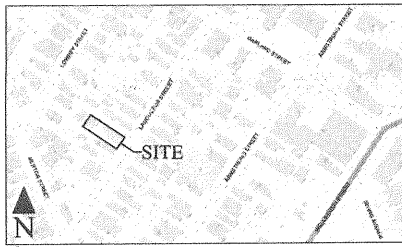


Committee
of Adjustment
Revised
JUL 03 2018
City of Ottawa



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

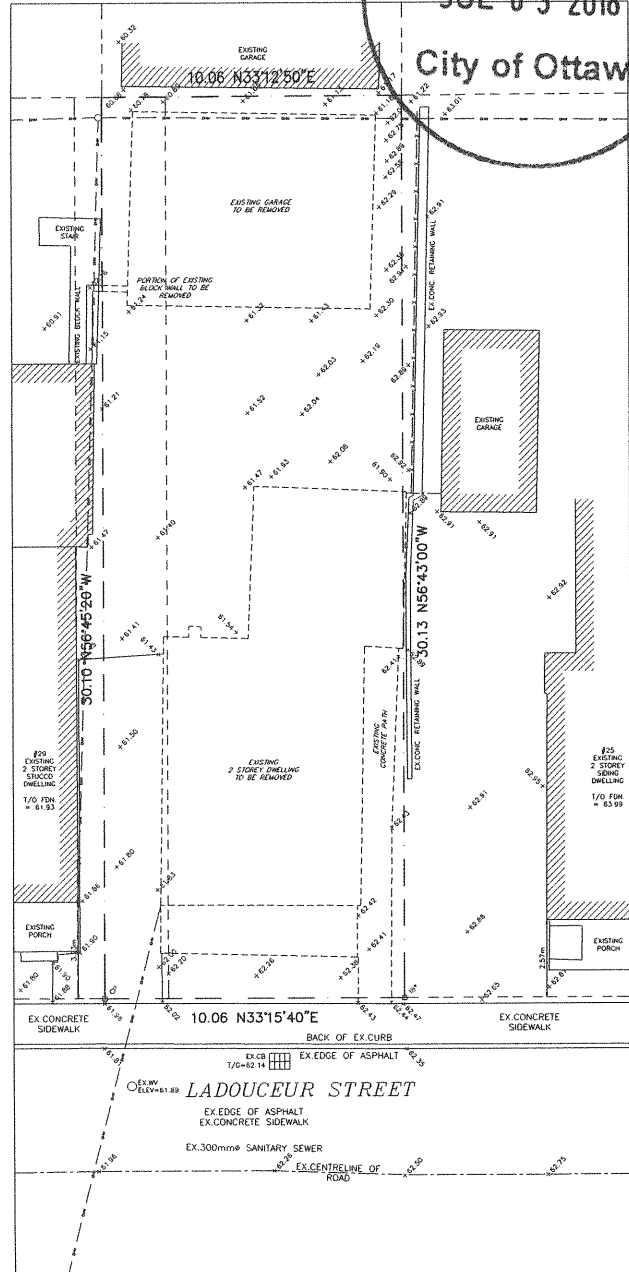
PERFORMANCE STANDARD	BY-LAW REQUIREMENT	PROPOSED
MIN. LOT WIDTH	30.0 m	30.0 m
MIN. LOT AREA	360.0 sqm	302.74 sqm
MAX. BUILDING HEIGHT	10.0 m	10.0 m
MAX. PROJECTIONS ABOVE MAX. BLDG. HT.	0.0 m	0.0 m
MIN. FRONT YARD SETBACK **	2.50 m	2.50 m
MIN. REAR YARD SETBACK ***	4.00 m	4.00 m
MIN. INTERIOR SIDE YARD 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

