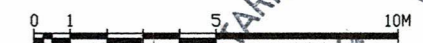


SITE PLAN

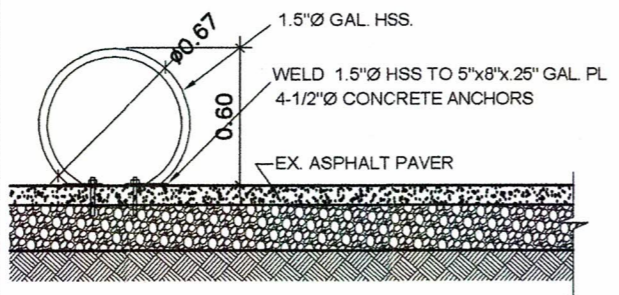
SCALE: 1/200



City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228

REZONE: FROM R3R TO R4-UC WITH EXCEPTIONS

LOW RISE APARTMENT 3 STOREY, 6 UNIT	REQUIRED	PROPOSED
MINIMUM LOT WIDTH	10 m	9.04m (EXCEPTION)
MINIMUM LOT AREA	300m <sup>2</sup>	532.8m <sup>2</sup>
MAXIMUM BUILDING HEIGHT	11m	10.40m
MINIMUM FRONT YARD SETBACK	4.5m	6m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	NORTH SIDE: 0.77m (EXCEPTION) SOUTH SIDE: 1.2m (EXCEPTION)
MINIMUM LANDSCAPE AREA	30%	43% (232.9 m <sup>2</sup> )
SOFT LANDSCAPE FRONT YARD	35% (19.1 m <sup>2</sup> )	50% (25m <sup>2</sup> )
SOFT LANDSCAPE REAR YARD	50%(32.3m <sup>2</sup> )	80% (51.6m <sup>2</sup> )
FENESTRATION ON FRONT WALL	25%	30%
RECESS ON FRONT WALL	20%	30%
BICYCLE PARKING (0.5/UNIT)	3 spaces	6 spaces
VEHICLE PARKING	0	1 spaces



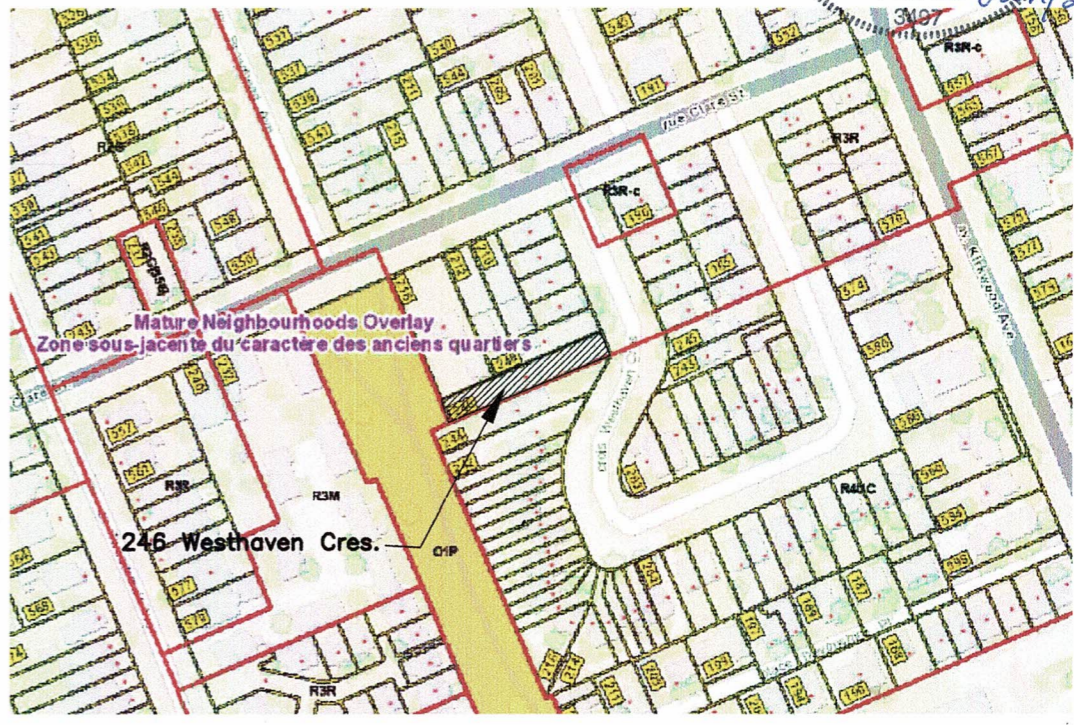
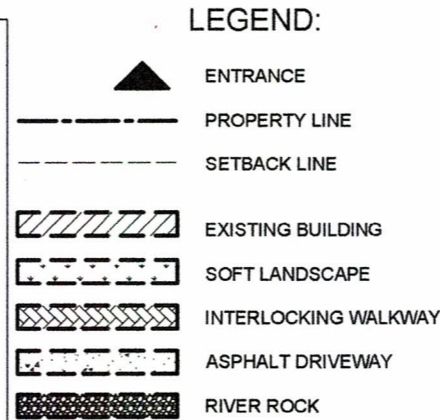
BICYCLE RACK DETAIL  
SCALE: 1/30

