

LOCATION MAP  
SCALE: 1:15

266 IONA STREET - PROPOSED SINGLE FAMILY DWELLING  
 LEGAL DESCRIPTION: PART OF THE PARCEL SHOWN ON THE REGISTERED PLAN NO. 344 CITY OF OTTAWA PH 04029-0001  
 SURVEY PREPARED BY: PAUL & JUDY JONES SURVEYING LTD. DATED: 17 JULY 2018

zoning by-law 3008-282  
 HAVING NEIGHBOURHOODS OVERLAY

PERFORMANCE STANDARD	BY-LAW REQUIREMENT	PROPOSED
MIN. LOT WIDTH	12.0 m	13.91 m
MIN. LOT AREA	360.0 sqm	448.95 sqm (1200.20 sqft)
MAX. BUILDING HEIGHT	8.0 m	10.30 m
MIN. FRONT YARD SETBACK**	4.8 m	4.38 m / B.L.D. 4.23 m
MIN. CORNER YARD SETBACK	4.8 m	5.00 m / B.L.D. 3.95 m
MIN. REAR YARD SETBACK***	1.30 m	4.30 m / B.L.D. 4.24 m
MIN. REAR YARD SETBACK AREA***	308 L2 x 308 L1	41.8 sqm
MIN. INTERIOR SIDE YARD SETBACK	1.30 m	1.30 m / B.L.D. 1.24 m

\*\* BUILDING HEIGHT CALCULATED FROM THE EXISTING AVERAGE GRADE PRIOR TO ANY SITE ALTERATIONS  
 \*\*\* FRONT YARD SETBACK CALCULATED FROM THE HEIGHT OF THE ADJACENT LOT'S BUILDING SETBACKS & NEED NOT EXCEED 8.0m  
 \*\*\*\* REAR YARD SETBACK IS A MINIMUM OF 1.3m PLUS A FURTHER AREA ABUTTING BOTH THE REAR & SIDE YARDS EQUAL TO 308 L17 DEPTH L2.1 x 308 L17 MIN. LOT WIDTH L2.1 x 308 L17

