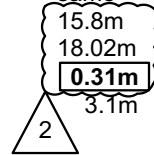


ZONING - R4S [900]

Mature Neighbourhoods Overlay	REQUIRED	EXISTING	PROPOSED
Minimum Lot Width:	5.6m	12.42m	same
Minimum Lot Area:	165.0m ²	591.77m ²	same
Minimum Front Yard Setback:	4.37m*	±2.3m	15.8m
Minimum Rear Yard Setback:	1.2m**	±23.62m	18.02m
Minimum Interior Yard Setback:	1.2m	±1.73m	0.31m
Maximum Building Height:	11.0m	7.02m	3.1m



ALTERNATIVE SETBACKS (Sec. 159)

**Where the rear lot line abuts the interior side yard lot line of an adjacent lot, the required rear yard setback shall be the required interior yard setback of the abutting lot.

Survey Info

The survey referenced was completed by V. Andrew Shelp of Annis, O'Sullivan, Vollebakk Ltd. on December 22, 2008.

MATURE NEIGHBOURHOODS OVERLAY (Sec. 139)

*The setbacks of for yards abutting a street must align with the setback of abutting lots that face the same street as the affected lot, but in no case shall the setback exceed 6.0m.

Setback @ 67 MacKay: 2.30m
 Setback @ 71 MacKay: 6.43m
 2.30 m+ 6.43m / 2 = **4.37m** front yard setback

HERITAGE OVERLAY (Sec. 60)

-the side yard setback of the addition is at least 0.6m greater than that of the wall of the building located closest to the side lot line.
 - despite section 65, projections are not permitted into the side yard where a heritage overlay applies except for:
 -ramps and lot uses where the lot lot was vacant prior to April 19, 1978.

EXCEPTION [900]

any use that has its only access from an existing lane is the only use permitted on that parcel of land and any expansion of this use is permitted provided it conforms with the provisions of this zone.

ACCESSORY BULIDINGS (Sec. 55)

-required interior side yard setback for an accessory structure is the same as the required interior side yard setback for the principal dwelling.
 -required rear yard setback for an accessory structure is 0.6m from the lot line.
 -accessory structures must be 1.2m from any other building on the same lot.
 -max. height is 3.6m, with the height of the exterior wall not to exceed 3.2m
 -max. area of accessory structure must not exceed 50% of the yard which it is located in, with a total maximum area of 55.0m².

