

City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject property is zoned Residential Fourth Density – Subzone H (R4H). The intent of this R4 Zone is to allow a wide mix of residential building forms, including low rise apartment dwellings, up to a height of four storeys in lands designated “General Urban Area” in the Official Plan.

The following performance standards apply to the subject property, with the right column indicating conformity:

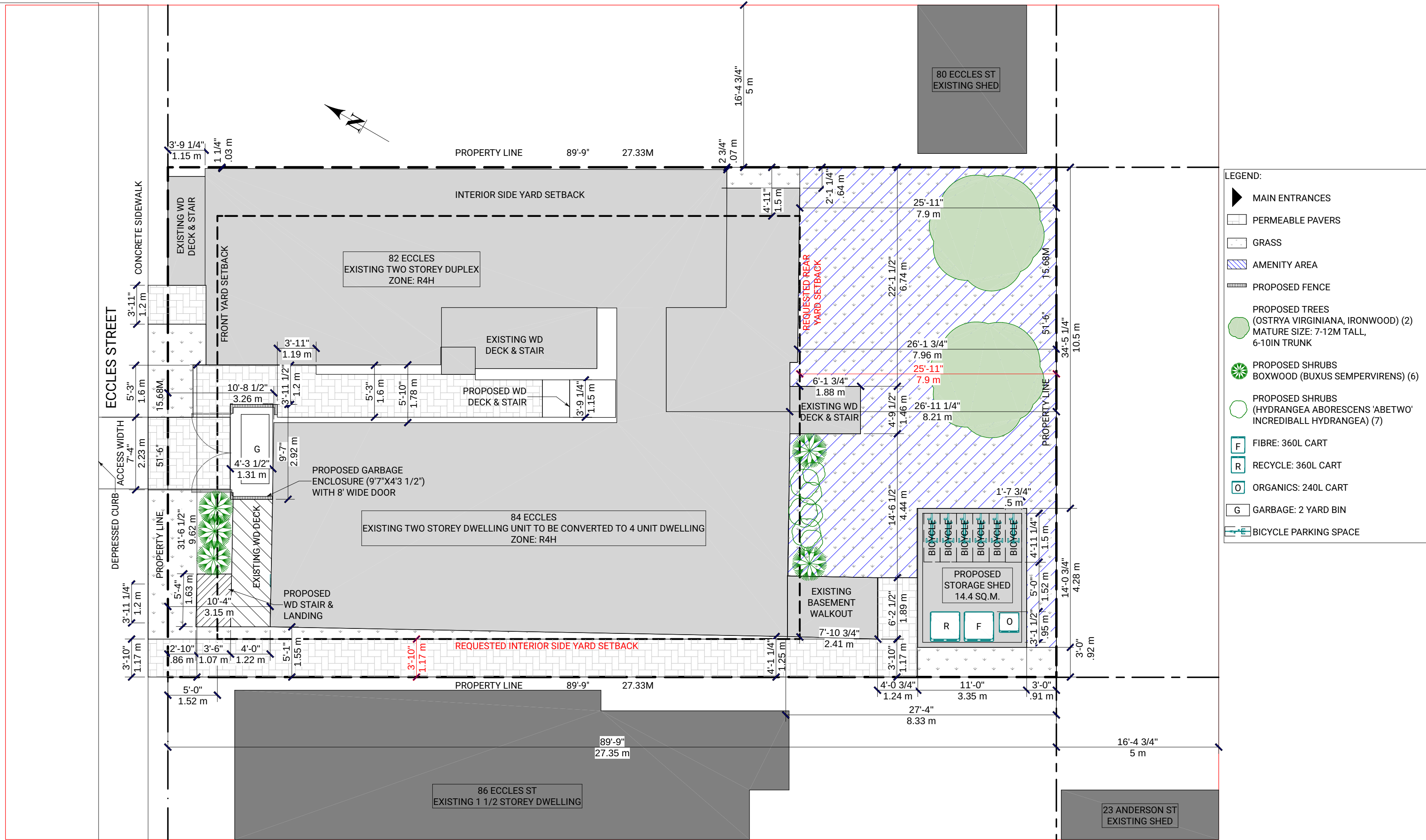
Provision	Performance Standard	Proposed	
Lot Width (m)	Min: 12 m (apartment)	15.7 m	✓
Lot Area (m²)	Min: 360 m² (apartment)	429.4 m²	✓
Height (m)	Max: 11 m	7.81 m	✓
Front Yard Setback (minimum)	Non-conforming existing setback: 1.15 m For additions: average of abutting lots: (0.91+2.13)/2 = 1.52 m, capped at 3 m	1.15 m	✓
Rear Yard Setback (m)	Min. 30% of lot depth: 27.33*0.3 = 8.2 m 25% of lot area: 107.35 m²	29% (7.9 m) 28% (124 m²)	✗ ✓
Interior Side Yard (m)	Non-complying existing eastern setback: 0 m Min. 1.5 for the first 21 m, then 6 m	E: 0 m W: 1.25 m	E: ✓ W: ✗
Permitted Projections	Stairs: where at or below the floor level of the first floor in the interior side yard or rear yard: no limit	Rear stairs: 2.41 m	✓
Unit count	Max. 4 units permitted for “apartment, low-rise” use	6 units	✗
Parking (Area X)	Residential + Visitor: none for first 12 units = 0 spaces	0 space	✓
Required bicycle parking	0.5 per unit: 0.5*6 = 3 spaces 50% horizontal, may be located in any yard, max. 15 spaces in landscaped area	6 spaces	✓

