





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

	Zoning R4H				variance
description	8 Unit Proposal	Zoning Requirement	S	S	
·	-		unit		
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			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

## PROGRESS DRAWING

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

 COORDINATION

 Structural
 Plumbing

 Mechanical
 Data

 Electrical
 Other

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Villages

Rezoning / Site Plan

Scale: 1 : 100 Application

25 Grant St. City ofOttawa

by Chris Jalkotzy Planning By People City Villages

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