ACCESSORY BULIDING CALCULATION

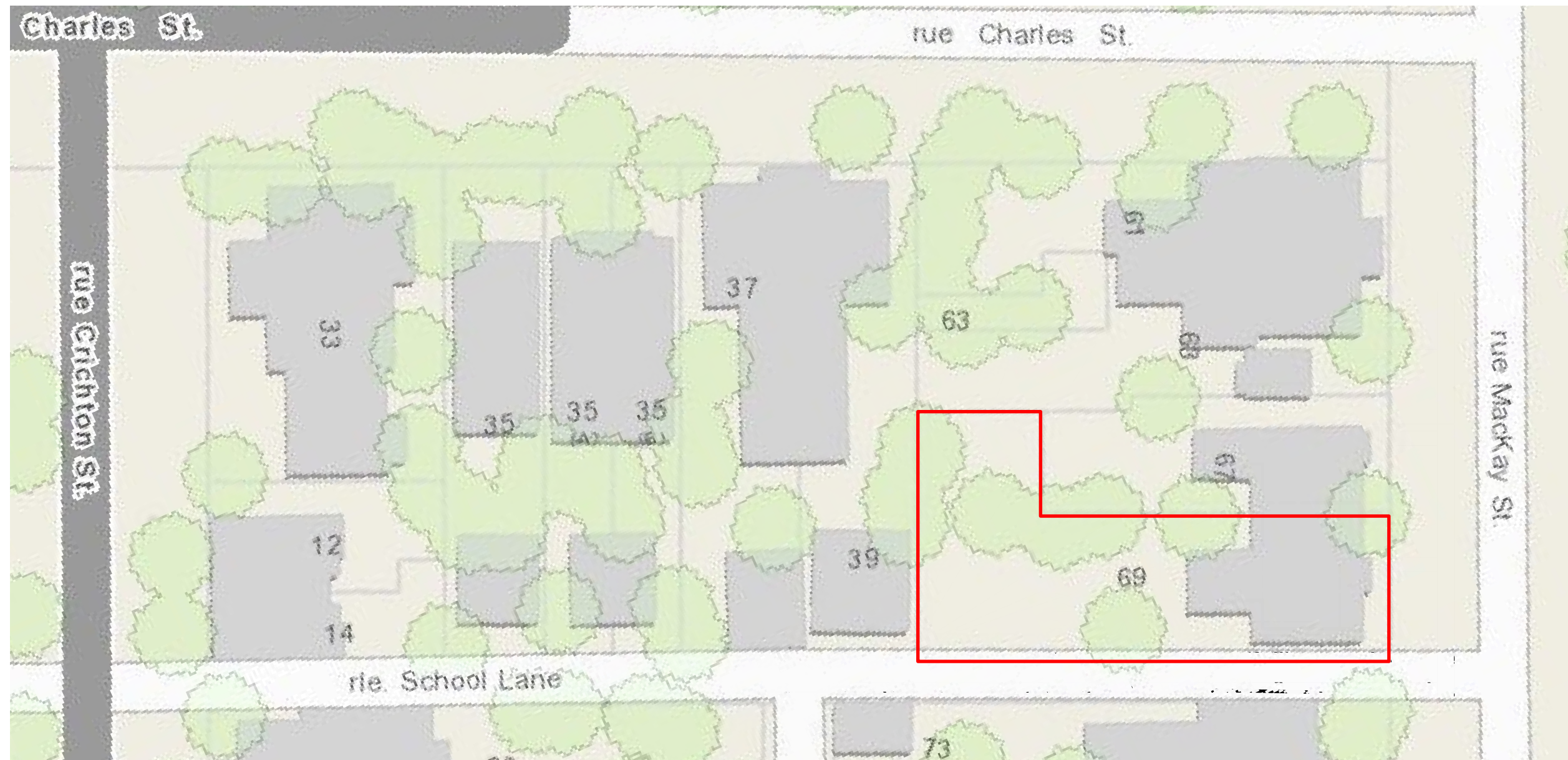
area of accessory structure: 3.10m ²	area of accessory structure: 21.34m ²
area of interior side yard: 38.45m ²	area of rear yard: 385.46m ²
3.10m ² / 38.45m ² = 8.06%	21.34m ² / 385.46m ² = 5.54%

Total Area: 21.34m² + 3.10m² = 24.44m²

no.	date	revision
2	2020/09/17	Revised for variance
1	2020/07/13	Issued for variance

GENERAL NOTES

- Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
- Do not scale from drawings.
- All work to comply with the Ontario Building Code and municipal regulations.
- This drawing to be read in conjunction with all material relevant to this project.

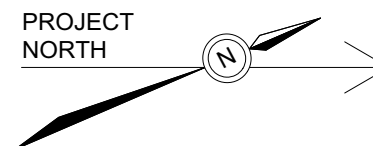


jane thompson architect

404 mackay street
 ottawa, ontario, K1M 2C4
 tel: (613)747-8104
 jtarch@rogers.com

scale	1:400
job no.	2009
project	69 MacKay Street Ottawa, ON
date	September 17, 2020
drawing	CONTEXT PLAN
designed	JT
drawn	IC
checked	JT
dwg no.	A-0

1
A-0
CONTEXT PLAN

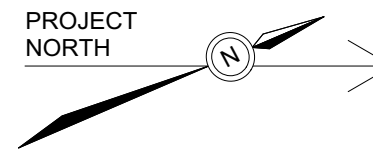


DRAWING LEGEND:

— = subject property

DRAWING LEGEND:

- Property line
- Existing fence
- - - Setback
- - - O/H wires
- Existing walls to remain
- UP Existing utility pole



DRAWING LIST:

- A-0 CONTEXT PLAN
- A-1 SITE PLAN
- A-2 GROUND FLOOR PLAN
- A-3 ROOF PLAN
- A-4 PARTIAL EAST ELEVATION
- A-5 PARTIAL SOUTH & NORTH ELEVATION

