

no.	date	issued for	revision
1	20190506	issued for variance	

GENERAL NOTES
 1. Contractor must verify dimensions and conditions on site before proceeding with any work on this project.
 2. All work to comply with the Ontario Building Code and municipal regulations.
 3. This drawing to be read in conjunction with all material relevant to this project.

PERMITTED PROJECTIONS (SEC. 65)
 (a) uncovered, unenclosed decks with walking surface no higher than 0.6m above adjacent grade;
 in the interior or rear yard - no limit;
 front or corner side yard - the greater of 2.0m or 50% of the required yard but no closer than 1.0m to a lot line.

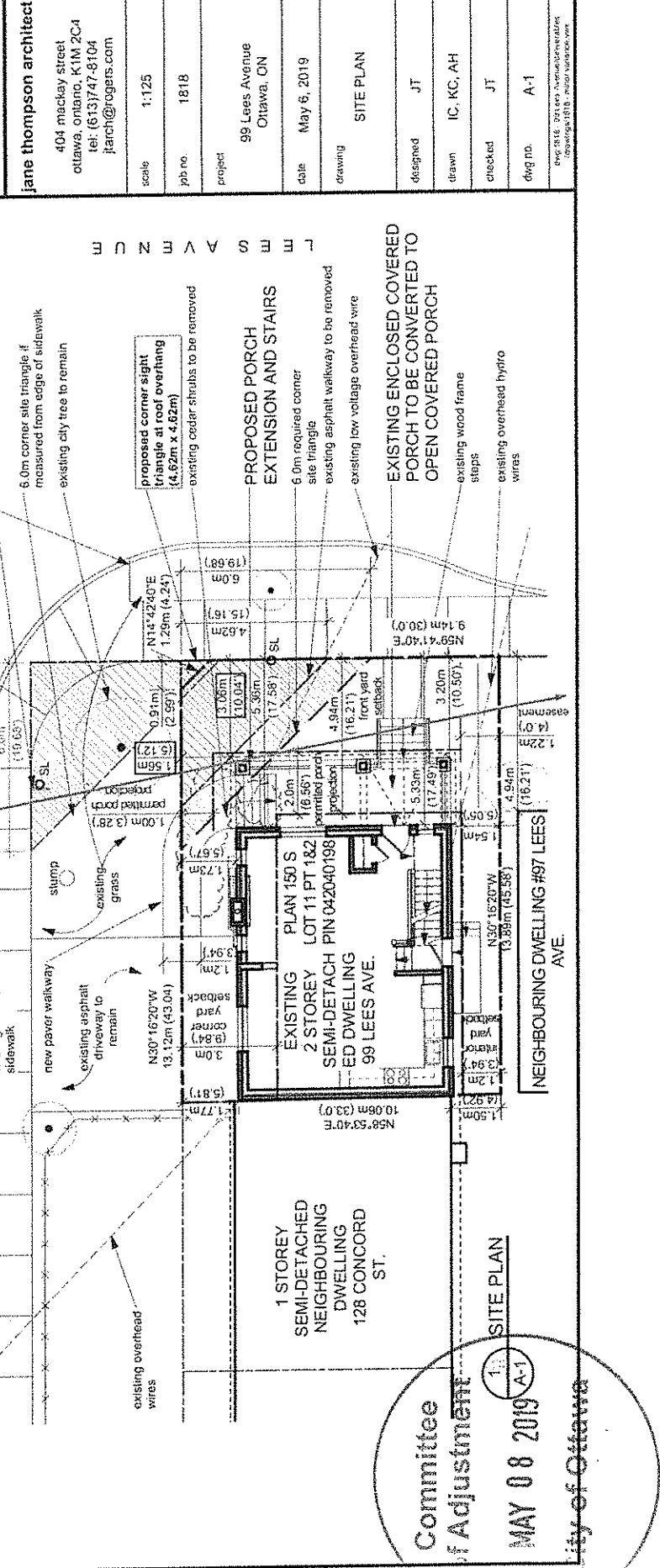
DRAWING LEGEND:
 [] area of proposed construction
 [] existing to remain
 [] existing to be removed
 --- line of driver's sight from stop sign

