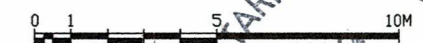


SITE PLAN

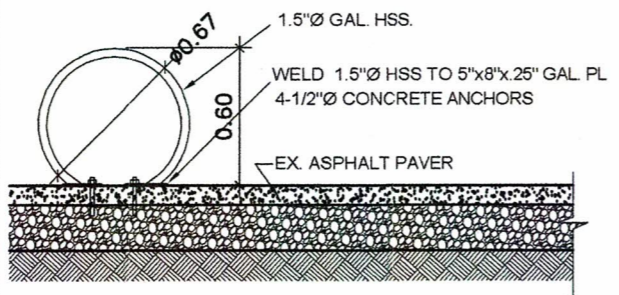
SCALE: 1/200



City of Ottawa Zoning By-law No. 2008-250 and Revised By-law No. 2015-228

REZONE: FROM R3R TO R4-UC WITH EXCEPTIONS

	REQUIRED	PROPOSED
LOW RISE APARTMENT 3 STOREY, 6 UNIT		
MINIMUM LOT WIDTH	10 m	9.04m (EXCEPTION)
MINIMUM LOT AREA	300m ²	532.8m ²
MAXIMUM BUILDING HEIGHT	11m	10.40m
MINIMUM FRONT YARD SETBACK	4.5m	6m
MINIMUM CORNER SIDE YARD SETBACK	3m	N/A
MINIMUM REAR YARD SETBACK	7.5m	7.5m
MINIMUM INTERIOR SIDE YARD SETBACK	1.5m	NORTH SIDE: 0.77m (EXCEPTION) SOUTH SIDE: 1.2m (EXCEPTION)
MINIMUM LANDSCAPE AREA	30%	43% (232.9 m ²)
SOFT LANDSCAPE		
FRONT YARD	35% (19.1 m ²)	50% (25m ²)
REAR YARD	50%(32.3m ²)	80% (51.6m ²)
FENESTRATION ON FRONT WALL	25%	30%
RECESS ON FRONT WALL	20%	30%
BICYCLE PARKING (0.5/UNIT)	3 spaces	6 spaces
VEHICLE PARKING	0	1 spaces



BICYCLE RACK DETAIL
SCALE: 1/30

PROPERTY DESCRIPTION:

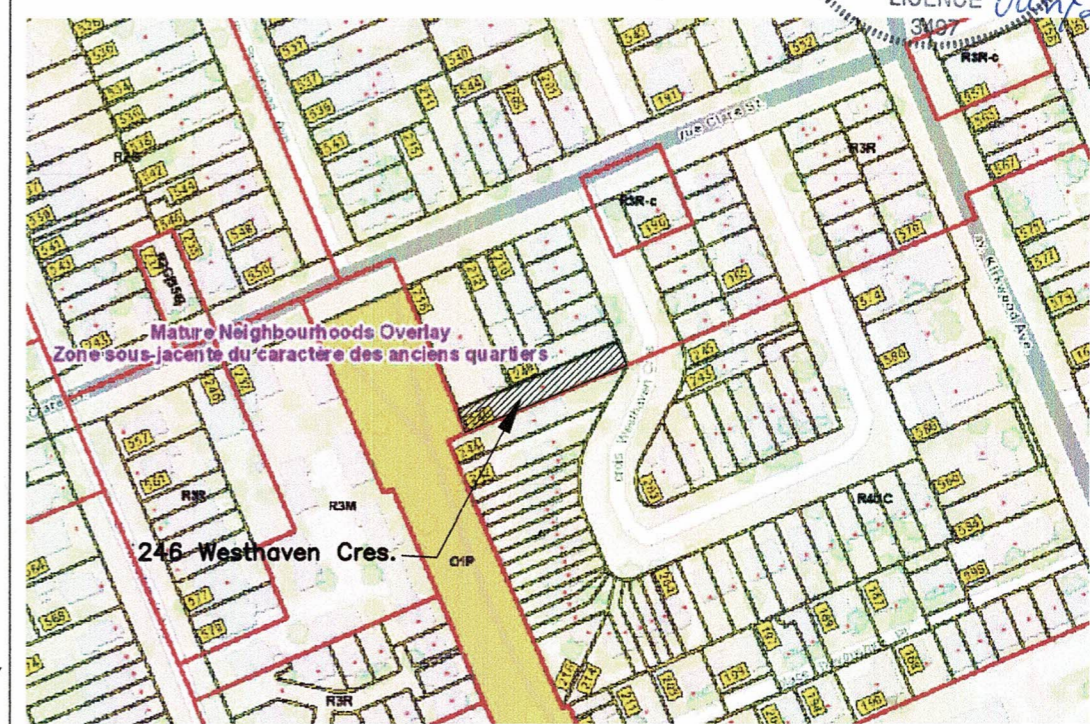
LEGAL DESCRIPTION: PART OF LOT H&I REGISTERED PLAN 253 & ALL OF LOT 30 REGISTERED PLAN 308 CITY OF OTTAWA
Base on survey prepared by Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