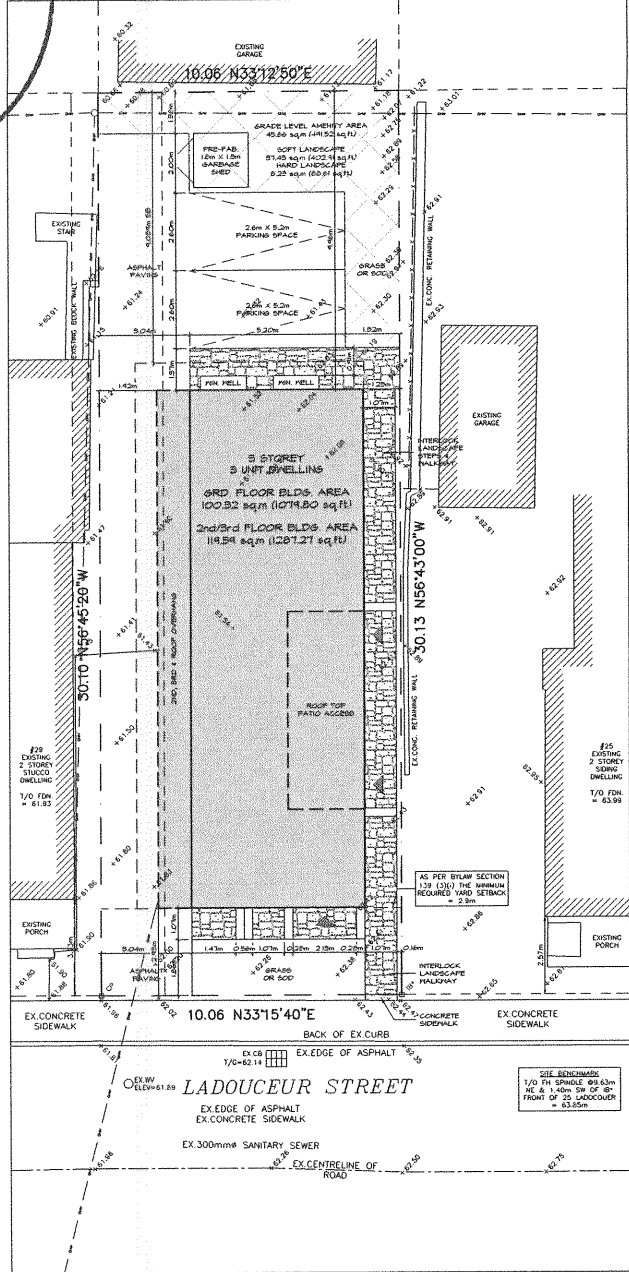
BUILDING INFORMATION		EXISTING	PROPOSED
AVERAGE EXISTING GRADE ELEV.		63.0 m	63.0 m
AVERAGE BUILDING HEIGHT FROM EX. GRADE		7.0 m	10.0 m
AVERAGE PROPOSED BUILDING HEIGHT FROM EX. GRADE		7.0 m	10.0 m
BUILDING HEIGHT FROM EX. AVE. GRADE TO ROOF HIGH PT.		10.30 m (72.60m ELEV.)	10.30 m (72.60m ELEV.)
BUILDING HEIGHT FROM EX. AVE. GRADE TO ROOF AVERAGE		8.81 m (72.00m ELEV.)	8.81 m (72.00m ELEV.)
BUILDING HEIGHT FROM EX. AVE. GRADE TO ROOF AVERAGE		10.31 m	10.31 m
BUILDING AREA		1151 sqm (1267.21 sqft)	1151 sqm (1267.21 sqft)
BASEMENT AREA		4678 sqm (50580 sqft)	4678 sqm (50580 sqft)
BASEMENT AREA		4024 sqm (43241 sqft)	4024 sqm (43241 sqft)
BASEMENT AREA		107 sqm (1154 sqft)	107 sqm (1154 sqft)
BASEMENT AREA		107 sqm (1154 sqft)	107 sqm (1154 sqft)
GROUND FLOOR AREA		10032 sqm (107800 sqft)	10032 sqm (107800 sqft)
GROUND FLOOR AREA		1152 sqm (12424 sqft)	1152 sqm (12424 sqft)
GROUND FLOOR AREA		1024 sqm (10994 sqft)	1024 sqm (10994 sqft)
GROUND FLOOR AREA		107 sqm (1154 sqft)	107 sqm (1154 sqft)
SECOND FLOOR AREA		1151 sqm (12424 sqft)	1151 sqm (12424 sqft)
SECOND FLOOR AREA		107 sqm (1154 sqft)	107 sqm (1154 sqft)
SECOND FLOOR AREA		1024 sqm (10994 sqft)	1024 sqm (10994 sqft)
SECOND FLOOR AREA		107 sqm (1154 sqft)	107 sqm (1154 sqft)
THIRD FLOOR AREA		1151 sqm (12424 sqft)	1151 sqm (12424 sqft)
THIRD FLOOR AREA		107 sqm (1154 sqft)	107 sqm (1154 sqft)
THIRD FLOOR AREA		1024 sqm (10994 sqft)	1024 sqm (10994 sqft)
THIRD FLOOR AREA		107 sqm (1154 sqft)	107 sqm (1154 sqft)
ROOF TOP ACCESS AREA		15.68 sqm (169.66 sqft)	15.68 sqm (169.66 sqft)
ROOF TOP ACCESS AREA		15.70 sqm (169.75 sqft)	15.70 sqm (169.75 sqft)
ROOF TOP ACCESS AREA		15.68 sqm (169.66 sqft)	15.68 sqm (169.66 sqft)
TOTAL FLOOR AREA		40678 sqm (43780.69 sqft)	40678 sqm (43780.69 sqft)
TOTAL GROUND FLOOR AREA		5961 sqm (6417.91 sqft)	5961 sqm (6417.91 sqft)

