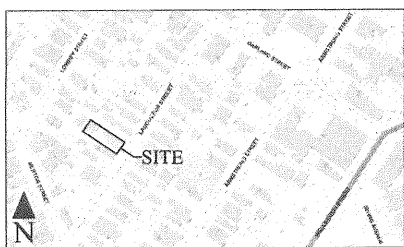


Committee  
of Adjustment  
*Revised*  
JUL 03 2018  
City of Ottawa



LOCATION MAP  
SCALE: N.T.S.

27 LADOUCEUR STREET - PROPOSED THREE UNIT DWELLING  
LEGAL DESCRIPTION  
PART OF LOT 10  
REGISTERED PLAN NO. B1  
CITY OF OTTAWA  
PIN 0400-0201

ZONING REGULATION  
NAME: NEIGHBOURHOOD OVERLAY (NOR) URBAN AREA B  
R003 ZONING BY-LAW AREA AROUND TRANSIT - TOWN'S PASTURE

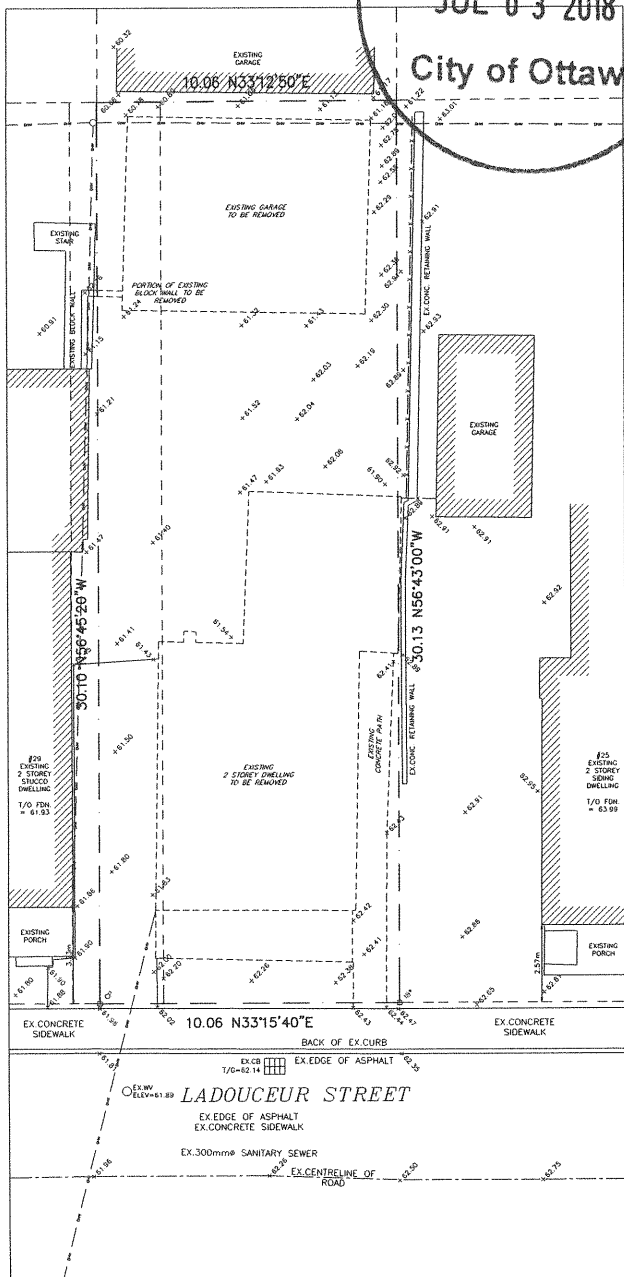
PERFORMANCE STANDARD	BY-LAW REQUIREMENT	PROPOSAL
MIN. LOT WIDTH	0.0 m	0.0 m
MIN. LOT AREA	360.0 sqm	302.74 sqm
MAX. BUILDING HEIGHT	10.0 m	10.0 m
MAX. PROJECTIONS ABOVE MAX. BLDG HT.	0.0 m	0.0 m
MIN. FRONT YARD SETBACK **	2.50 m	2.50 m
MIN. REAR YARD SETBACK ***	4.00 m	4.00 m
MIN. INTERIOR SIDE YARD SETBACK	1.50 m	1.50 m (1.50 m + 1.50 m)
MIN. TOTAL AMENITY AREA	45.0 sqm	45.86 sqm
MIN. CORAMAL AMENITY AREA	100% OF TOTAL AMENITY	100% OF TOTAL AMENITY
CORAMAL AMENITY AREA LOCATION	REAR YARD / AT GRADE	REAR YARD / AT GRADE
MIN. CORAMAL AMENITY SOFT LANDSCAPE	60% OF CORAMAL AREA	60.0% (36.51 sqm)
PARKING	0 SPACES	3 SPACES
VISITOR PARKING	0 SPACES	0 SPACES
BICYCLE PARKING	0 SPACES	0 SPACES
EXISTING AVERAGE GRADE	63.0 m	63.0 m