DEVELOPMENT DATA:

Current Zoning Designation: R3R
Site area: 532.8 m²
Frontage as per survey: 9.04 m.
Depth as per survey: 60.30 m.
Existing Building Area (Footprint): 266.85 m² (47% lot coverage)
Gross Floor Area : 875.14 m²
Application for rezoning to R4-UC
Application for building permit to conversion of existing Triplex to 6 unit apartment

LEGEND:

- ENTRANCE
- PROPERTY LINE
- SETBACK LINE
- EXISTING BUILDING
- SOFT LANDSCAPE
- INTERLOCKING WALKWAY
- ASPHALT DRIVEWAY
- RIVER ROCK



LOCATION PLAN

RENOVATION
THREE STOREY BUILDING
246 Westhaven Cres. OTTAWA, ONT.

CLIENT:
MICHEL BAROUD
485 KIRKWOOD AVE. OTT. K1Z 5W8
343 322 0977

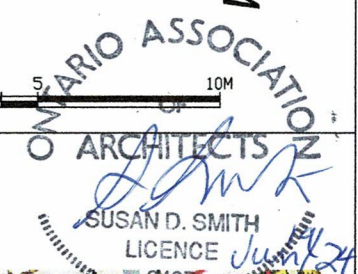
SUSAN D. SMITH ARCHITECT
941 Merivale Road
s.smith@sdsarch.ca
613-722-5327 or 291-3777

SITE PLAN

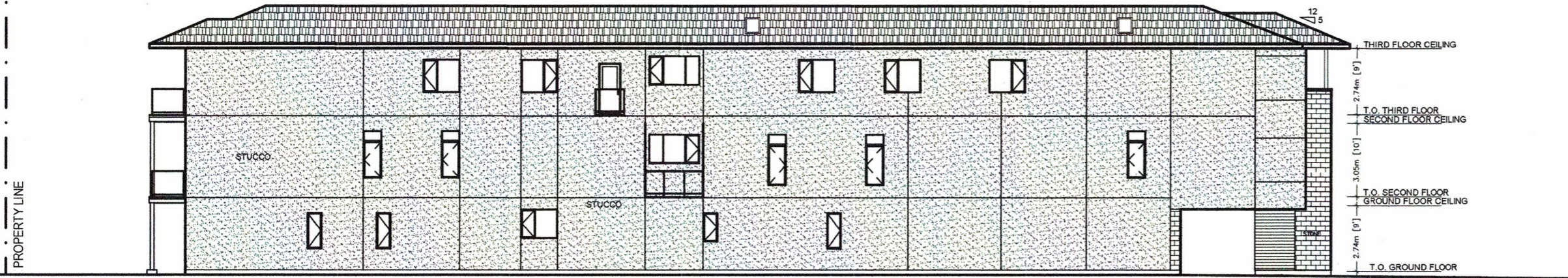
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DATE MAY/25 2024
DRAWING BY TD & VW
JOB # 2338