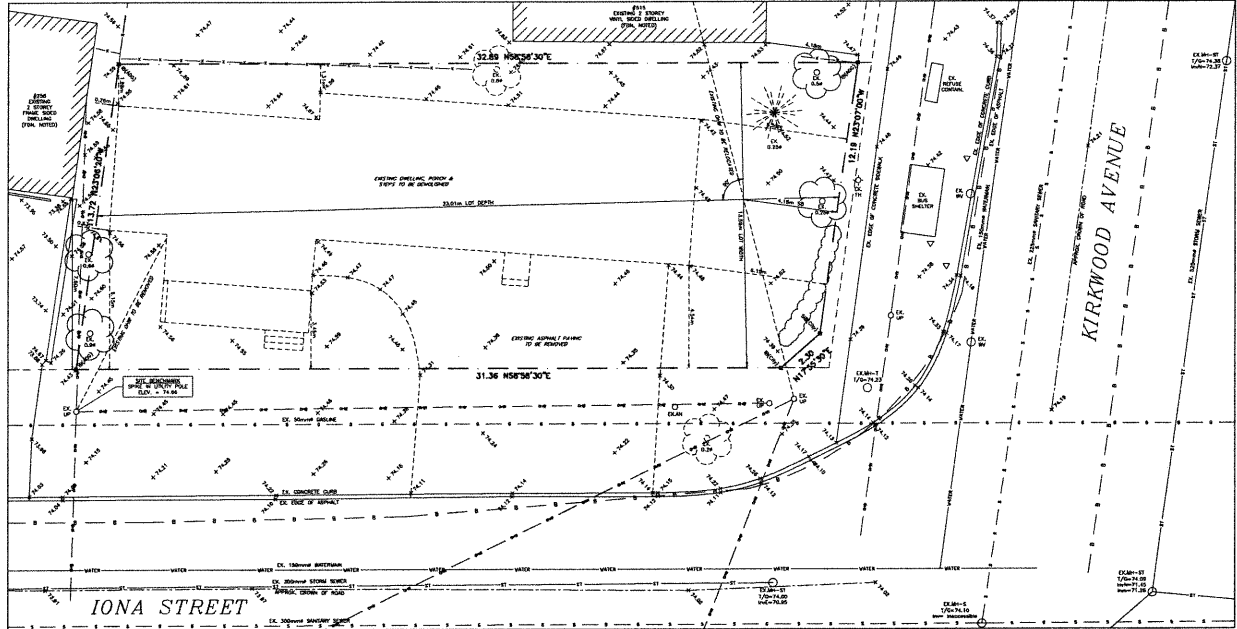
EXISTING AVERAGE GRADE CALCULATION

	RIGHT	LEFT
FRONT EXISTING GRADE	74.45 m	74.87 m
REAR EXISTING GRADE	74.84 m	74.80 m

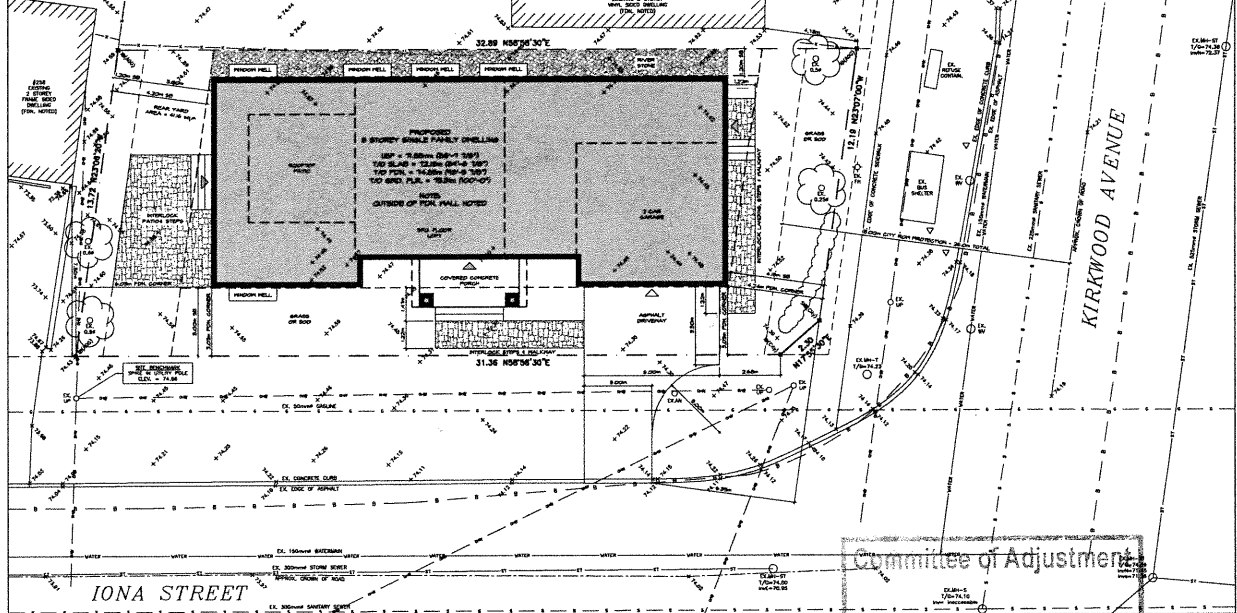
BUILDING INFORMATION

MAXIMUM EXISTING GRADE ELEV.	74.86 m
MAXIMUM ALLOWABLE BUILDING HEIGHT ELEV.	82.35 m
BUILDING HEIGHT FROM EX. AVE. GRADE ELEV.	10.50 m
BUILDING HEIGHT FROM EX. AVE. GRADE ELEV.	84.35 m
BUILDING AREA (FOOTPRINT)	319.84 sqm (2900.0 sqft)
FOUNDATION	317.71 sqm (2878.42 sqft)
BASEMENT AREA	142.80 sqm (1541.44 sqft)
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GROUND FLOOR AREA	308.24 sqm (3331.41 sqft)
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GROUND FLOOR AREA - NO GARAGE	308.24 sqm (3331.41 sqft)
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SECOND FLOOR AREA	302.27 sqm (3270.46 sqft)
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SECOND FLOOR AREA - NO OTB / STAIR	302.27 sqm (3270.46 sqft)
SECOND FLOOR AREA - NO OTB / STAIR	302.27 sqm (3270.46 sqft)
LOFT FLOOR AREA	32.39 sqm (349.16 sqft)
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LOFT FLOOR AREA	32.39 sqm (349.16 sqft)
LOFT FLOOR AREA - NO OTB / STAIR	32.39 sqm (349.16 sqft)
LOFT FLOOR AREA - NO OTB / STAIR	32.39 sqm (349.16 sqft)
ROOF DECK PATIO	22.80 sqm (245.44 sqft)