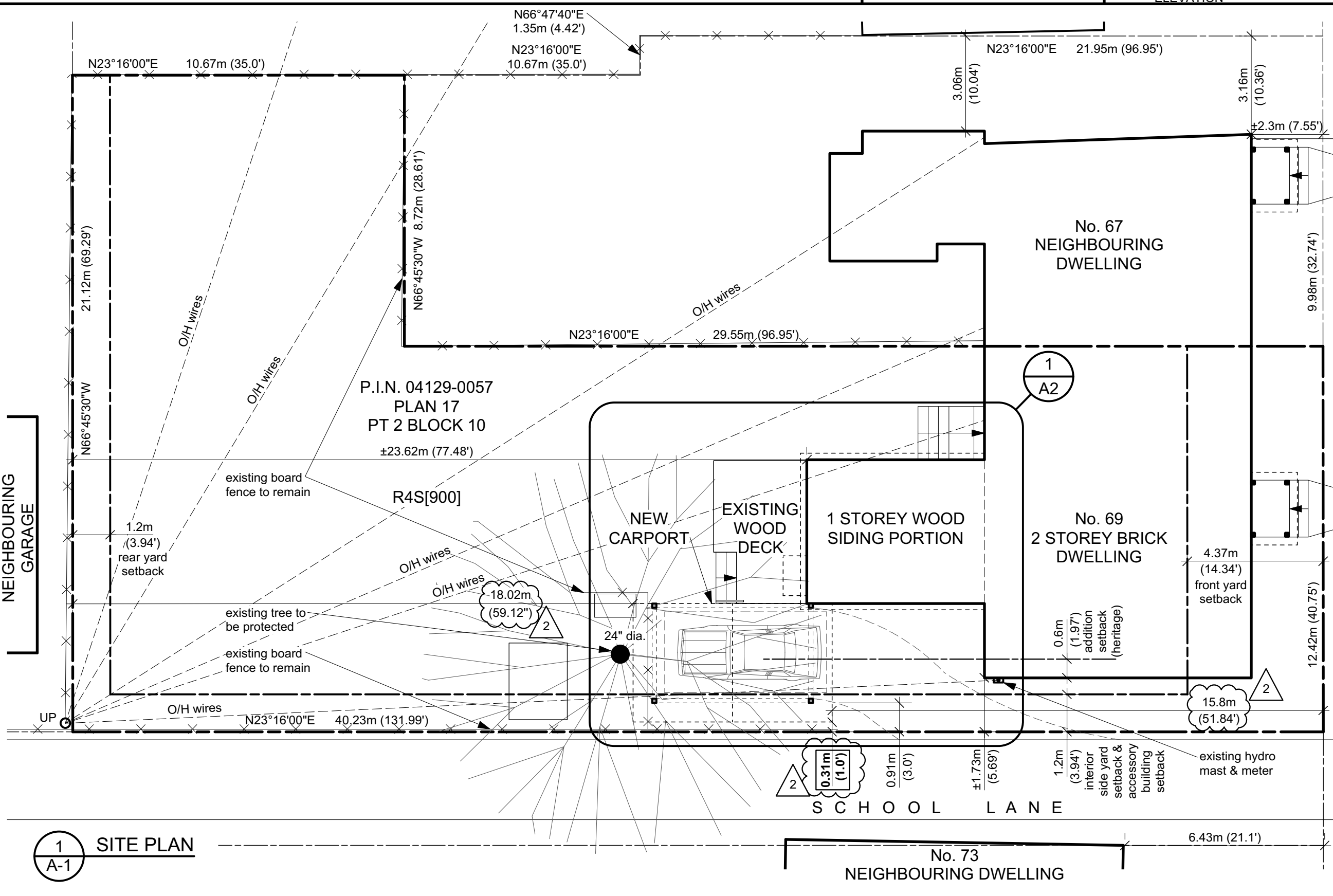
no.	date	revision
2	2020/09/17	Revised for variance
1	2020/07/13	Issued for variance

- GENERAL NOTES**
- Contractor must verify dimensions and conditions on site before proceeding with any portion of this work.
 - Do not scale from drawings.
 - All work to comply with the Ontario Building Code and municipal regulations.
 - 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)747-8104
 jtarch@rogers.com

scale	1:125
job no.	2009
project	69 MacKay Street Ottawa, ON
date	September 17, 2020
drawing	SITE PLAN
designed	JT
drawn	IC
checked	JT
dwg no.	A-1
dwg:2020/2009 - 69 MacKay/deliverables /drawings/2009 - Variance.vwx	



1 SITE PLAN
A-1

2	2020/09/17	Revised for variance
1	2020/07/13	Issued for variance
no.	date	revision

- GENERAL NOTES**
1. Contractor must verify dimensions and conditions on site before proceeding 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.