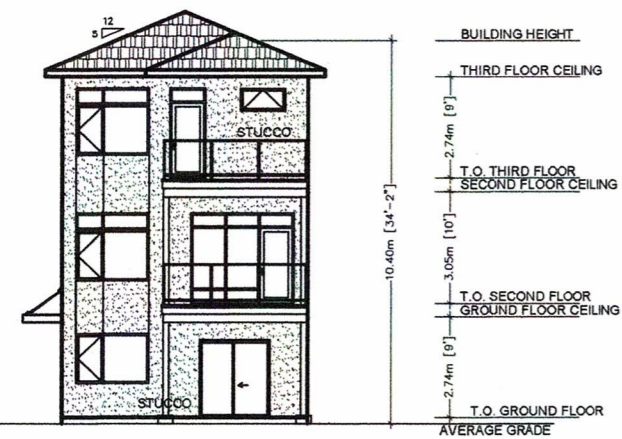
SP1



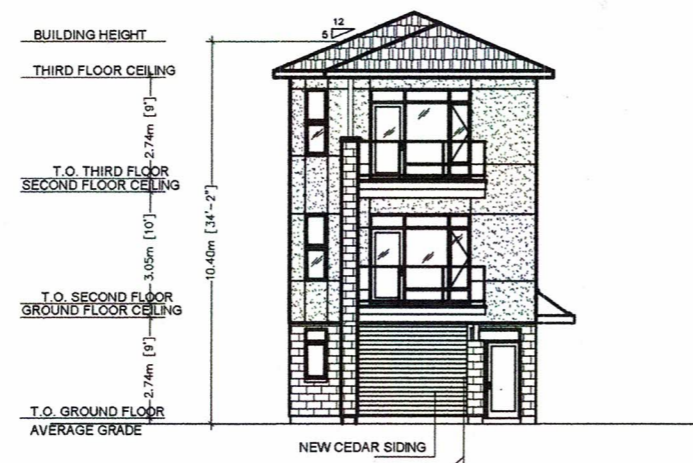
CLIENT:
 MICHEL BAROUD
 485 KIRKWOOD AVE. OTT.
 K1Z 5W8
 343 322 0977