1 Min. front yard setback must match the front yard setback of the abutting of the abutting residential lot that faces the same street. (Sec. 139 3 a.ii)
2 Setbacks area deemed to be 0m between individual dwelling units that are permitted to be attached. (Sec. 138)
3 Min. setback from rear or interior side lot line is 1.2m; however a further yard abutting the interior lot line and rear lot line must be provided as follows: an area equal to 30% of the lot depth by 30% of the lot width. (Sec. 159-160)

EXISTING ZONING - R3P MATURE NEIGHBOURHOODS OVERLAY
 REQUIRED EXISTING PROPOSED
 Min. Lot Width: 5.60m 10.06m same
 Min. Lot Area: 165.00m² 140.00m² same
 Max. Building Area: 11.00m 6.62m same
 Min. Front Yard Setback: 4.94m 5.33m same
 Min. Corner Yard Setback: 3.00m 1.73m same
 Min. Rear Yard Setback: 0m 0m same
 Min. Interior Side Yard Setback: 1.20m 1.54m same

CORNER SITE TRIANGLES (SEC. 57)
 For any detached, linked-detached, duplex, semi-detached, or three unit dwelling located on a corner lot, no obstruction higher than 0.75m above grade including but not limited to buildings, structures, or vegetation is permitted within the triangle formed by that part of the lot lines measured along each street from the intersection of those lines at the street corner, or the projection of those lines, for the distance of 6m, and a line drawn between those two lines to form the base of the triangle.

1 2 3 4 5
 10m



1 **SITE PLAN**
 Committee of Adjustment
 MAY 08 2019 A-1
 City of Ottawa

jane thompson architect
 404 mackay street
 ottawa, ontario, K1M 2C4
 tel: (613) 47-8104
 jtharch@rogers.com

scale 1:125
 job no. 1818
 project 99 Leves Avenue
 Ottawa, ON
 date May 6, 2019
 drawing SITE PLAN
 designed JT
 drawn IC, KC, AH
 checked JT
 dwg no. A-1

eng. S.T.E. 30100, 30100, 30100, 30100
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1	20190506	Issued for reference

GENERAL NOTES

1. Contractor must verify all dimensions and conditions on site before commencing with any portion of this work.
2. Do not scale from drawings.
3. All work to comply with the Ontario Building Code and Municipal Regulations.
4. This drawing to be read in conjunction with all material relevant to this project.

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 tel: (613) 747-8104
 jtharch@rogers.com

scale: 1/4" = 1'-0"