jane thompson architect

404 mackay street
ottawa, ontario, K1M 2C4
tel: (613)747-8104
jtarch@rogers.com

scale 1/4" = 1'-0"

job no. 2009

project
69 MacKay Street
Ottawa, ON

date September 17, 2020

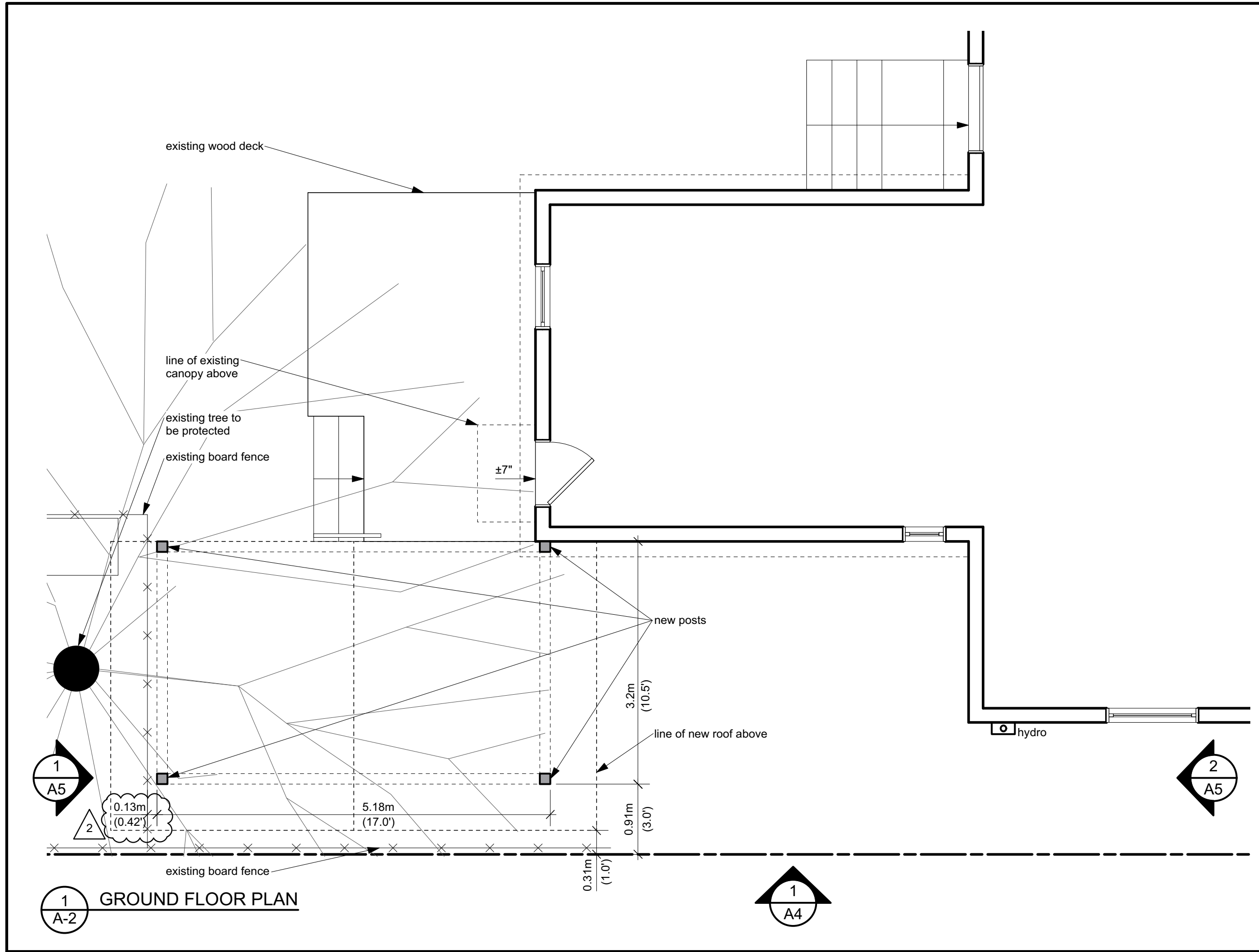
drawing
GROUND FLOOR PLAN

designed JT

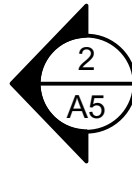
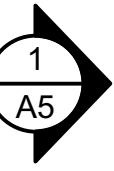
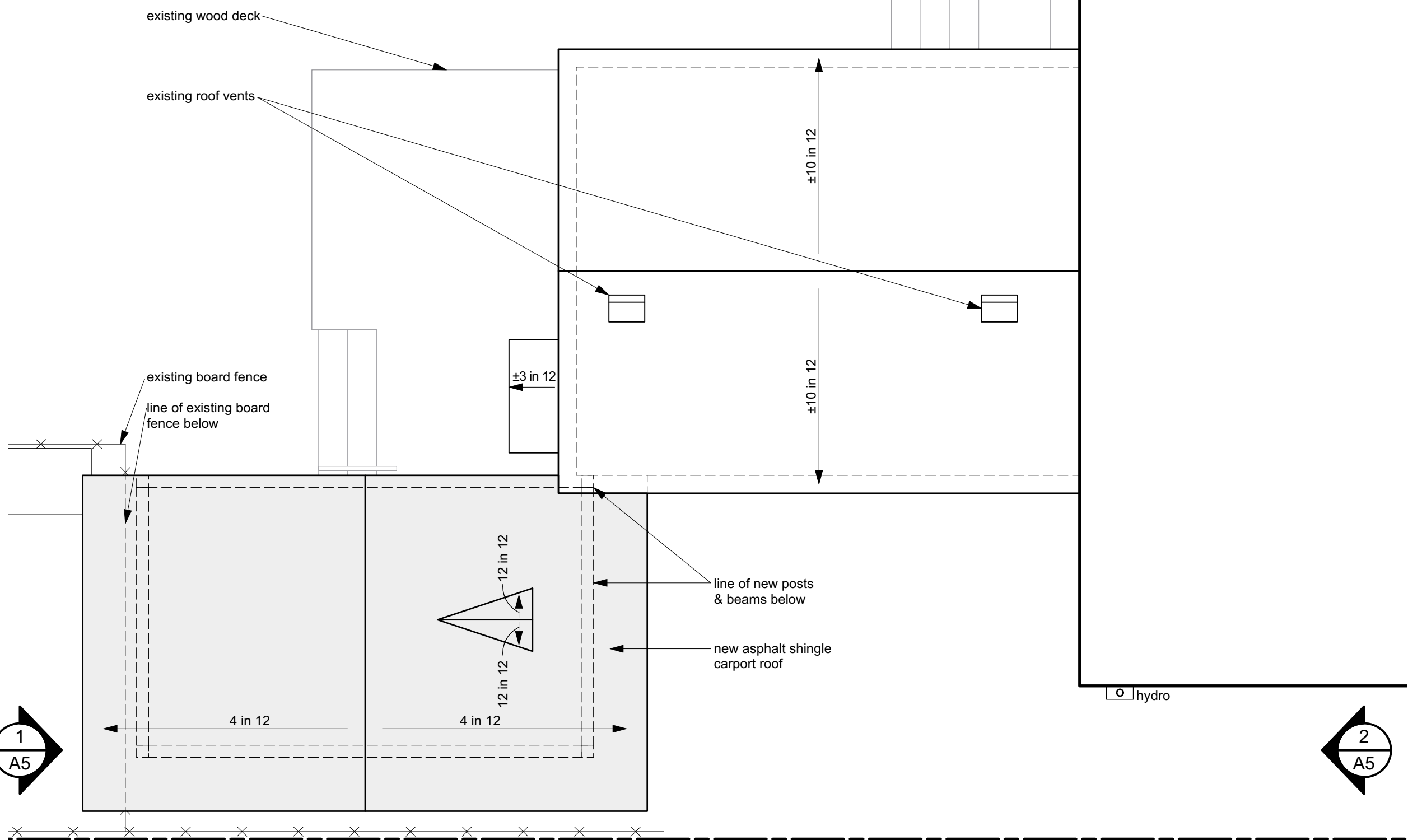
drawn IC

checked JT

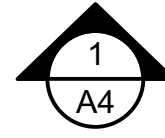
dwg no. A-2



1
A-2 **GROUND FLOOR PLAN**



1 ROOF PLAN
A-3



no.	date	revision
2	2020/09/17	Revised for variance
1	2020/07/13	Issued for variance

GENERAL NOTES

1. Contractor must verify dimensions and conditions on site before proceeding 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.



jane thompson architect

404 mackay street
ottawa, ontario, K1M 2C4
tel: (613)747-8104
jtarch@rogers.com

scale 1/4" = 1'-0"

job no. 2009

project
69 MacKay Street
Ottawa, ON

date September 17, 2020

drawing
ROOF PLAN

designed JT

drawn IC

checked JT

dwg no. A-3

dwg:2020/2009 - 69 MacKay/deliverables /drawings/2009 - Variance.vwx

2	2020/09/17	Revised for variance
1	2020/07/13	Issued for variance
no.	date	revision