- OTHER VARIANCE APPLICATION
- RELIEF FROM PART 8, SECTION 140 (2)(a) TO ALLOW A DOUBLE DRIVEWAY WIDTH OF 8.0 m, WHEREAS THE BY-LAW STATES THAT FOR LOTS WITH A FRONT BETWEEN 8.23 m & 11.14 m, A DOUBLE DRIVEWAY IS NOT PERMITTED.
  - RELIEF FROM PART 8, SECTION 140 (3) TABLE 140.02 TO ALLOW THE PRINCIPLE ENTRYWAY TO A DWELLING TO FACE THE CORNER SIDE LINE (IONA STREET), WHEREAS THE BY-LAW REQUIRES THE PRINCIPLE ENTRYWAY OF A DWELLING TO FACE THE FRONT LOT LINE (KIRKWOOD AVENUE).
  - RELIEF FROM PART 8, SECTION 140 (3)(b) TABLE 140.02 TO ALLOW AN INCREASE IN THE MAXIMUM BUILDING HEIGHT FOR A DETACHED DWELLING FROM 8.00 m TO 10.30 m.
  - RELIEF FROM PART 8, SECTION 140 (3)(c) TABLE 140.02 TO ALLOW A DECREASE IN THE MINIMUM CORNER SIDE YARD SETBACK FOR A DETACHED DWELLING FROM 4.80 m TO 3.90 m.



EXISTING SITE PLAN  
SCALE: 1:100



PROPOSED SITE PLAN  
SCALE: 1:100

**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.  
 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	CLIENT REVIEW	2019.11.20
2	CLIENT REVIEW	2019.11.21
3	CLIENT REVIEW	2019.11.21
4	CLIENT REVIEW	2019.11.21
5	CLIENT REVIEW	2019.11.21
6	CLIENT REVIEW	2019.11.21
7	CLIENT REVIEW	2019.11.21
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48	CLIENT REVIEW	2019.11.21
49	CLIENT REVIEW	2019.11.21
50	CLIENT REVIEW	2019.11.21

UPPAL CUSTOM HOME  
 266 IONA STREET  
 OTTAWA, ONTARIO, K1Z 7B7

DRAWING:  
 LOCATION MAP  
 SITE & BUILDING INFORMATION  
 EXISTING & PROPOSED SITE PLAN

DATE:	SEPTEMBER 2019	SHEET NO.:
SCALE:	AS NOTED	
DRAWN:	FR	
CHECKED:	FR	
JOB NO.:	0342	

Committee of Adjustment  
 JAN 22 2020  
 City of Ottawa

# P<sup>2</sup> Concepts

739 RIDGEWOOD AVE., UNIT 201  
OTTAWA, ONTARIO, K1V 6M6

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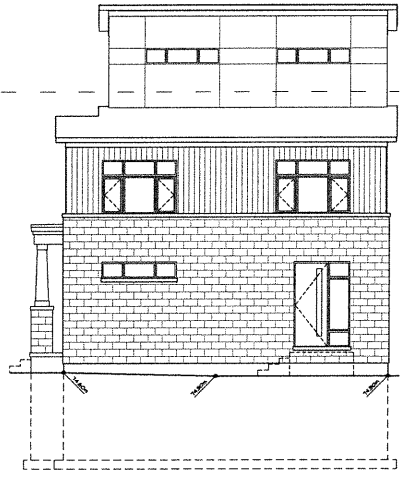
DO NOT SCALE DRAWINGS.