\* BUILDING HEIGHT CALCULATED FROM THE EXISTING AVERAGE GRADE PRIOR TO ANY SITE ALTERATIONS  
\*\* FRONT YARD SETBACK CALCULATED FROM THE AVERAGE OF THE ADJACENT LOTS BUILDING SETBACKS  
\*\*\* REAR YARD SETBACK CALCULATED FROM SOFT LOT DEPTH

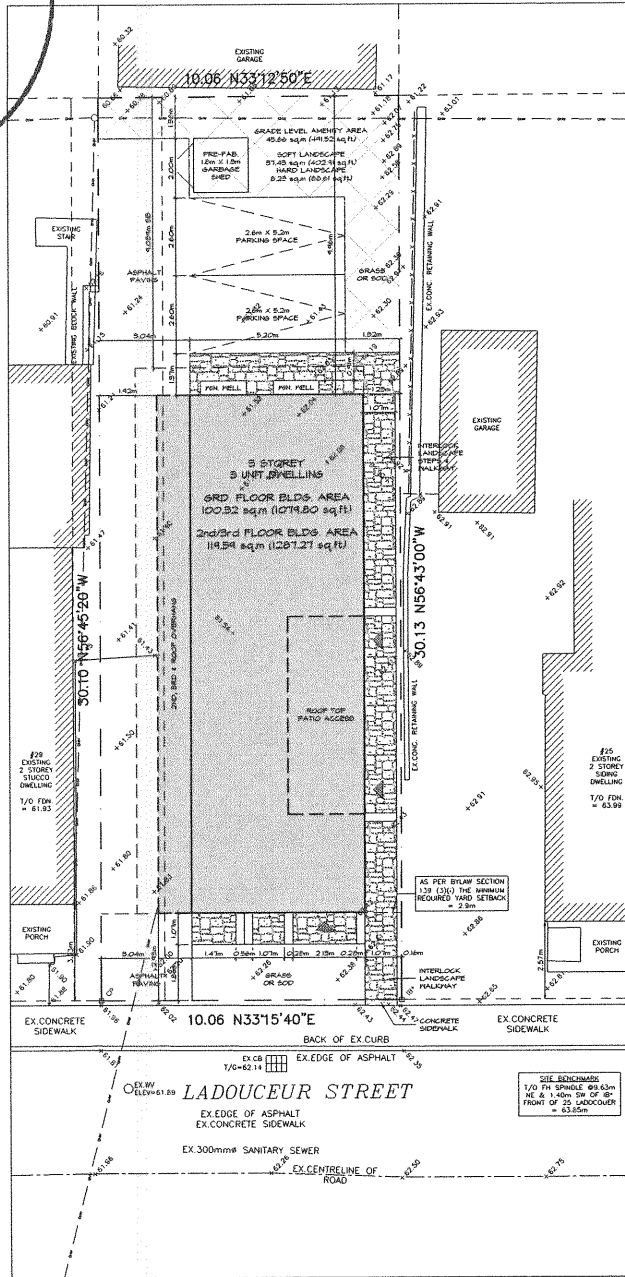
BUILDING INFORMATION		EXISTING	PROPOSED
AVERAGE EXISTING GRADE ELEV.		63.0 m	63.0 m
HIGHEST BUILDING HEIGHT ELEV.		70.54 m	70.54 m
HIGHEST PROPOSED BUILDING HEIGHT ELEV.		70.54 m	70.54 m
BUILDING HEIGHT FROM EX. AVG. GRADE TO ROOF HIGH PT.		10.50 m (70.54m ELEV.)	10.50 m (70.54m ELEV.)
BUILDING HEIGHT FROM EX. AVG. GRADE TO ROOF AVERAGE		8.81 m (70.50m ELEV.)	8.81 m (70.50m ELEV.)
BUILDING HEIGHT FROM EX. AVG. GRADE TO ROOF ACCESS		10.31 m	10.31 m
BUILDING AREA		1151 sqm (1027.21 sqm)	1151 sqm (1027.21 sqm)
BASEMENT AREA		4678 sqm (4078.00 sqm)	4678 sqm (4078.00 sqm)
BASEMENT AREA		4024 sqm (3744.00 sqm)	4024 sqm (3744.00 sqm)
BASEMENT AREA		107 sqm (107.00 sqm)	107 sqm (107.00 sqm)
BASEMENT AREA		107 sqm (107.00 sqm)	107 sqm (107.00 sqm)
GROUND FLOOR AREA		10032 sqm (10032.00 sqm)	10032 sqm (10032.00 sqm)
GROUND FLOOR AREA		1151 sqm (1151.00 sqm)	1151 sqm (1151.00 sqm)
GROUND FLOOR AREA		1024 sqm (1024.00 sqm)	1024 sqm (1024.00 sqm)
SECOND FLOOR AREA		10754 sqm (10754.00 sqm)	10754 sqm (10754.00 sqm)
SECOND FLOOR AREA		10754 sqm (10754.00 sqm)	10754 sqm (10754.00 sqm)
SECOND FLOOR AREA		10754 sqm (10754.00 sqm)	10754 sqm (10754.00 sqm)
THIRD FLOOR AREA		10754 sqm (10754.00 sqm)	10754 sqm (10754.00 sqm)
THIRD FLOOR AREA		10754 sqm (10754.00 sqm)	10754 sqm (10754.00 sqm)
THIRD FLOOR AREA		10754 sqm (10754.00 sqm)	10754 sqm (10754.00 sqm)
THIRD FLOOR AREA		10754 sqm (10754.00 sqm)	10754 sqm (10754.00 sqm)
ROOF TOP ACCESS AREA		1570 sqm (1570.00 sqm)	1570 sqm (1570.00 sqm)
ROOF TOP ACCESS AREA		1570 sqm (1570.00 sqm)	1570 sqm (1570.00 sqm)
ROOF TOP ACCESS AREA		1570 sqm (1570.00 sqm)	1570 sqm (1570.00 sqm)
TOTAL FLOOR AREA		40678 sqm (40678.00 sqm)	40678 sqm (40678.00 sqm)
TOTAL GROUND FLOOR AREA		5994 sqm (5994.00 sqm)	5994 sqm (5994.00 sqm)