- GENERAL NOTES**
1. Contractor must verify dimensions and conditions on site before proceeding 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.



jane thompson architect

404 mackay street
ottawa, ontario, K1M 2C4
tel: (613)747-8104
jtarch@rogers.com

scale 1/4" = 1'-0"

job no. 2009

project
69 MacKay Street
Ottawa, ON

date September 17, 2020

drawing
**PARTIAL
EAST ELEVATION**

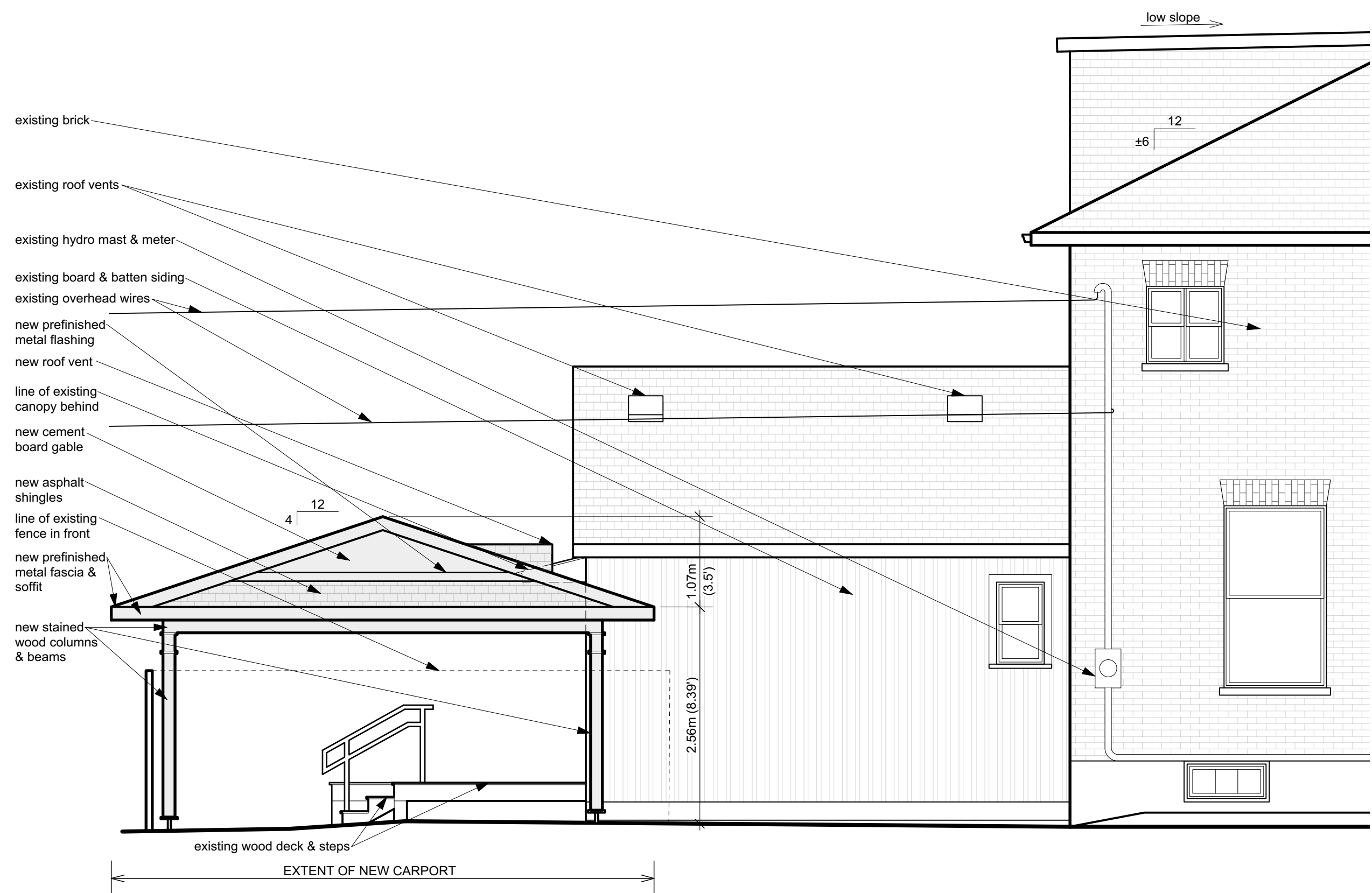