- VARIANCE APPLICATION
- RELIEF FROM PART 6, SECTION 80 (6.01) TO ALLOW AN INCREASE IN THE MAXIMUM PROJECTION OF A PORTION ABOVE THE MAXIMUM BUILDING HEIGHT FROM 2.50 TO 4.00 M.
 - RELIEF FROM PART 6, SECTION 84 (6.01) 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 6, SECTION 80 (6.01) TO ALLOW AN INCREASE IN THE MAXIMUM TOTAL AREA OF THE ROOF TOP ACCESS FROM 15.68 SQM TO 15.70 SQM.
 - RELIEF FROM PART 6, SECTION 80 (6.01) TABLE 10.5A IV TO ALLOW A DECREASE IN THE MINIMUM LOT WIDTH FROM 30.00 TO 30.13 M.
 - RELIEF FROM PART 6, SECTION 80 (6.01) TABLE 10.5A V TO ALLOW A DECREASE IN THE MINIMUM LOT AREA FROM 360.00 SQM TO 302.74 SQM.

DESCRIPTION	UNIT	PROPOSED	EXISTING
UNIT 1	BASEMENT LIVING	11.71 sqm (126.20 sqft)	15.05 sqm (162.90 sqft)
UNIT 1	GROUND	88.36 sqm (951.11 sqft)	75.44 sqm (817.20 sqft)
UNIT 1	BASEMENT LIVING & GROUND	100.07 sqm (1077.31 sqft)	90.49 sqm (979.10 sqft)
UNIT 1	BASEMENT HIGH / STORAGE	23.30 sqm (250.58 sqft)	20.33 sqm (219.73 sqft)
UNIT 2	NO STAIR	114.24 sqm (1231.27 sqft)	114.24 sqm (1231.27 sqft)
UNIT 2	NO STAIR	102.41 sqm (1099.44 sqft)	102.41 sqm (1099.44 sqft)
UNIT 2	BASEMENT STORAGE	20.01 sqm (215.49 sqft)	18.21 sqm (196.65 sqft)
UNIT 2	ROOF TOP PATIO	30.01 sqm (324.94 sqft)	30.00 sqm (324.94 sqft)
UNIT 3	NO STAIR	114.24 sqm (1231.27 sqft)	114.24 sqm (1231.27 sqft)
UNIT 3	NO STAIR	102.41 sqm (1099.44 sqft)	102.41 sqm (1099.44 sqft)
UNIT 3	BASEMENT STORAGE	17.00 sqm (182.81 sqft)	15.24 sqm (164.04 sqft)
UNIT 3	ROOF TOP PATIO	30.00 sqm (324.94 sqft)	30.00 sqm (324.94 sqft)



EXISTING SITE PLAN
SCALE: 1/50



PROPOSED SITE PLAN
SCALE: 1/50

P² concepts
739 RIDGECR AVENUE, UNIT 201
OTTAWA, ONTARIO, K1V 6M8

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 & 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:

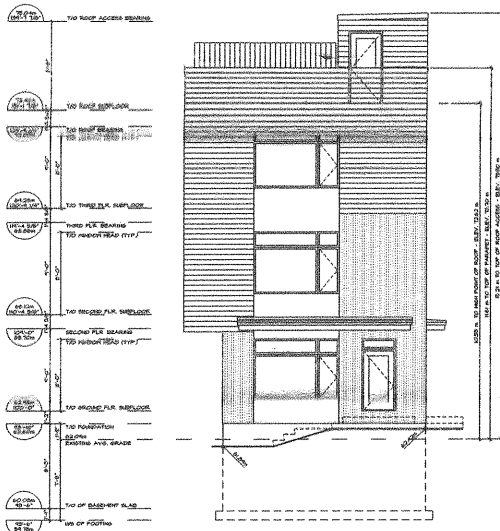
The undersigned has reviewed and taken responsibility for this design, which has been prepared and issued in accordance with the requirements set out in the Ontario Building Code to regulate the construction of buildings and structures.
Required unless design is exempt under Div. C.1.2.1.1 of the Building Code.
Signature: _____ ECOR
Date: _____