- VARIANCE APPLICATION
- RELIEF FROM PART B, SECTION 80 (6)(1) TO ALLOW AN INCREASE IN THE MAXIMUM PROJECTION OF A PORTION ABOVE THE MAXIMUM BUILDING HEIGHT FROM 0.5m TO 0.6m.
  - RELIEF FROM PART B, SECTION 84 (1)(1) TO ALLOW A DECREASE IN THE LOCATION OF THE UPPERMOST ROOF TOP TERRACE FROM SIDE YARD TERRACE TO THE REAR OF THE BUILDING FROM 15m TO 0.0m.
  - RELIEF FROM PART B, SECTION 80 (1)(1) TO ALLOW AN INCREASE IN THE MAXIMUM TOTAL AREA OF THE ROOF TOP ACCESS FROM 10.5 sqm TO 10.7 sqm.
  - RELIEF FROM PART B, SECTION 80 (2) (1) TABLE 10.5A TO ALLOW A DECREASE IN THE MINIMUM LOT WIDTH FROM 15.0m TO 10.0m.
  - RELIEF FROM PART B, SECTION 80 (2) (1) TABLE 10.5A TO ALLOW A DECREASE IN THE MINIMUM LOT AREA FROM 360.0 sqm TO 302.74 sqm.

DESCRIPTION	UNIT	PROPOSED	EXISTING
UNIT 1	BASEMENT LIVING	11.77 sqm (124.20 sqm)	16.05 sqm (173.26 sqm)
UNIT 1	GROUND	88.36 sqm (891.14 sqm)	75.44 sqm (797.20 sqm)
UNIT 1	BASEMENT LIVING & GROUND	100.13 sqm (1035.34 sqm)	91.49 sqm (970.46 sqm)
UNIT 1	BASEMENT HIGH / STORAGE	23.30 sqm (237.58 sqm)	20.33 sqm (212.73 sqm)
UNIT 2	NO STAIR	114.24 sqm (1201.27 sqm)	106.24 sqm (1114.54 sqm)
UNIT 2	NO STAIR	102.41 sqm (1074.49 sqm)	94.70 sqm (1004.84 sqm)
UNIT 2	BASEMENT STORAGE	20.01 sqm (204.06 sqm)	18.27 sqm (189.65 sqm)
UNIT 2	ROOF TOP PATIO	30.01 sqm (309.14 sqm)	30.00 sqm (309.00 sqm)
UNIT 3	NO STAIR	114.24 sqm (1201.27 sqm)	106.24 sqm (1114.54 sqm)