job no. 1818

project 99 Lees Avenue
Ottawa, ON

date May 6, 2019

drawing **BASEMENT PLAN**

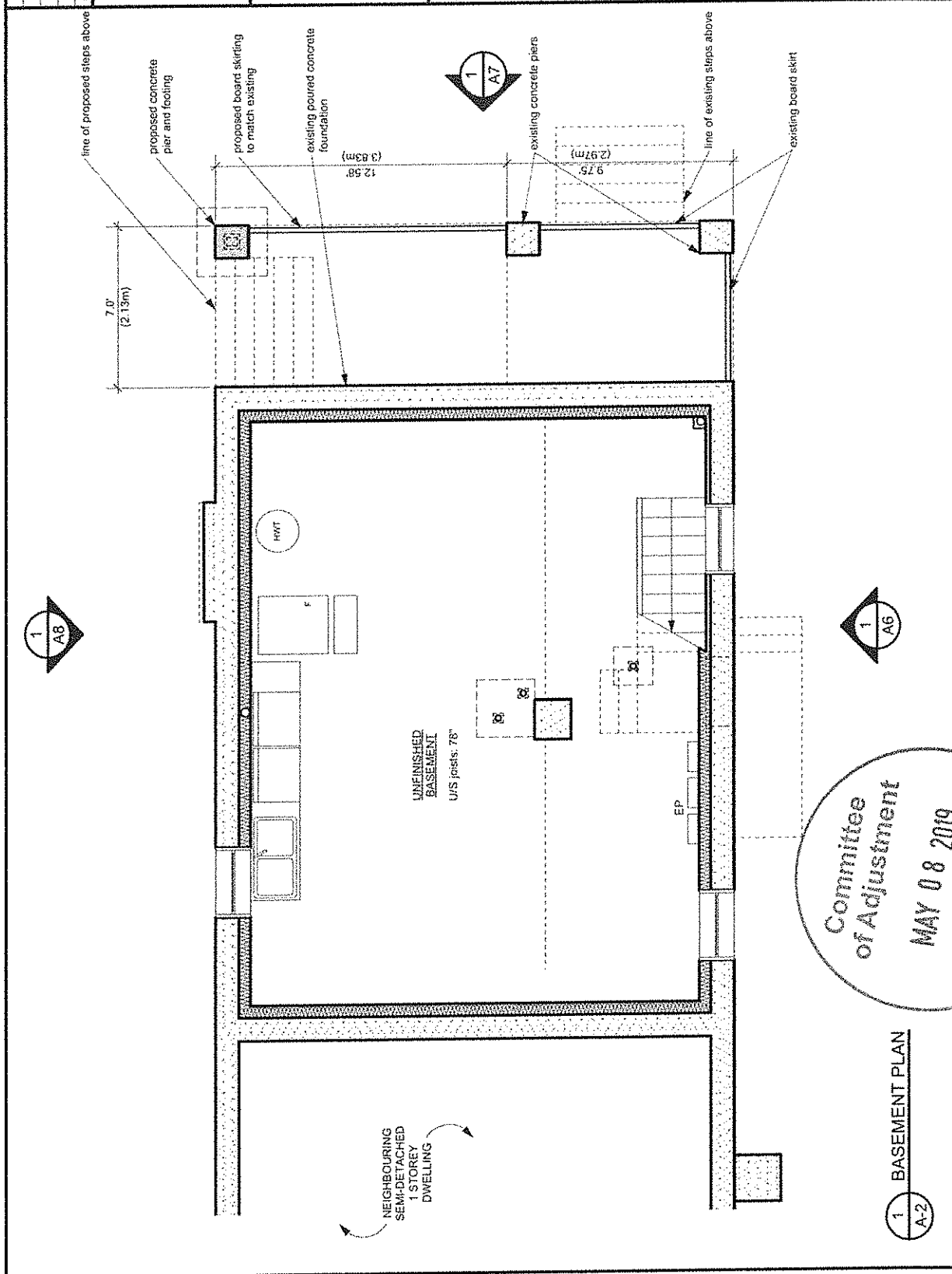
designed JT

drawn KC, AH

checked JT

diag no. A-2

eng: 2019, 1818, 99 Lees Avenue, Ottawa, Ontario
 www.jane-thompson.com



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 jarch@rogers.com

scale 1/4" = 1'-0"