Walkways	Must extend from driveway to door or sidewalk to door max. 1.25 m width	Width: 2.23 m	✗
Waste management	Min. 1.2 m path to street Storage as per Solid Waste Management By-law	1.17 m path to street, Compliant	✗ ✓
Landscaping	Min. 30% of lot area: 429*0.3 = 128.7 m²	40% soft landscape (173 m²)	✓
Accessory Structures	Setback from rear and interior side lot lines: 0.6m Max. height: 3.6m Max. area: 55 m² Min. distance from other buildings on lot: 1.2 m	Setback from rear and interior side lot lines: 0.9m Height: 3m Area: 14.4 m² Distance from other building on lot: 1.24m	✓
Amenity Area	15m²/unit for first 8 units: 15*6=90 m² 100% of required area must be communal, 80% soft landscaped (72 m²) and located at-grade in rear yard	91 m² communal 91 m² (100%) soft landscaped	✓

Requested Minor Variances

In order to permit the proposed development, relief from several provisions of the Zoning By-law is required. Relief from the following provisions is therefore requested through the enclosed Minor Variance Application:

- To permit a total of six units, whereas the Zoning By-law permits a maximum of four units for an apartment, low rise;
- To permit a reduced west side yard setback of 1.25 metres whereas a 1.5 metre setback is required for any new additions.
- To permit a reduced rear yard setback of 29% of the lot depth (7.9 m) whereas the Zoning By-law requires a minimum rear yard setback of 30% of the lot depth (8.2 m);
- To permit a reduced path width of 1.17m to access waste and bicycle parking whereas the Zoning By-law requires a minimum width of 1.2m.
- To permit an increased path width of 2.23m to access the front yard waste bin whereas the Zoning By-law requires a maximum width of 1.25m.



DO NOT SCALE DRAWINGS.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE DESIGNER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
DESIGN IS IN ACCORDANCE WITH LOCAL BYLAWS AND THE 2012 ONTARIO BUILDING CODE. ALL WORK SHALL BE IN ACCORDANCE WITH LOCAL BYLAWS, BUILDING CODE & REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
THIS DRAWING SET IS THE EXCLUSIVE PROPERTY OF 2B DEVELOPMENTS.
ANY CHANGES MADE ON THE PLANS AFTER PRINTS ARE MADE ARE AT THE OWNER'S AND/OR CONTRACTOR'S EXPENSE AND RESPONSIBILITY.

#	REVISION	DATE
01	ISSUED FOR CITY REVIEW	08/20/19
02	REVISION	09/04/19
03	REVISION	01/09/20
04	REVISION	03/26/20

The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown in the attached documents.

DESIGNER
O. GAUTHIER
BCIN

PLANNING
BCIN

82-84 ECCLES STREET

CONSTRUCTION NOTES, ASSEMBLIES & SITE PLAN

AS SHOWN
SEPT 04 2019
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