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

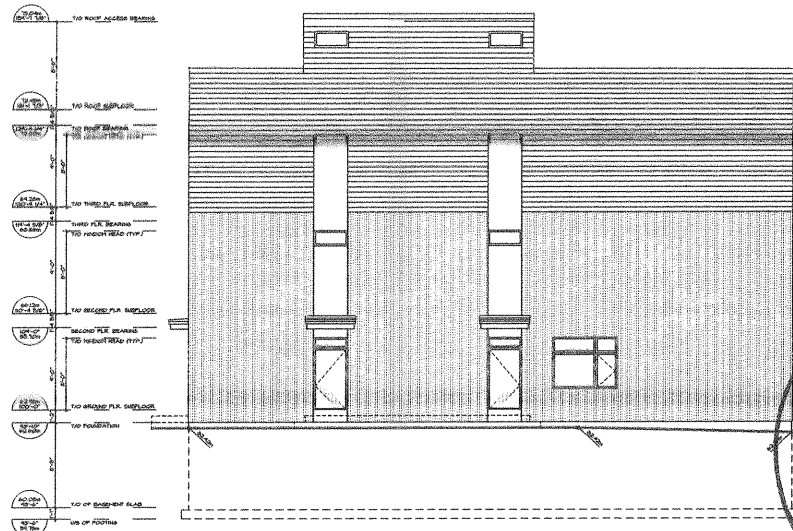
DRAWING: LOCATION MAP
SITE INFORMATION
EXISTING & PROPOSED SITE PLAN

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

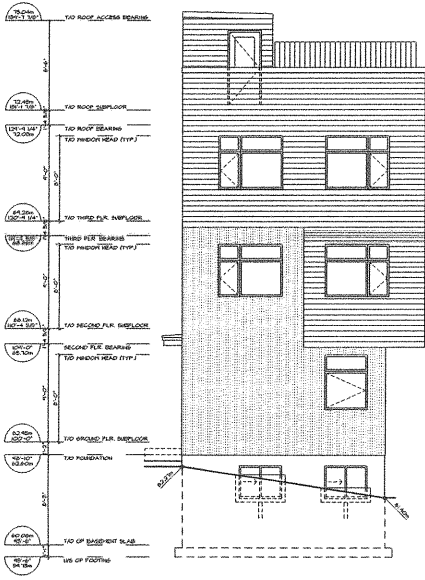
MV1



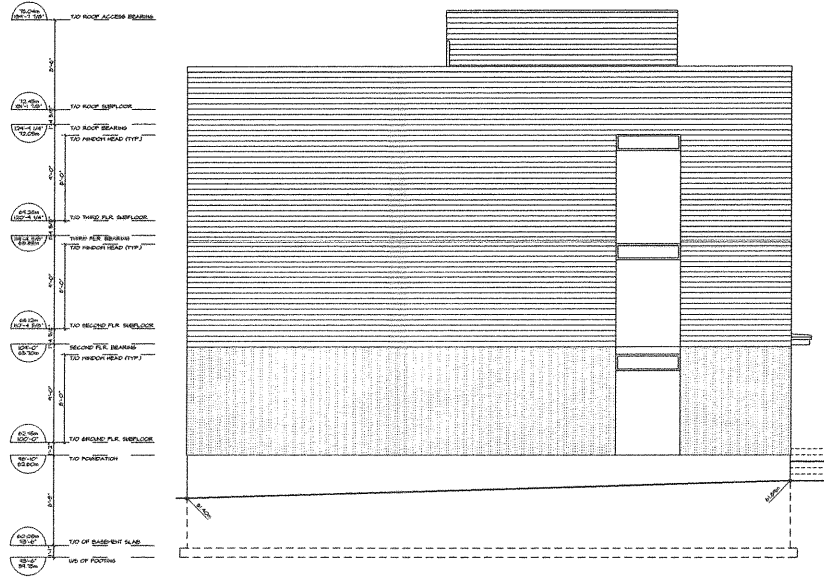
1 SOUTH-EAST (FRONT) ELEVATION
SCALE: 3/8" = 1'-0"



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



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



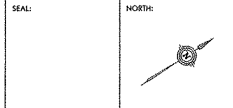
4 SOUTH-WEST (LEFT SIDE) ELEVATION
SCALE: 3/8" = 1'-0"

P² 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.
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. ROUND DIMENSIONS TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS.