UNIT 3	NO STAIR	102.41 sqm (1074.49 sqm)	94.70 sqm (1004.84 sqm)
UNIT 3	BASEMENT STORAGE	17.00 sqm (174.00 sqm)	15.24 sqm (157.40 sqm)
UNIT 3	ROOF TOP PATIO	30.00 sqm (309.00 sqm)	30.00 sqm (309.00 sqm)



EXISTING SITE PLAN  
SCALE: 1/8" = 1'-0"



PROPOSED SITE PLAN  
SCALE: 1/8" = 1'-0"

P<sup>2</sup> concepts  
739 RIDGECR AVENUE, UNIT 201  
OTTAWA, ONTARIO, K1V 6M8

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR DIMENSIONS TO THE ARCHITECT.  
ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BY-LAWS & OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.  
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE.  
DO NOT SCALE DRAWINGS.

NO.	REVISION	DATE
2	ISSUED FOR MINOR VARIANCE	2018.06.29
1	ISSUED FOR REVIEW	2018.04.28

SEAL: NORTH

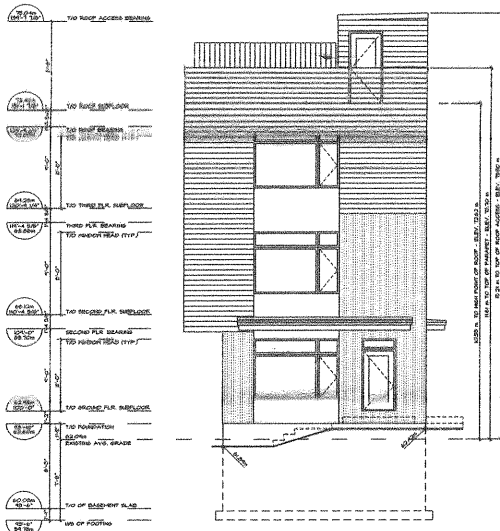
The undersigned has reviewed and taken responsibility for this design, which has been prepared and issued in accordance with the requirements set out in the Ontario Building Code to register the design as a professional document.  
Required unless design is exempt under Div. C 1.2.1.1 of the Building Code.  
Signature: [Signature] ECOR  
Required unless design is exempt under Div. C 1.2.1.1 of the Building Code.  
Signature: [Signature] ECOR

LADOUCEUR TRIPLEX  
27 LADOUCEUR STREET  
OTTAWA, ONTARIO, K1V 2S9

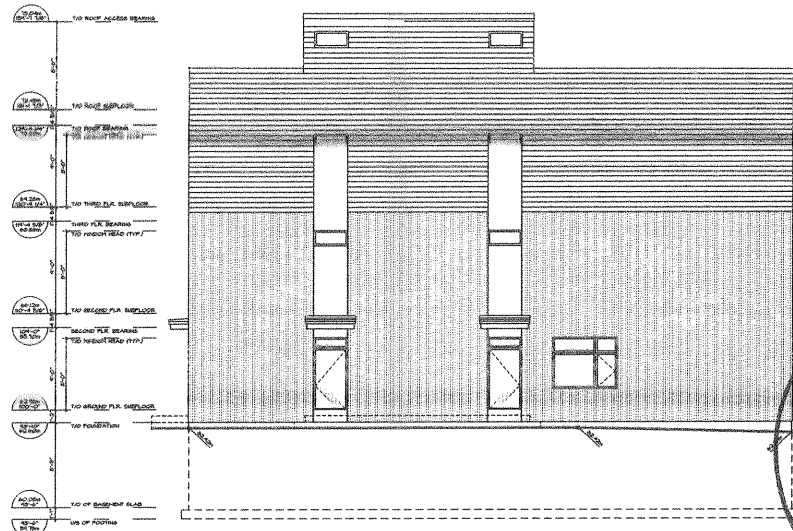
LOCATION MAP  
SITE INFORMATION  
EXISTING & PROPOSED SITE PLAN

