

22 MORRIS STREET  
OTTAWA, ONTARIO  
K1S 4K7  
(613) 232 9081 Tel.  
(613) 232 5761 Fax.

ALL WORK TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE ONTARIO BUILDING CODE (O.B.C.)

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DO NOT SCALE DRAWINGS. COPYRIGHT RESERVED.

LEGEND

05	
04	
03	
02	
01	COA - IN HOUSE DRAFT 13-03-25
No.	DATE

PROJECT TITLE:

132, 134 & 136 COWLEY AVENUE  
OTTAWA, ON

DRAWING TITLE:

SITE PLAN, AERIAL PHOTO AND CONTEXT MAP

PROJECT No. : 2012-20

DATE:	DWG No:
13-03-21	A1
SCALE:	NOTED
DWG BY:	P.C

DEVELOPMENT INFO

ZONING : R2D  
 LOT AREAS:  
 EXISTING LOT AREA = 15000.0 S.F. (1383.5 M)  
 PROPOSED LOT AREAS =  
 PART 1 = 5000.0 S.F. (464.5 M)  
 PART 2 = 5000.0 S.F. (464.5 M)  
 PART 3 = 5000.0 S.F. (464.5 M)  
 BUILDING AREAS:  
 EXISTING DWELLING FOOTPRINT = 1801.6 S.F. (167.3 G.S.M.)  
 PROPOSED DWELLING FOOTPRINT = 1846.4 S.F. (171.9 G.S.M. EACH)

GROSS FLOOR AREAS

132, 134 & 136 COWLEY:  
 BSMT FLR. = 1004.4 G.S.F. (93.4 G.S.M.)  
 MAIN FLR. = 1287.4 G.S.F. (119.1 G.S.M.)  
 (N.I.C. GARAGE) = 258.1 G.S.F. (24.0 G.S.M.)  
 2nd FLR. = 186.6 G.S.F. (17.3 G.S.M.)  
 TOTAL = 3636.5 G.S.F. (338.8 G.S.M.)

TOTAL GROSS FLOOR AREA/DWELLING:

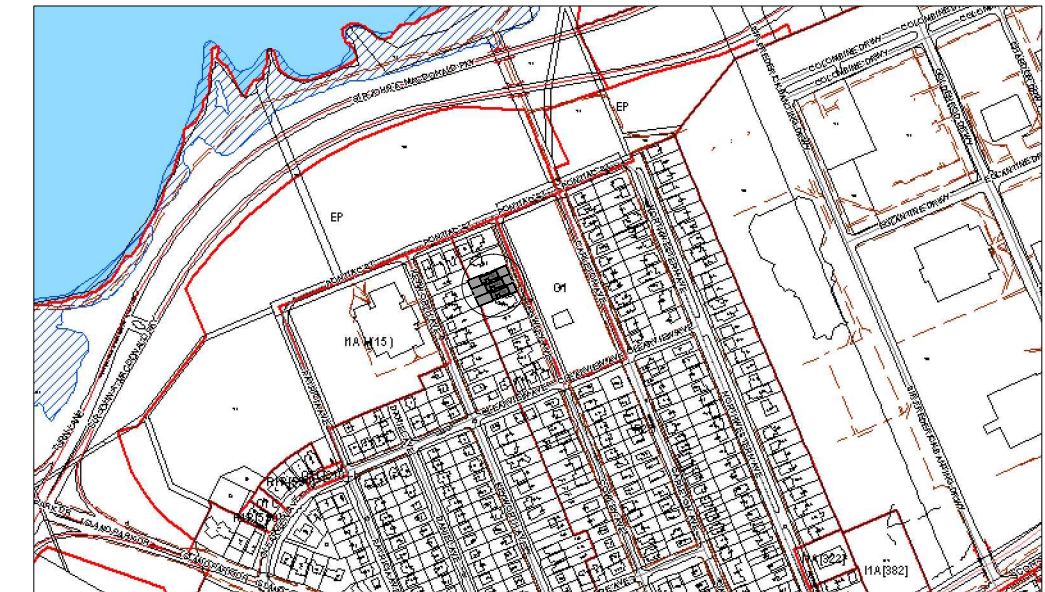
2649.4 G.S.F. (246.1 G.S.M.)  
 (N.I.C. BASEMENT, PORCH, DECK, BALCONIES)

VARIANCES REQUIRED:

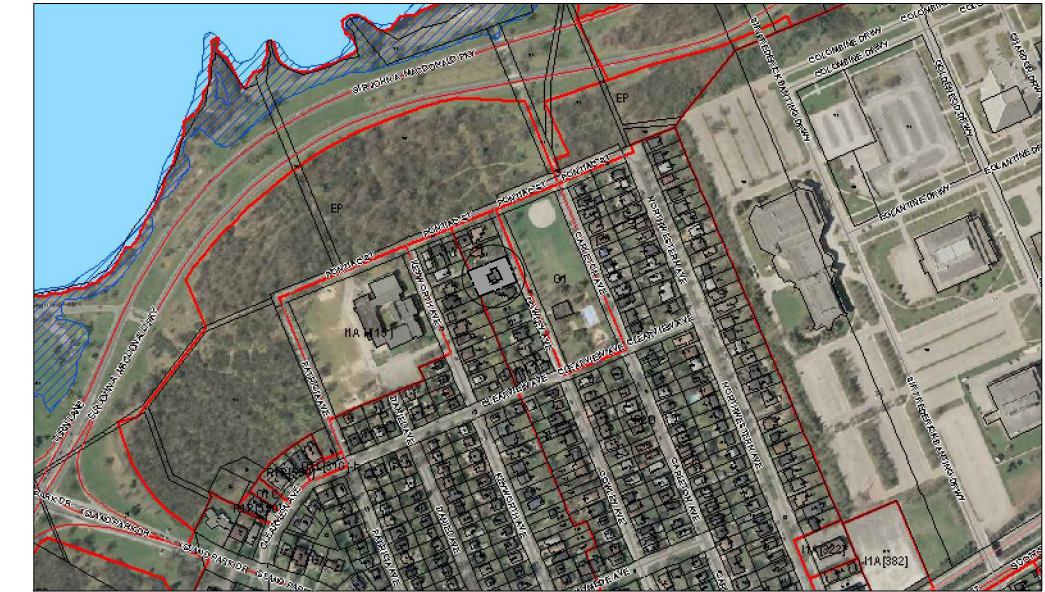
- 132 COWLEY AVE. PART 1 ON A DRAFT 4R-PLAN PROPOSED DETACHED DWELLING.  
 UNDER ZONING BY-LAW 2008-250  
 a) TO PERMIT A REDUCED LOT WIDTH OF 10.16 METRES WHEREAS THE BY-LAW PERMITS A MINIMUM OF 15.0 METRES.  
 UNDER ZONING BY-LAW AMENDMENT 2012-147 (NEW INTEL DEVELOPMENT REGULATIONS)  
 b) TO PERMIT AN INCREASED MAXIMUM FRONT YARD SETBACK OF 11.48 METRES FOR THE FIRST STOREY OF THE FRONT WALL WHEREAS THE BY-LAW PERMITS A MAXIMUM FRONT YARD SETBACK OF 6.0 METRES.  
 c) TO PERMIT A REDUCED FRONT YARD SETBACK OF 10.88 METRES WHEREAS THE BY-LAW PERMITS THE MINIMUM REQUIRED FRONT YARD SETBACK TO BE THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE ADJUTING LOTS ON WHICH THE BUILDINGS FRONT THE SAME STREET. IN THIS INSTANCE THE AVERAGE OF THE FRONT YARD SETBACKS OF THE ADJUTING LOTS IS 15.30 METRES.  
 d) TO PERMIT A REDUCED FRONT YARD SETBACK OF 10.88 METRES WHEREAS THE BY-LAW PERMITS A MAXIMUM PROJECTION BALCONY TO PROJECT 1.78 METRES INTO THE FRONT YARD EQUAL TO THE AVERAGE EXTENT OF THE EXISTING PROJECTIONS OF THE SAME TYPE FACING THE SAME STREET AND LOCATED ON THE EXISTING BUILDINGS ON THE ADJUTING LOTS. IN THIS CASE 1.60 METRES.  
 134 COWLEY AVE. PART 2 ON A DRAFT 4R-PLAN PROPOSED DETACHED DWELLING.  
 UNDER ZONING BY-LAW 2008-250  
 a) TO PERMIT A REDUCED LOT WIDTH OF 10.16 METRES WHEREAS THE BY-LAW PERMITS A MINIMUM OF 15.0 METRES.  
 UNDER ZONING BY-LAW AMENDMENT 2012-147 (NEW INTEL DEVELOPMENT REGULATIONS)  
 1) TO PERMIT AN INCREASED MAXIMUM FRONT YARD SETBACK OF 10.8 METRES FOR THE FIRST STOREY OF THE FRONT WALL WHEREAS THE BY-LAW PERMITS A MAXIMUM FRONT YARD SETBACK OF 6.0 METRES.  
 2) TO PERMIT A REDUCED FRONT YARD SETBACK OF 6.44 METRES WHEREAS THE BY-LAW PERMITS THE MINIMUM REQUIRED FRONT YARD SETBACK TO BE THE AVERAGE OF THE EXISTING FRONT YARD SETBACKS OF THE ADJUTING LOTS ON WHICH THE BUILDINGS FRONT THE SAME STREET. IN THIS INSTANCE THE AVERAGE OF THE FRONT YARD SETBACKS OF THE ADJUTING LOTS IS 15.30 METRES.