Committee of Adjustment
JUN 28 2018
City of Ottawa

1	ISSUED FOR MINOR VARIANCE	2018.06.22
NO.	REVISION	DATE

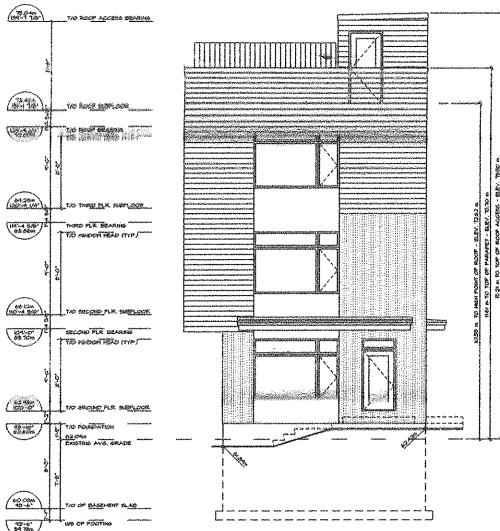


The undersigned has reviewed and takes responsibility for the layout, and the information contained herein is true and correct to the best of his/her knowledge.
Prepared unless design is exempt under Div. C-12.1 of the Building Code
Date: _____ Signature: _____
Prepared unless design is exempt under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

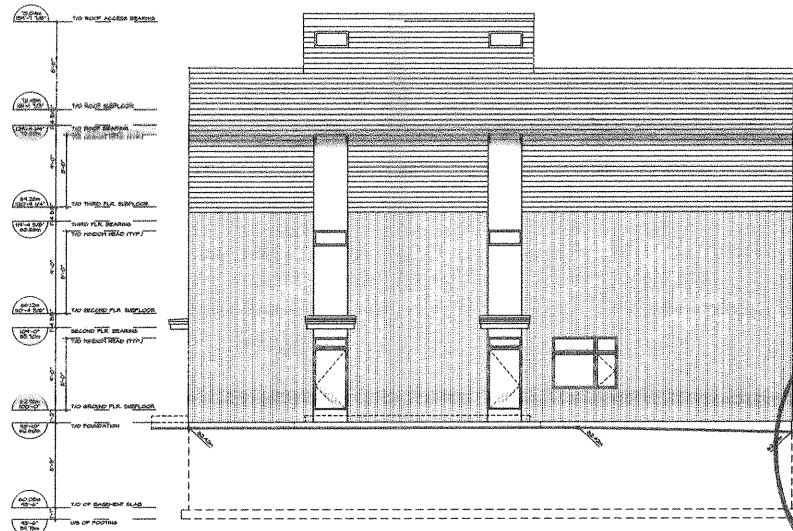
LADOUCEUR TRIPLEX
27 LADOUCEUR STREET
OTTAWA, ONTARIO, K1V 2S9

DRAWING: ELEVATIONS

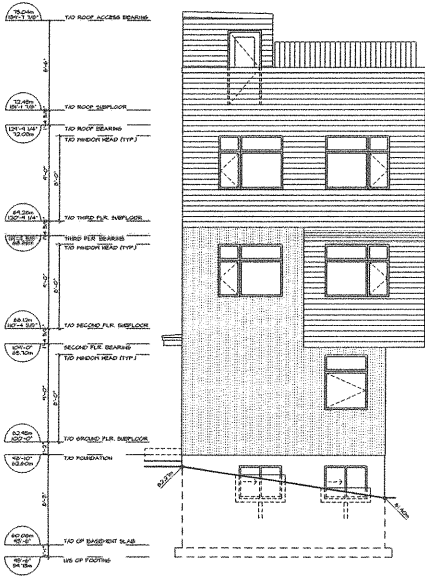
DATE:	MAY 2018	SHEET NO.:	MV3
SCALE:	AS NOTED		
DRAWN:	PK		
CHECKED:	PK		
JOB NO.:	0253		