DATE: MAY 2018 SHEET NO.:  
SCALE: AS NOTED  
DRAWN: PK  
CHECKED: PR  
JOB NO. 0253

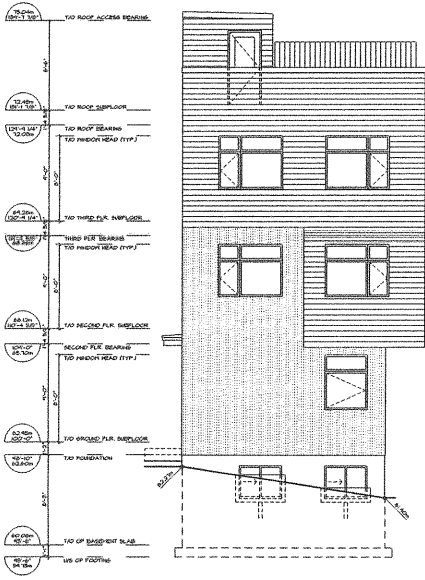
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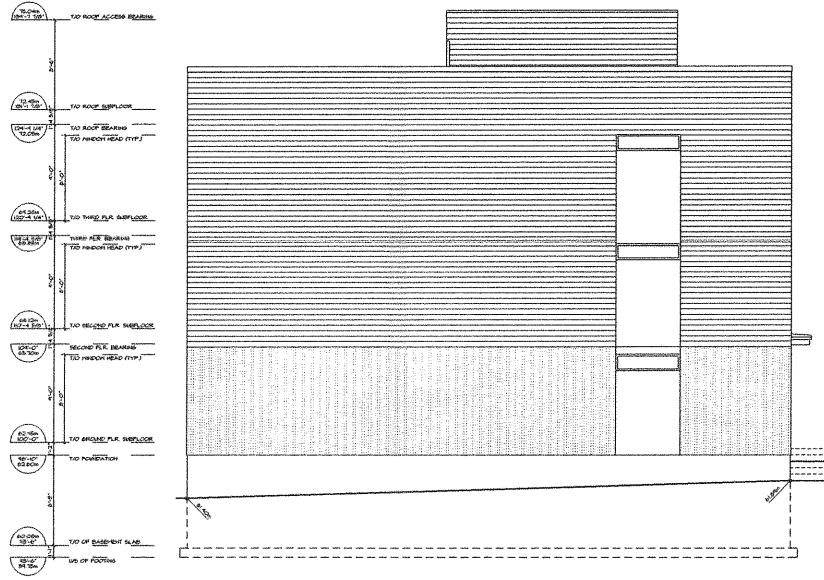
1 SOUTH-EAST (FRONT) ELEVATION  
SCALE: 3/8" = 1'-0"



2 NORTH-EAST (RIGHT SIDE) ELEVATION  
SCALE: 3/8" = 1'-0"



3 NORTH-WEST (REAR) ELEVATION  
SCALE: 3/8" = 1'-0"



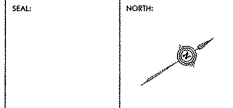
4 SOUTH-WEST (LEFT SIDE) ELEVATION  
SCALE: 3/8" = 1'-0"

**P<sup>2</sup> concepts**  
739 RIDGEWOOD AVE., UNIT 201  
OTTAWA, ONTARIO, K1V 4M8

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BY-LAWS, ORDINANCES AND REGULATIONS APPLICABLE TO THE PROJECT.  
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DO NOT SCALE DRAWINGS.