**PROPERTY DESCRIPTION:**

LEGAL DESCRIPTION: PART OF LOT H&I REGISTERED PLAN 253 & ALL OF LOT 30 REGISTERED PLAN 308 CITY OF OTTAWA  
Base on survey prepared by Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

**DEVELOPMENT DATA:**

Current Zoning Designation: R3R  
Site area: 532.8 m<sup>2</sup>  
Frontage as per survey: 9.04 m.  
Depth as per survey: 60.30 m.  
Existing Building Area (Footprint): 266.85 m<sup>2</sup> (47% lot coverage)  
Gross Floor Area : 875.14 m<sup>2</sup>  
Application for rezoning to R4-UC  
Application for building permit to conversion of existing Triplex to 6 unit apartment



LOCATION PLAN

**RENOVATION**  
THREE STOREY BUILDING  
246 Westhaven Cres. OTTAWA, ONT.

CLIENT:  
MICHEL BAROUD  
485 KIRKWOOD AVE. OTT. K1Z 5W8  
343 322 0977

SUSAN D. SMITH ARCHITECT  
941 Merivale Road  
s.smith@sdsarch.ca  
613-722-5327 or 291-3777

**SITE PLAN**

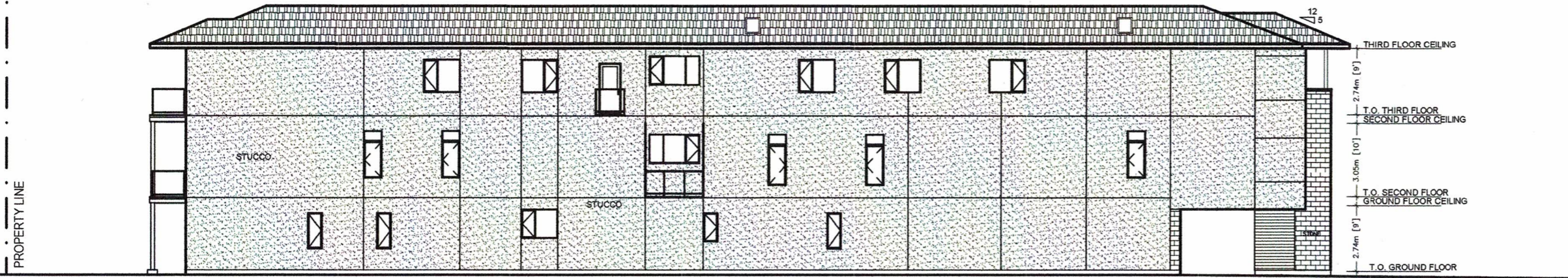
SCALE: 1/200

DATE MAY/25 2024  
DRAWING BY TD & VW  
JOB # 2338

SP1

ARCHITECTS  
SUSAN D. SMITH  
LICENCE 3107

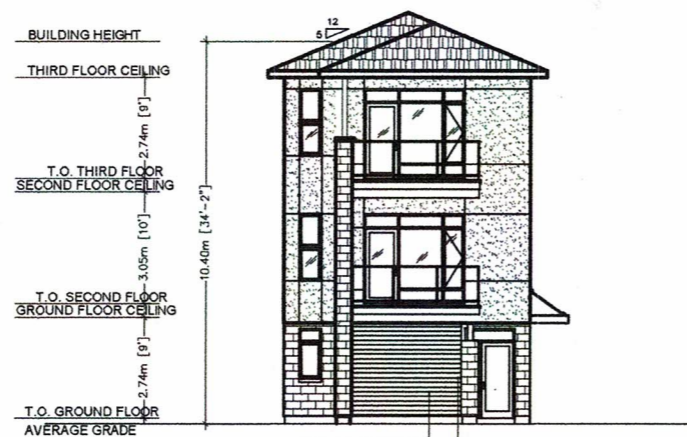
CLIENT:  
 MICHEL BAROUD  
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 K1Z 5W8  
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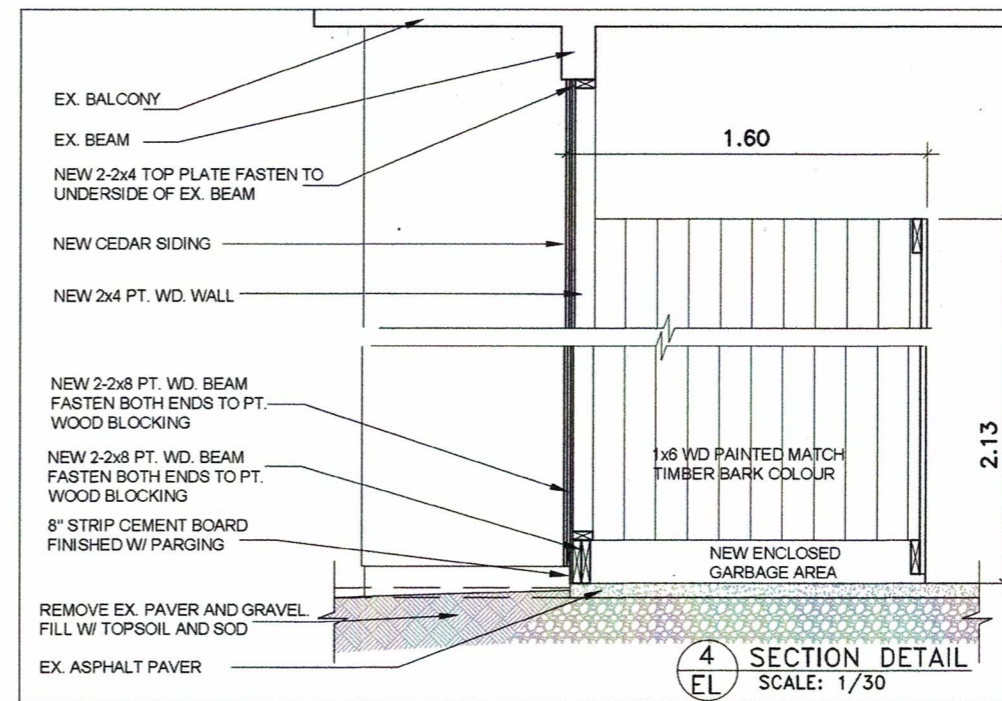
1 SOUTH ELEVATION  
 EL SCALE: 1/200