ZONING INFO

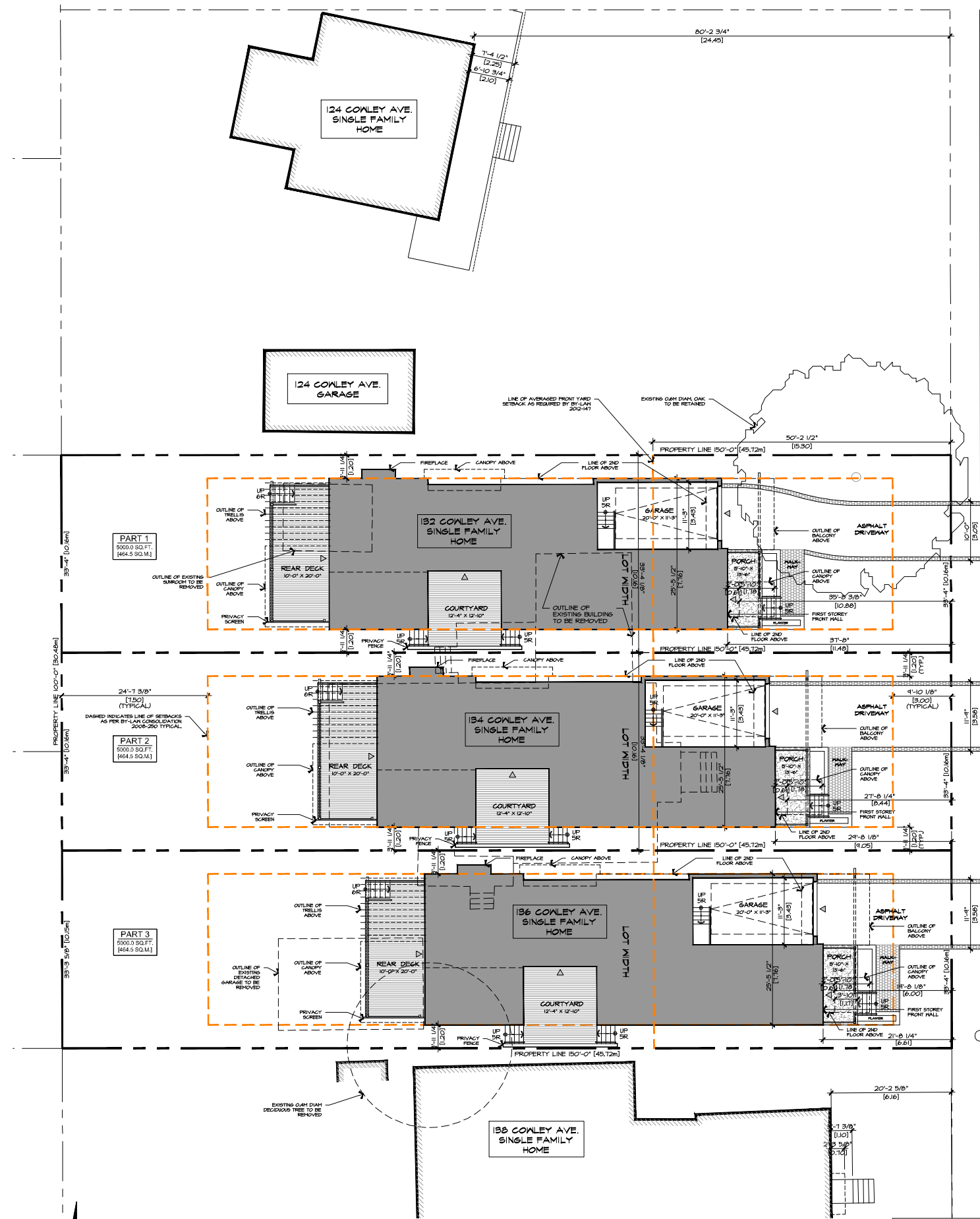
ZONING : R2D  
 DEVELOPMENT INFO  
 L.H. : 15m MIN.  
 L.A. : 45.0m MIN.  
 H. : 11m MAX.  
 F.Y. : 3.0m MIN.  
 G.S.Y. : 3.0m MIN.  
 R.Y. : 25% (7.5m MAX)  
 I.S.Y. : 1.2 MIN.