Committee  
of Adjustment  
JUN 28 2018  
City of Ottawa

1	ISSUED FOR MINOR VARIANCE	2018.06.22
NO.	REVISION	DATE

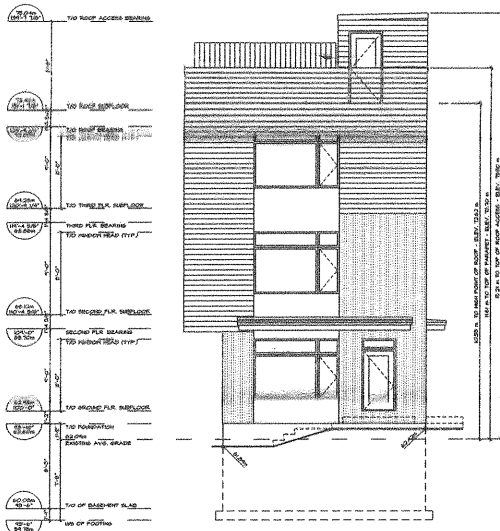


The undersigned has reviewed and takes responsibility for the layout, and the information contained herein is true and correct to the best of their knowledge and belief.  
Prepared unless design is exempt under Div. C-12.1 of the Building Code  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
Prepared unless design is exempt under Div. C-12.1 of the Building Code  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_

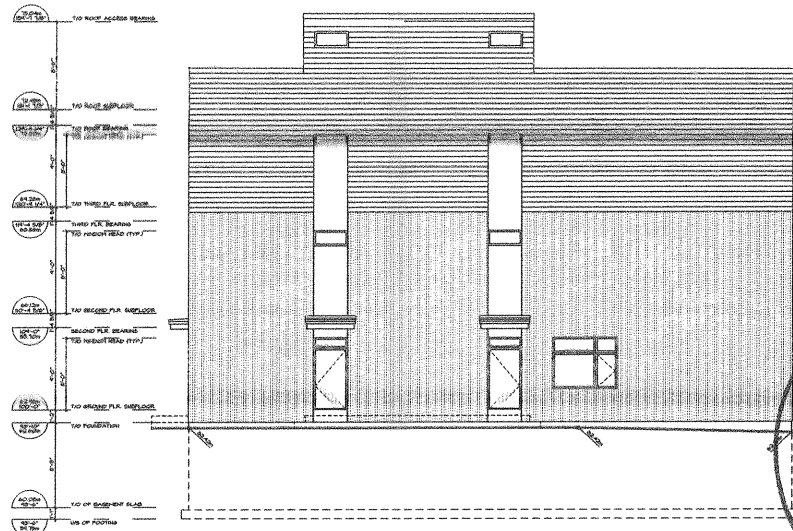
LADOUCEUR TRIPLEX  
27 LADOUCEUR STREET  
OTTAWA, ONTARIO, K1V 2S9

DRAWING:  
ELEVATIONS

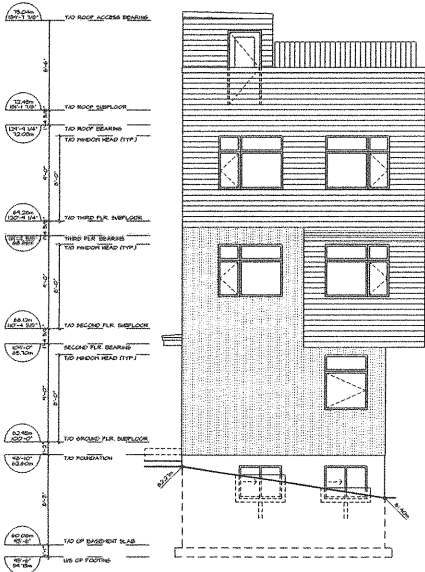
DATE:	MAY 2018	SHEET NO.:	<b>MV3</b>
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PK		
JOB NO.:	0253		



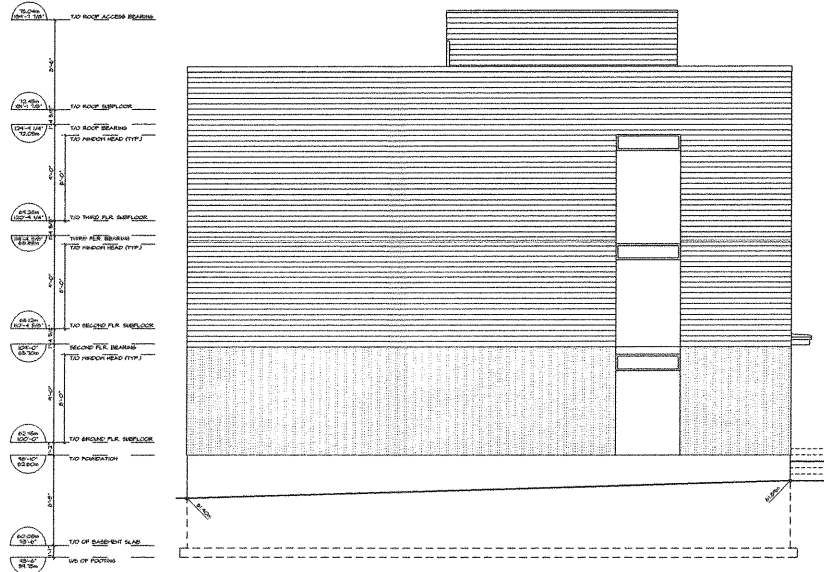
1 SOUTH-EAST (FRONT) ELEVATION  
SCALE: 3/8" = 1'-0"