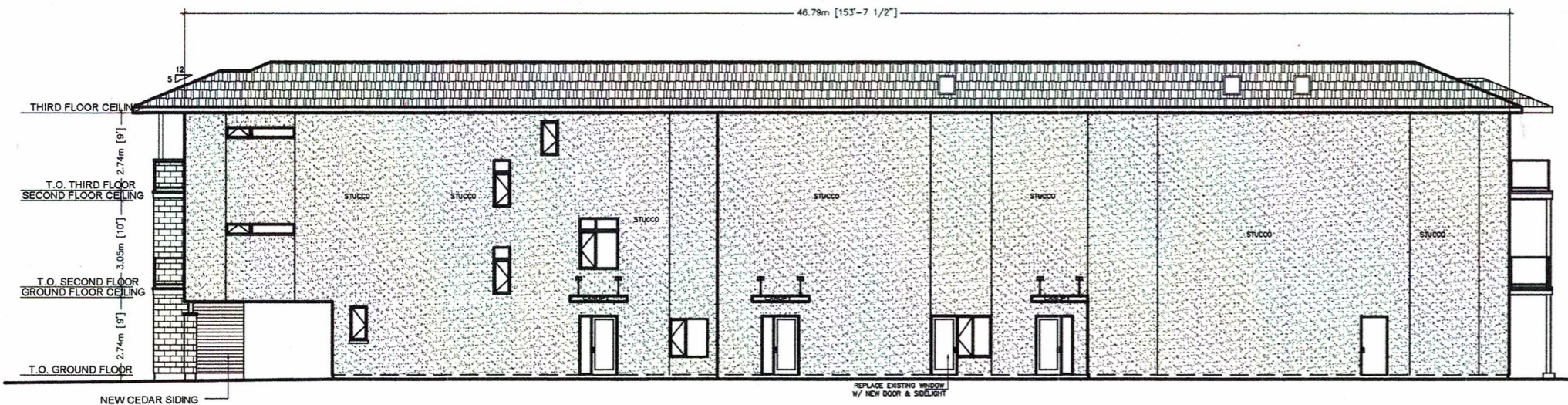
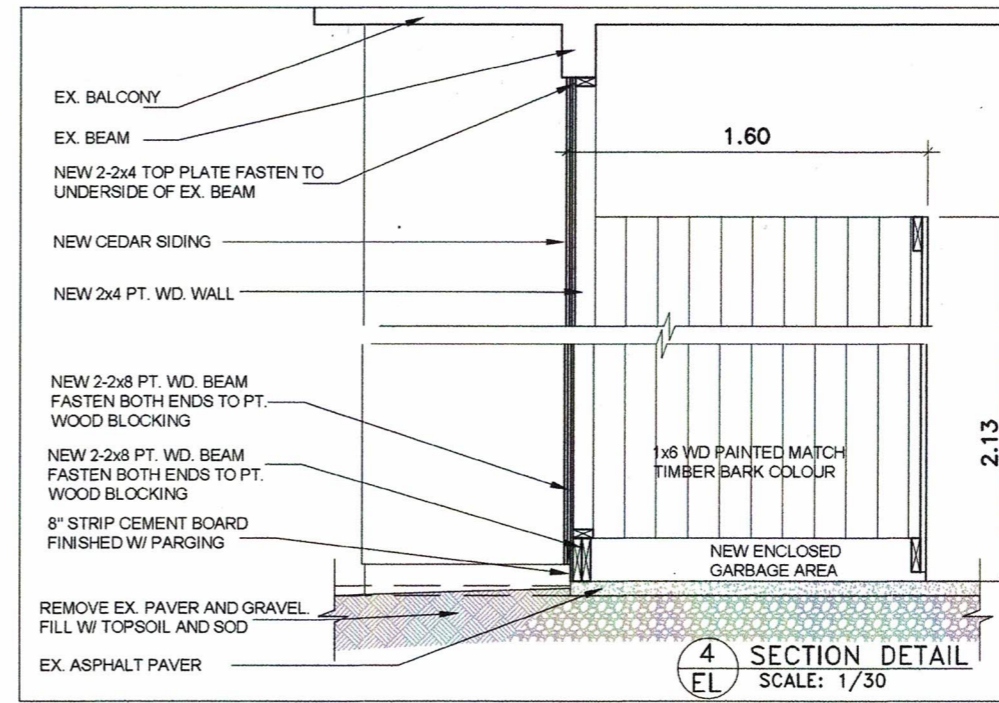
1 SOUTH ELEVATION
 EL SCALE: 1/200



2 EAST ELEVATION
 EL SCALE: 1/200



3 WEST ELEVATION
 EL SCALE: 1/200



5 SOUTH ELEVATION
 EL SCALE: 1/200

NOTE: DRAWINGS SHOW EXISTING OTHERWISE NOTED



SUSAN D. SMITH ARCHITECT
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 Ottawa, Ontario
 K1Z 6A1
 613-722-5327
 s.smith@sdsarch.ca

No.	Date	Revision	By
1	27/05/2024	REISSUED FOR REZONING	
0	02/04/2024	ISSUED FOR REZONING	TD

Project Title: **RENOVATION**
 NEW 6 UNIT DWELLING
 246 WESTHAVEN CRESCENT
 OTTAWA, ON K1Z 7G3

Drawing Title:
ELEVATIONS

Scale	3/32"=1'-0"	Drawing No.
Date	OCT. 2023	EL
Drawn	VW & TD	
Checked		
Job No.	1459	