job no. 1818

project 99 Lees Avenue
Ottawa, ON

date May 6, 2019

drawing
GROUND FLOOR PLAN

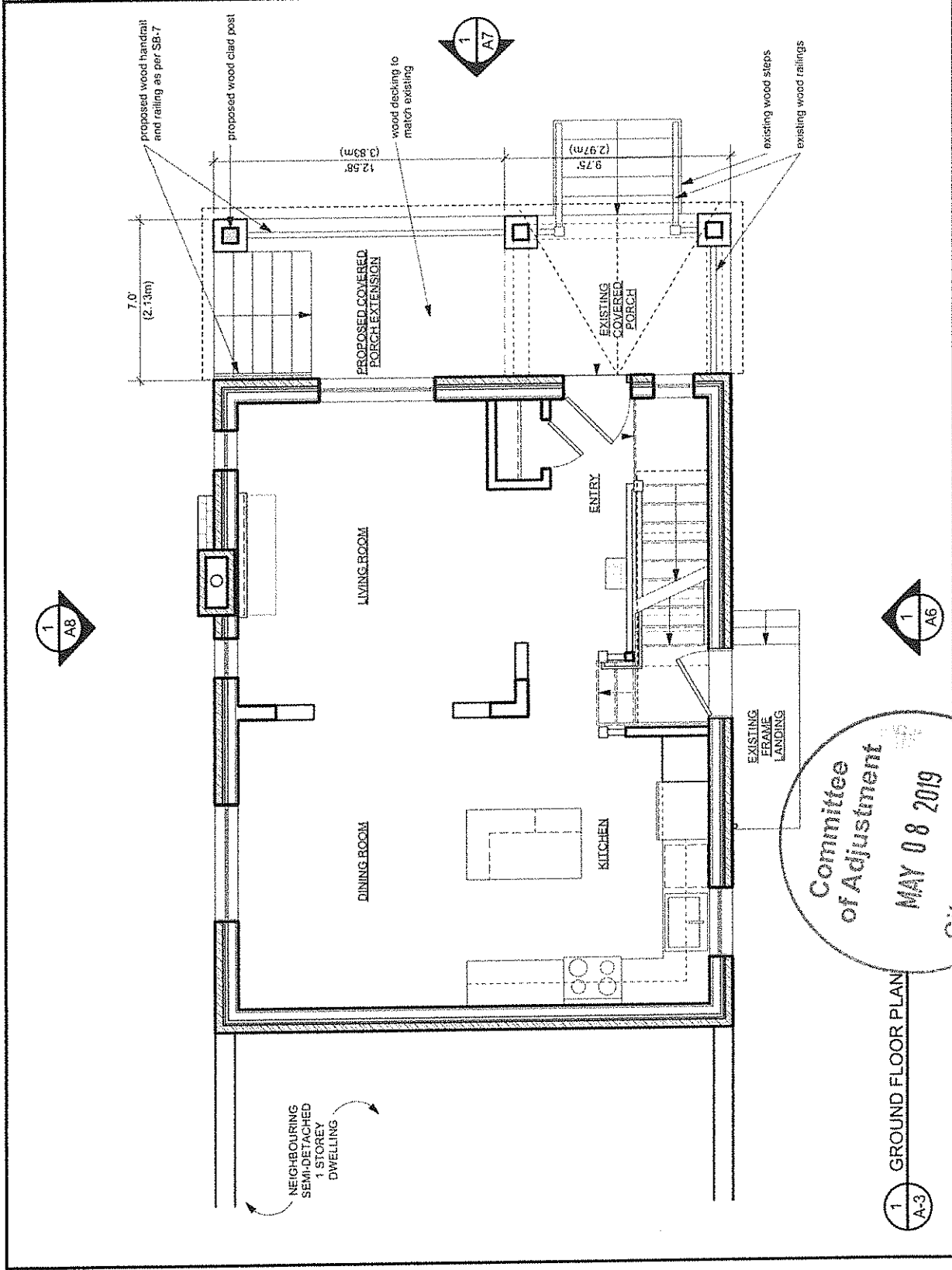
designed JT

drawn KC, AH

checked JT

diag no. A-3

eng. info. 99 Lees Avenue/1818/2019/05/06
 20190506 1818 99 Lees Avenue/1818/2019/05/06



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GENERAL NOTES

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 jarch@rogers.com

scale 1/4" = 1'-0"