2 NORTH-EAST (RIGHT SIDE) ELEVATION  
SCALE: 3/8" = 1'-0"



3 NORTH-WEST (REAR) ELEVATION  
SCALE: 3/8" = 1'-0"



4 SOUTH-WEST (LEFT SIDE) ELEVATION  
SCALE: 3/8" = 1'-0"

**P<sup>2</sup> concepts**  
739 RIDGEWOOD AVE., UNIT 201  
OTTAWA, ONTARIO, K1V 6M8

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE & TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.  
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DO NOT SCALE DRAWINGS.

Committee of Adjustment  
JUN 28 2018  
City of Ottawa

1	ISSUED FOR MINOR VARIANCE	2018.06.22
NO.	REVISION	DATE

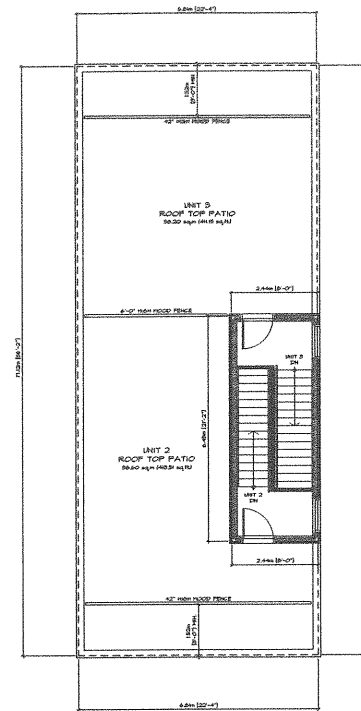


The undersigned has reviewed and takes responsibility for the layout, and the information contained herein is true and correct to the best of his/her knowledge.  
Prepared unless design is exempt under Div. C-12.1 of the Building Code  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_  
Prepared unless design is exempt under Div. C-12.1 of the Building Code  
Date: \_\_\_\_\_ Signature: \_\_\_\_\_

LADOUCEUR TRIPLEX  
27 LADOUCEUR STREET  
OTTAWA, ONTARIO, K1V 2S9

DRAWING:  
ELEVATIONS

DATE:	MAY 2018	SHEET NO.:	<b>MV3</b>
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PK		
JOB NO.:	0253		



2 ROOF ACCESS & ROOF PLAN  
SCALE: 1/8" = 1'-0"

# P<sup>2</sup> Concepts

759 RIDGEWOOD AVE., UNIT 201  
OTTAWA, ONTARIO, K1V 6M8

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DO NOT SCALE DRAWINGS.

NO.	REVISION	DATE
1	ISSUED FOR MINOR VARIANCE	2018.06.22

NO.	REVISION	DATE
-----	----------	------

SEAL: \_\_\_\_\_ NORTH:

The undersigned has reviewed and takes responsibility for this design, and that the measurements and notes are accurate, and are in the Ottawa Building Code to adapt the work shown on the attached documents.

Qualification Information  
Required unless design is exempt under Div. C-13.5.1 of the Building Code

Name: \_\_\_\_\_ Signature: \_\_\_\_\_ BCID: \_\_\_\_\_  
 Required unless exempt as permitted under Div. C-13.5.1 of the Building Code  
 Title: \_\_\_\_\_ Registration Information: \_\_\_\_\_  
 Name: \_\_\_\_\_ Signature: \_\_\_\_\_ BCID: \_\_\_\_\_

LADOUCEUR TRIPLEX  
27 LADOUCEUR STREET  
OTTAWA, ONTARIO, K1Y 2S9

DRAWING: FLOOR PLANS

DATE:	MAY 2018	SHEET NO.:	MV2
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PK		
JOB NO.:	0253		

Committee  
of Adjustment  
  
JUN 28 2018  
  
City of Ottawa