



**PROGRESS DRAWING**

This drawing is not intended to be used for contract pricing or fabrication purposes.  
All content is subject to change.

**COORDINATION**

|                                     |                                   |
|-------------------------------------|-----------------------------------|
| <input type="checkbox"/> Structural | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Mechanical | <input type="checkbox"/> Trench   |
| <input type="checkbox"/> Electrical | <input type="checkbox"/> Other    |

**Fence Type, 1.5m high**

**Planting Legend**

A Crown vetch (Coronilla varia)  
B Periwinkle (Vinca minor)  
C Lily-of-the-valley (Convallaria majalis)  
D Hornbeam (Carpinus caroliniana)

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**Rezoning / Site Plan**

Scale: 1 : 100  
Application

25 Grant St.  
City of Ottawa

by Chris Jalkotzy  
Planning By People  
City Villages

November 4, 2019  
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| description                    | Zoning R4H<br>8 Unit Proposal | Zoning Requirement  | s    | unit                 | s                       | variance |
|--------------------------------|-------------------------------|---------------------|------|----------------------|-------------------------|----------|
| lot area                       | 374.00                        | 360                 | sqm  |                      |                         | none     |
| lot width                      | 15.10                         | 9.00                | m    |                      |                         | none     |
| interior side yard a           | 1.31 to 1.7                   | 1.50                | m    |                      |                         | required |
| interior side yard b           | 1.53                          | 1.50                | m    |                      |                         | none     |
| total interior                 | 2.81                          | 3.00                | m    |                      |                         | required |
| front yard                     | 3.14                          | 3.14                | m    |                      | as per infill guideline | none     |
| rear yard setback              | 6.89                          | depth - 17.5 = 7.24 | m    |                      | 161 (11)                | required |
| rear yard area                 | 111.62                        | 93.5                |      |                      |                         | 25% none |
| lot depth                      | 24.74                         |                     | m    |                      |                         |          |
| building height                | 10.67                         | 11.00               | m    | flat                 |                         | none     |
| projections rear yard          | 1.20                          | 0.00                | m    |                      |                         | required |
| projections front yard         | 1.20                          | 1.50                | m    |                      |                         | none     |
| gross floor area above grade   | 6000.00                       |                     | sqft |                      |                         |          |
| amenity space at grade         | 111.62                        | 120.00              | sqm  | 15 sqm per max 8 apt |                         | required |
| other amenity                  | 58.4                          |                     | sqm  |                      |                         |          |
| roof top terrace from rear     | 2.36                          | 1.5                 | m    |                      |                         | none     |
| fire stair and roof top access | 0.3                           | 1.5                 | m    |                      |                         | required |