job no. 1818

project 99 Lees Avenue
Ottawa, ON

date May 6, 2019

drawing
SECOND FLOOR PLAN

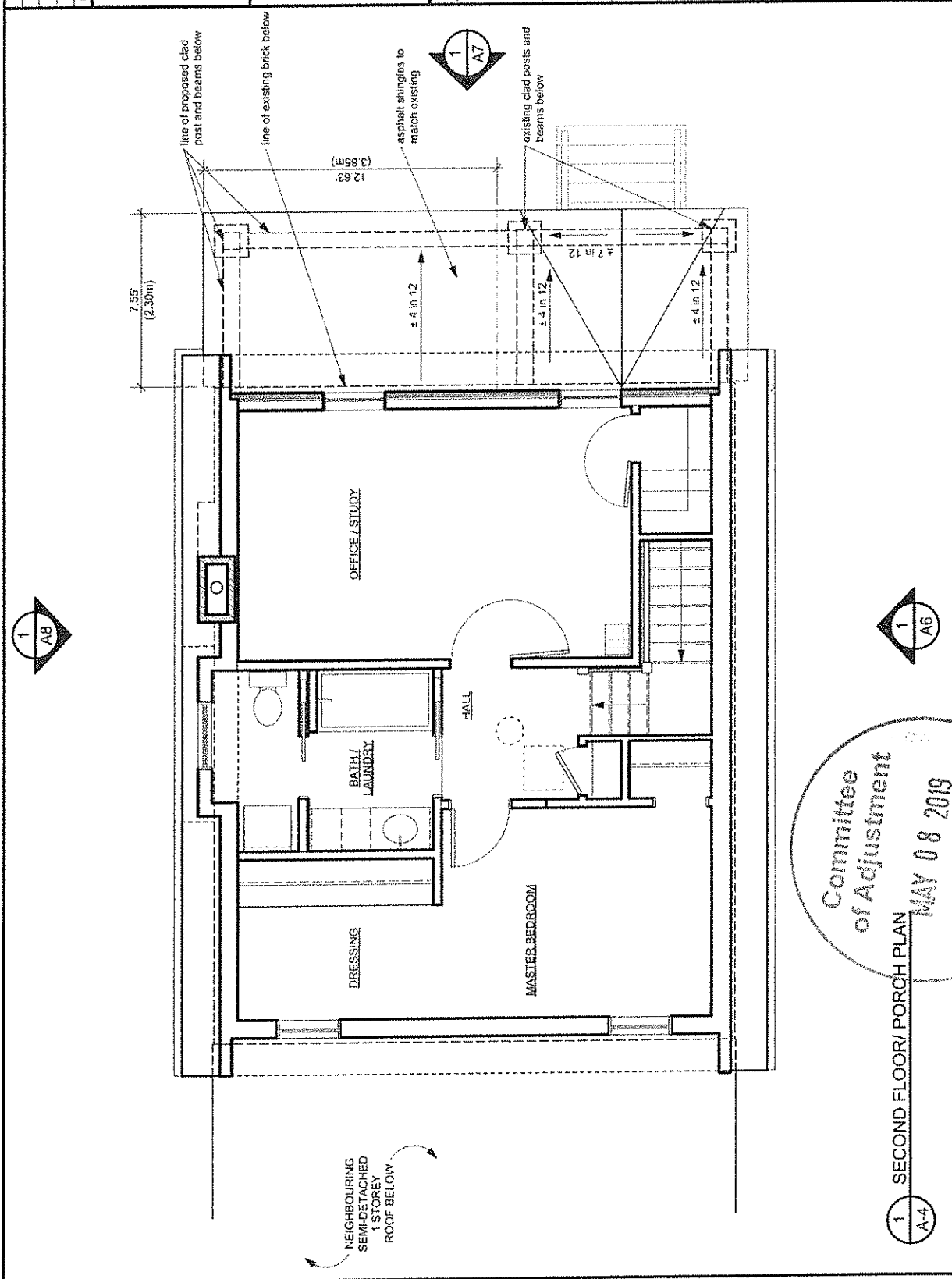
designed JT

drawn KC, AH

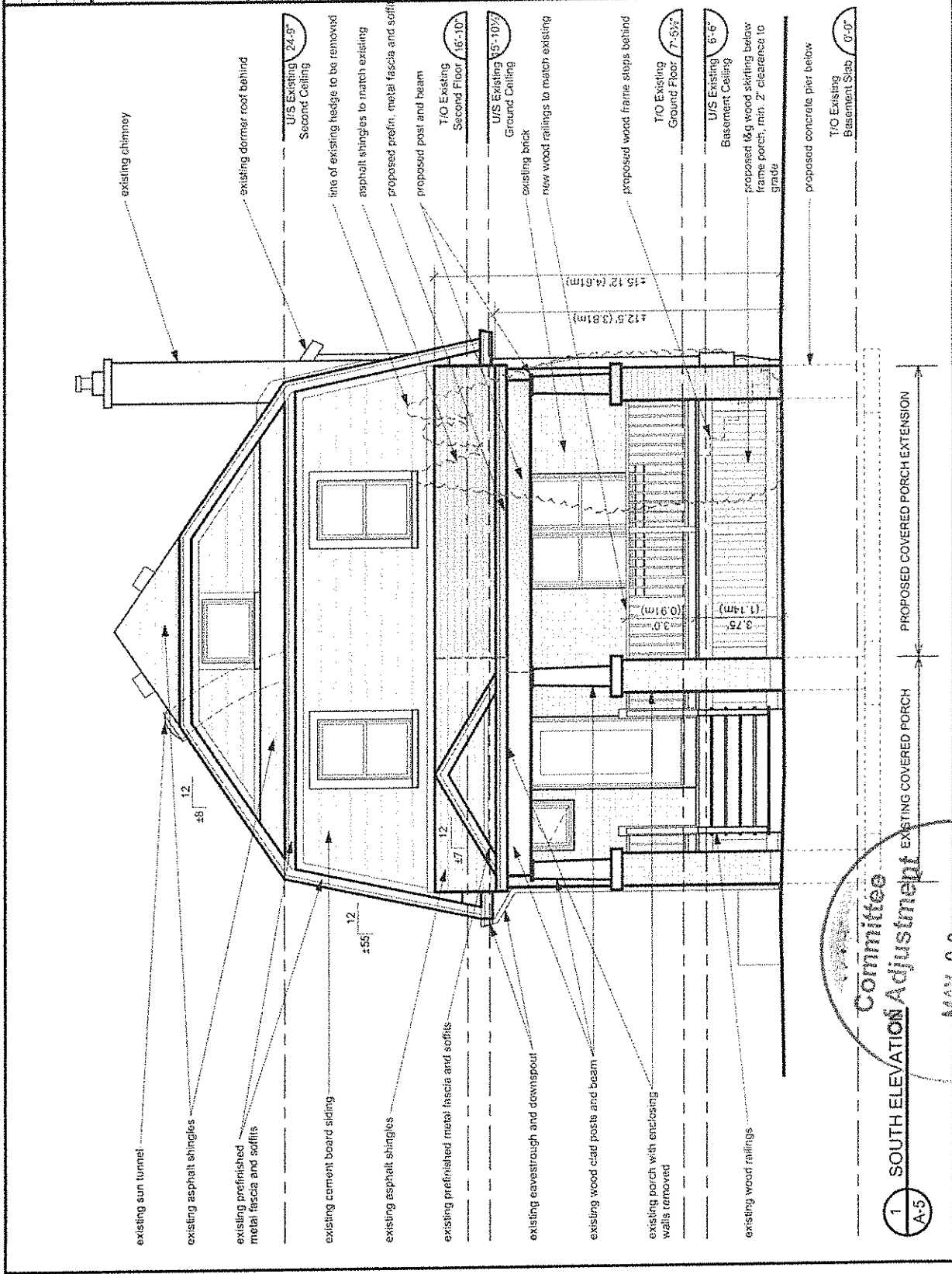
checked JT

diag no. A-4

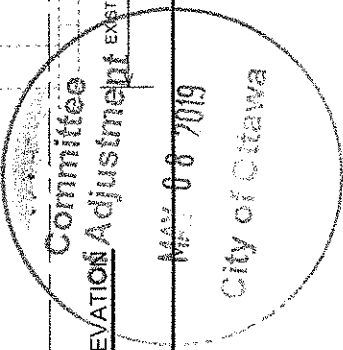
eng: BTB 99 Lees Avenue/2019/05/06
 2019/05/06 11:55:00 AM



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GENERAL NOTES 1. Contractor must verify dimensions and conditions on site before proceeding with any portion of this work. 2. Do not take from existing. 3. In work to comply with the Ontario Building Code and municipal regulations. 4. This drawing to be read in conjunction with all material relevant to this project.			
jane thompson architect 404 mackay street ottawa, ontario, K1M 2C4 tel: (613) 47-8104 jarch@rogers.com			
scale	1/4" = 1'-0"		
job no.	181B		
project	99 Lees Avenue Ottawa, ON		
date	May 6, 2019		
drawing	SOUTH ELEVATION		
designed	JT		
drawn	KC, AH		
checked	JT		
dag no.	A-5		
<small>eng. 181B - 99 Lees Avenue/181B/181B 20190506 - 181B - 99 Lees Avenue</small>			