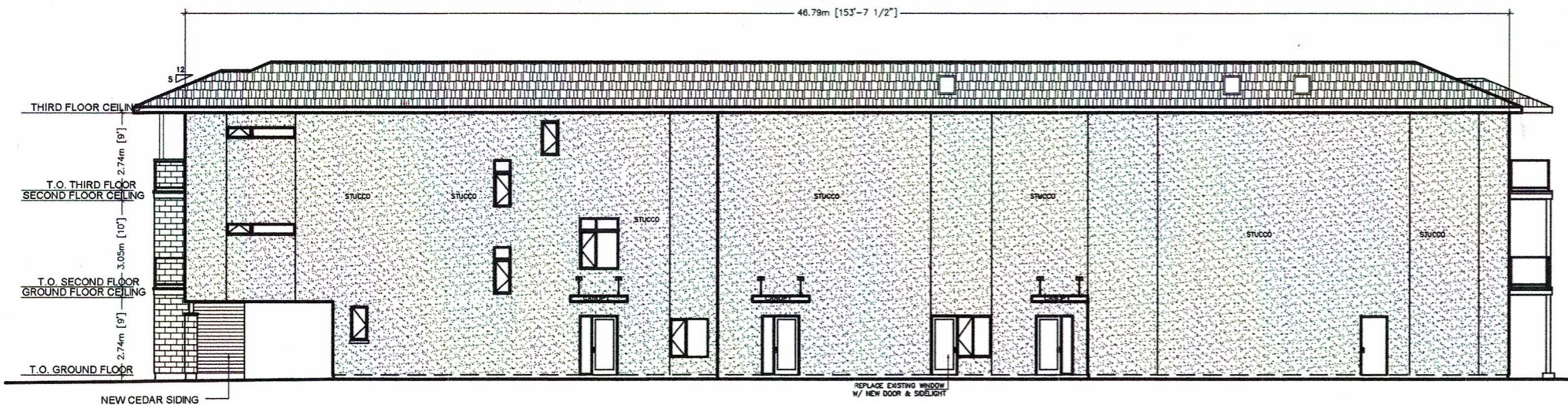
2 EAST ELEVATION  
 EL SCALE: 1/200



3 WEST ELEVATION  
 EL SCALE: 1/200



4 SECTION DETAIL  
 EL SCALE: 1/30



5 SOUTH ELEVATION  
 EL SCALE: 1/200

NOTE: DRAWINGS SHOW EXISTING OTHERWISE NOTED



DRAWINGS SHOW EXISTING OTHERWISE NOTED

SUSAN D. SMITH ARCHITECT  
 941 Merivale Rd  
 Ottawa, Ontario  
 K1Z 6A1  
 613-722-5327  
 s.smith@sdsarch.ca

No.	Date	Revision	By
1	27/05/2024	REISSUED FOR REZONING	
0	02/04/2024	ISSUED FOR REZONING	TD

Project Title: **RENOVATION**  
 NEW 6 UNIT DWELLING  
 246 WESTHAVEN CRESCENT  
 OTTAWA, ON K1Z 7G3

Drawing Title: **ELEVATIONS**

Scale	3/32"=1'-0"	Drawing No.
Date	OCT. 2023	EL
Drawn	VW & TD	
Checked		
Job No.	1459	