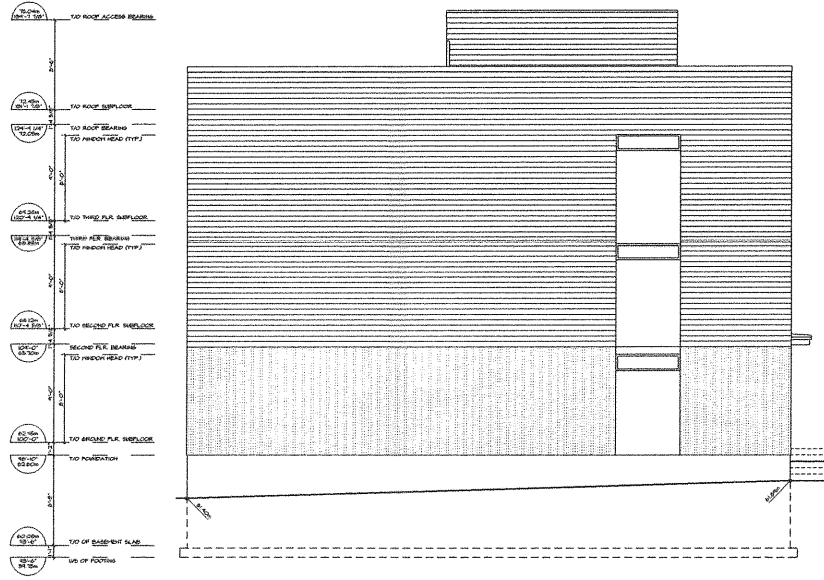
1 SOUTH-EAST (FRONT) ELEVATION
SCALE: 3/8" = 1'-0"



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



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



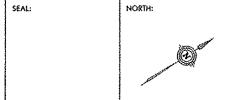
4 SOUTH-WEST (LEFT SIDE) ELEVATION
SCALE: 3/8" = 1'-0"

P² 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.
ALL CONTRACTORS MUST COMPLY WITH ALL CODES.
THE WORK SHALL BE SUBJECT TO THE JURISDICTION OF THE CITY OF OTTAWA.
ALL DIMENSIONS AND CONDITIONS TO BE VERIFIED ON SITE. ROUND DIMENSIONS TAKE PRECEDENCE OVER SCALE.
DO NOT SCALE DRAWINGS.

Committee of Adjustment
JUN 28 2018
City of Ottawa

1	ISSUED FOR MINOR VARIANCE	2018.06.22
NO.	REVISION	DATE



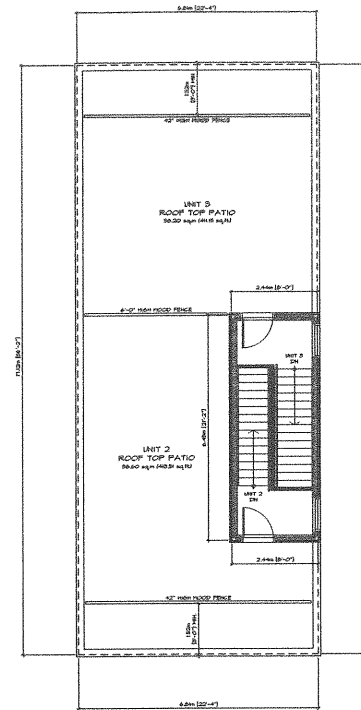
The undersigned has reviewed and takes responsibility for the layout, and the dimensions, and that the observations set out in the Green Building Code is kept up-to-date in the field documents.
Prepared unless design is exempt under Div. C-12.1.1 of the building code.

DATE: _____ SIGNATURE: _____ SIGN: _____
DESIGNED: _____ SIGNATURE: _____ SIGN: _____
PREPARED: _____ SIGNATURE: _____ SIGN: _____

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

DRAWING: ELEVATIONS

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



2 ROOF ACCESS & ROOF PLAN
SCALE: 1/4" = 1'-0"

P² Concepts

759 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.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES, BYLAWS & 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
1	ISSUED FOR MINOR VARIANCE	2018.06.22

NO.	REVISION	DATE
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SEAL: _____ NORTH:

The undersigned has reviewed and shall remain responsible for the design, and shall be responsible for any errors or omissions that may occur in the design process. The undersigned shall be held responsible for any errors or omissions that may occur in the design process.

Signature: _____ BCR
Name: _____
Signature: _____ BCR
Name: _____

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

DRAWING:
FLOOR PLANS

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

