

SCALE 1:200

December 8, 2017

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