1 SOUTH ELEVATION ADJUSTMENT
A-5

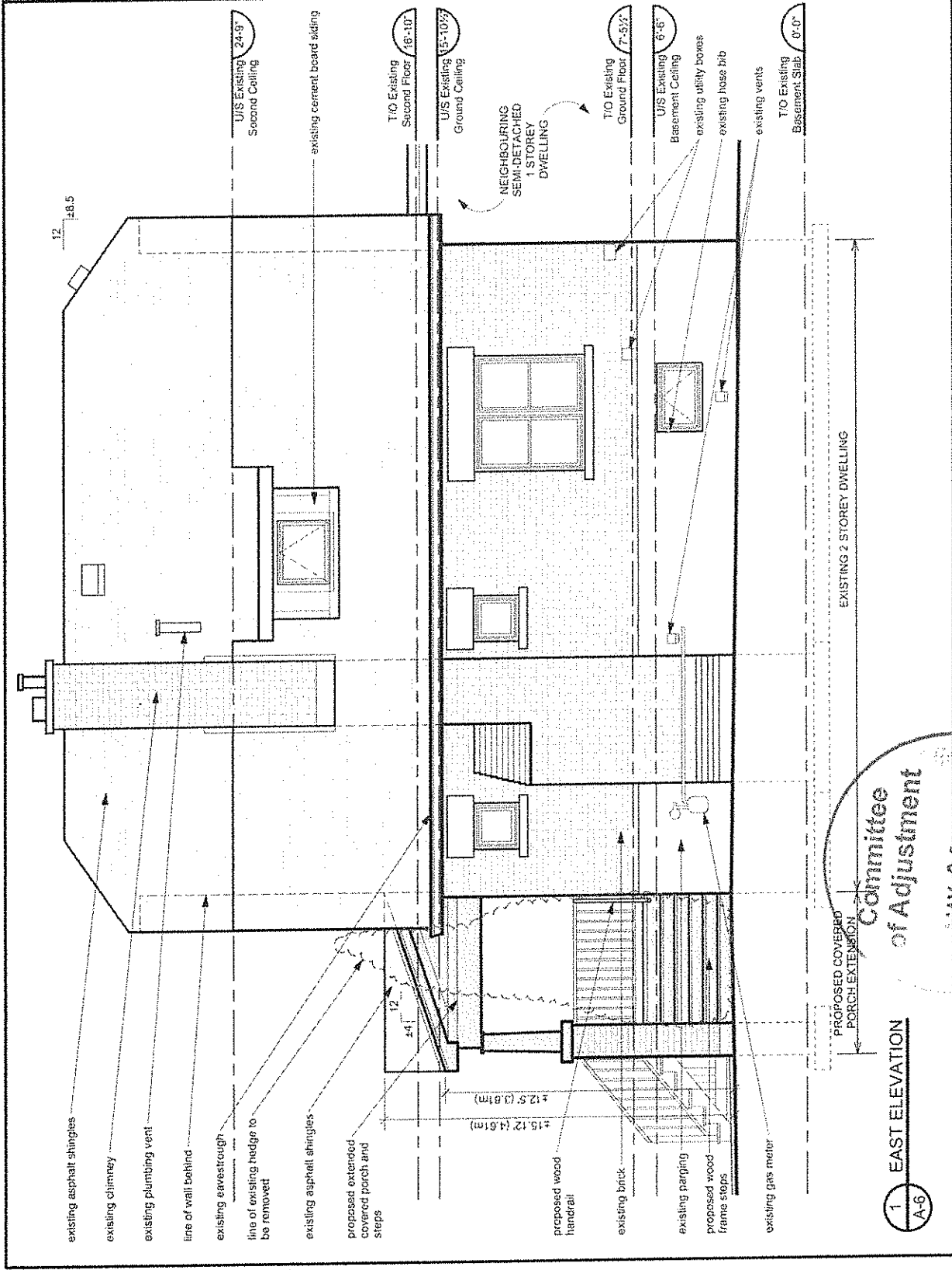


EXISTING COVERED PORCH PROPOSED COVERED PORCH EXTENSION

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scale: 1/4" = 1'-0"

job no. 1818

project: 99 Lees Avenue
Ottawa, ON

date: May 6, 2019

drawing: EAST ELEVATION

designed: JT

drawn: KC, AH

checked: JT

draw no. A-6

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