designed JT

drawn IC

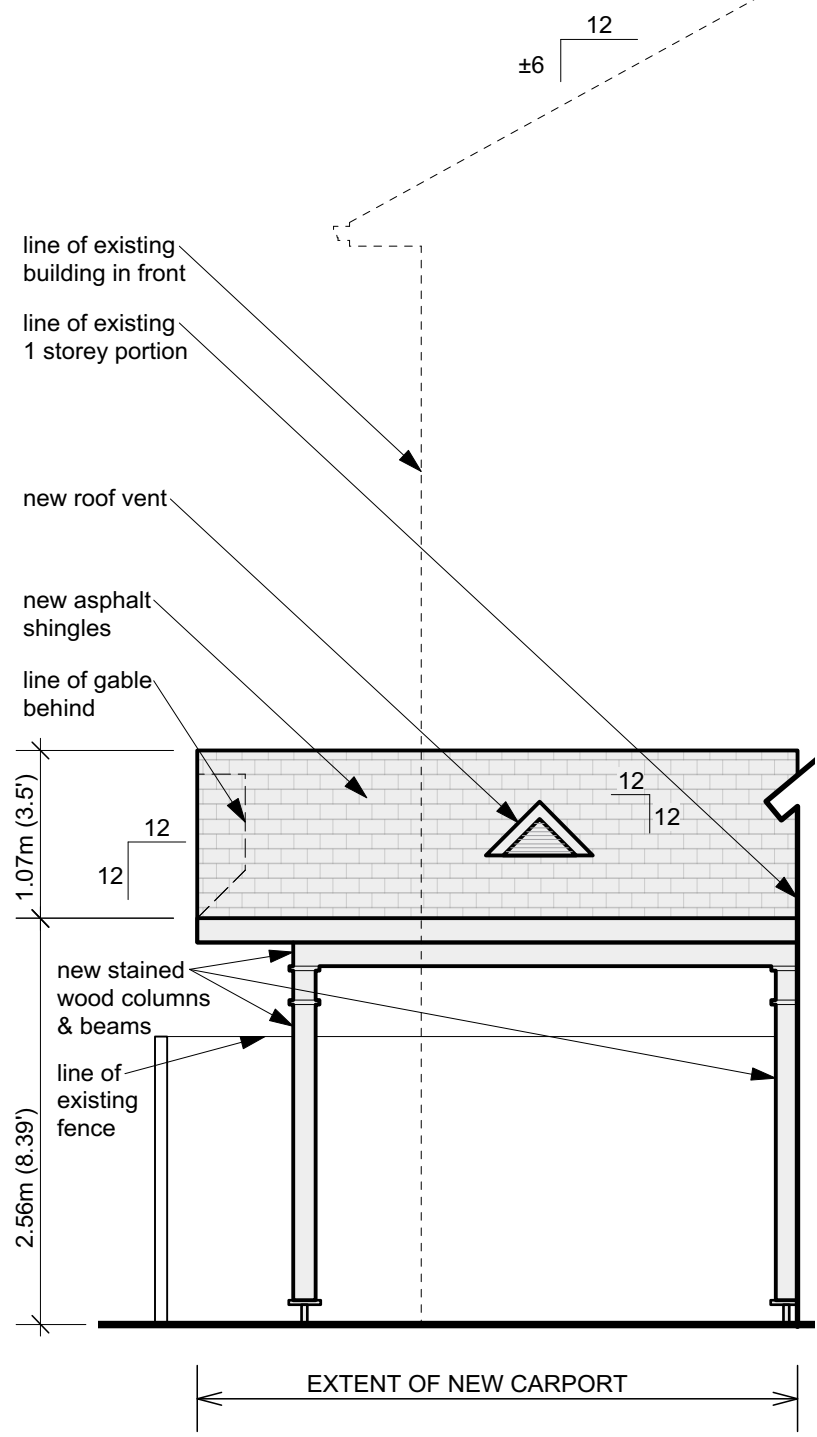
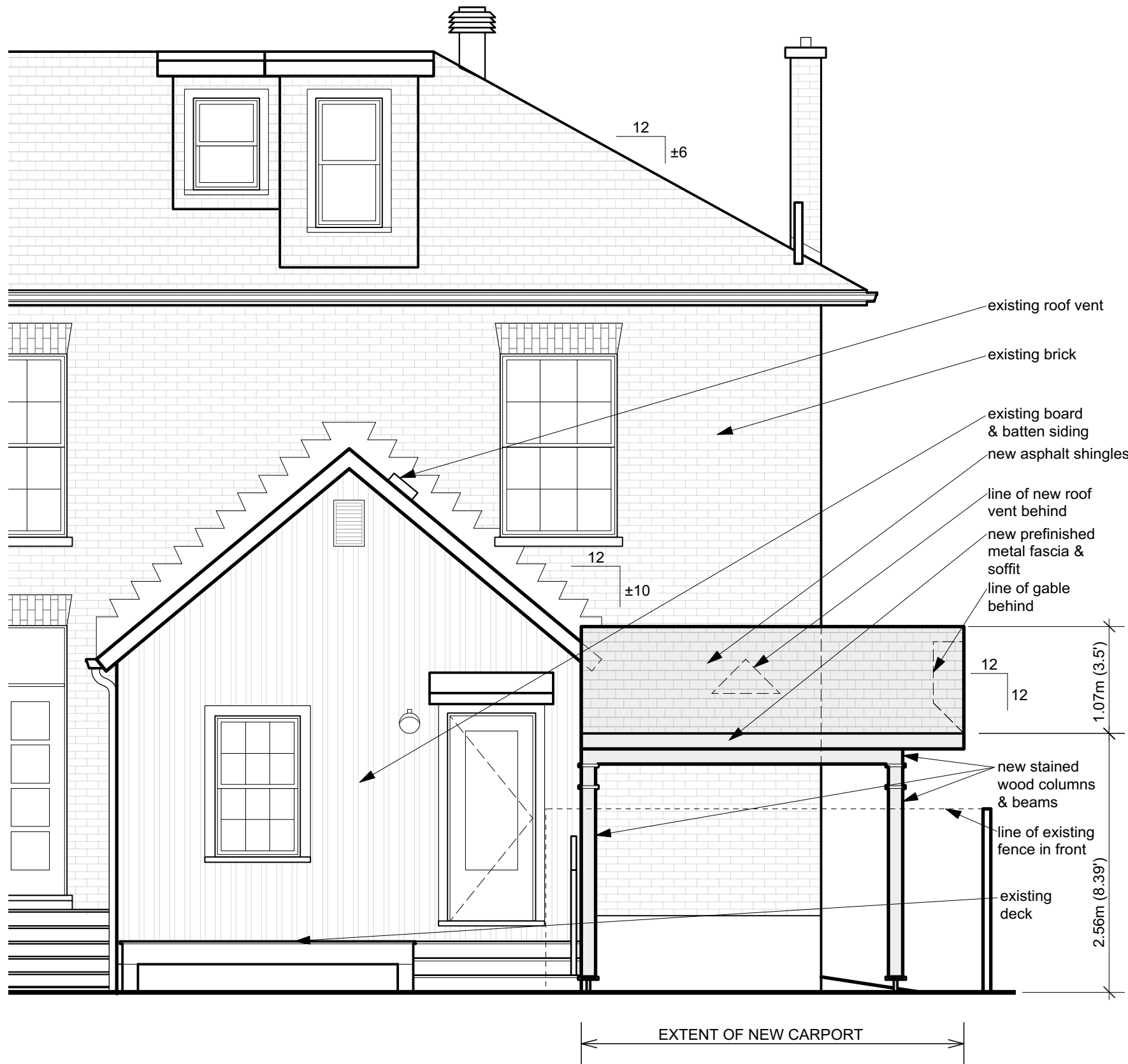
checked JT

dwg no. A-4

dwg:2020/2009 - 69 MacKay/deliverables
/drawings/2009 - Variance.vwx



1
A-4 **PARTIAL EAST ELEVATION**



1 PARTIAL SOUTH ELEVATION
A-5

2 PARTIAL NORTH ELEVATION
A-5

no.	date	revision
2	2020/09/17	Revised for variance
1	2020/07/13	Issued for variance

GENERAL NOTES

1. Contractor must verify dimensions and conditions on site before proceeding 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.



jane thompson architect

404 mackay street
ottawa, ontario, K1M 2C4
tel: (613)747-8104
jtarch@rogers.com

scale	1/4" = 1'-0"
job no.	2009
project	69 MacKay Street Ottawa, ON
date	September 17, 2020
drawing	PARTIAL SOUTH & NORTH ELEVATION
designed	JT
drawn	IC
checked	JT
dwg no.	A-5