- TO FINISH ACTUAL BLIND HT
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- TO FINISH ACTUAL BLIND HT
- TO ROOF / LOFT BEAMS
- TO ROOF / LOFT BEAMS
- TO SECOND FLOOR BEAMS
- TO SECOND FLOOR BEAMS
- TO SECOND FLOOR BEAMS
- TO FOUNDATION
- TO FOUNDATION
- TO TOP OF BASEMENT SLAB
- TO TOP OF FOOTING



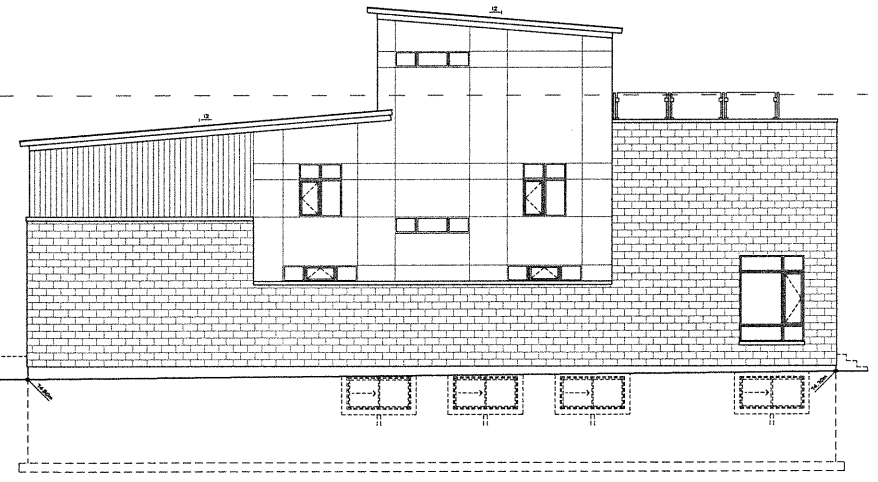
1 FRONT (ONIA) ELEVATION  
SCALE: 3/8" = 1'-0"

- TO FINISH ACTUAL BLIND HT
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- TO ROOF / LOFT BEAMS
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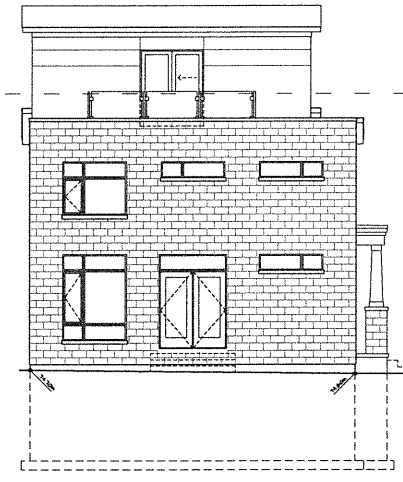
1 RIGHT SIDE (RIDGEWOOD) ELEVATION  
SCALE: 3/8" = 1'-0"

- TO FINISH ACTUAL BLIND HT
- TO FINISH ACTUAL BLIND HT
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- TO ROOF / LOFT BEAMS
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- TO SECOND FLOOR BEAMS
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- TO FOUNDATION
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1 REAR ELEVATION  
SCALE: 3/8" = 1'-0"

- TO FINISH ACTUAL BLIND HT
- TO FINISH ACTUAL BLIND HT
- TO FINISH ACTUAL BLIND HT
- TO ROOF / LOFT BEAMS
- TO ROOF / LOFT BEAMS
- TO SECOND FLOOR BEAMS
- TO SECOND FLOOR BEAMS
- TO SECOND FLOOR BEAMS
- TO FOUNDATION
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1 LEFT SIDE ELEVATION  
SCALE: 3/8" = 1'-0"

Committee of Adjustment  
  
 JAN 22 2020  
  
 City of Ottawa

NO.	REVISION	DATE
4	MV APPLICATION	2020.01.13
3	MV APPLICATION REVIEW	2019.11.28
2	CLIENT REVIEW	2019.11.21
1	CLIENT REVIEW	2019.09.19
SEAL: <span style="float: right;">NORTH</span> 		
The undersigned has reviewed and takes responsibility for this design, and has the certification and meets the requirements set out in the Ontario Building Code to design and draw the documents set out in the attached schedule. Prepared under design number 2019-09-19-C-12 x 1 of the building code.		
Name:	Signature:	NO.
Prepared under design number 2019-09-19-C-12 x 1 of the building code.	Registration identifier:	NO.
Name:	Signature:	NO.

**UPPAL CUSTOM HOME**  
266 IONA STREET  
OTTAWA, ONTARIO, K1Z 7B7

DRAWING: ELEVATIONS		
DATE: SEPTEMBER 2019	SCALE: AS NOTED	SHEET NO.:
DRAWN: PK		<b>MV4</b>
CHECKED: PR		
JOB NO. 0342		