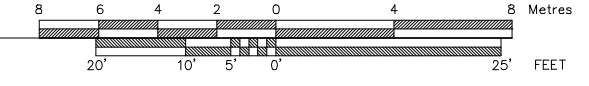
CONTEXT MAP  
SCALE: N.T.S.



AERIAL PHOTO  
SCALE: N.T.S.



SITE PLAN  
SCALE: 3/32" = 1'-0"



SURVEY INFO:  
 SURVEY INFORMATION TAKEN FROM A SURVEYOR'S REAL PROPERTY REPORT - LOT 8 WEST COWLEY AVE. REGISTERED PLAN NO. 218 CITY OF OTTAWA. SURVEYED BY FARLEY SMITH & DENIS SURVEYING LTD. JAN. 6, 2013

PLOT DATE : 2013-03-25

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PROJECT TITLE:

**132, 134 & 136 COWLEY AVENUE**

OTTAWA, ON

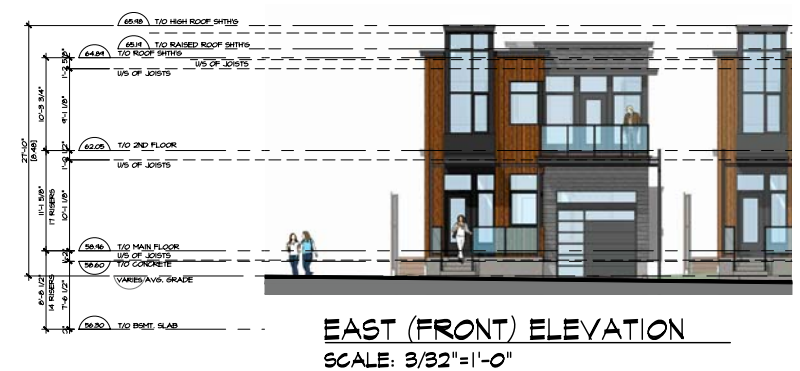
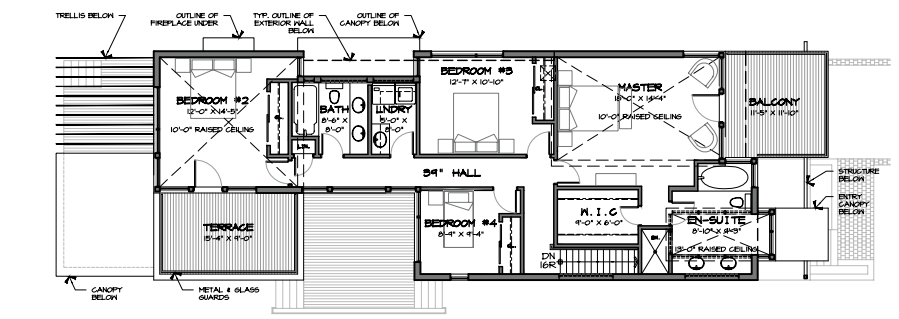
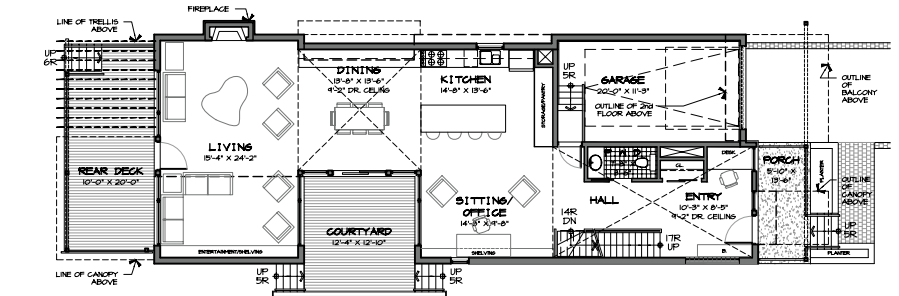
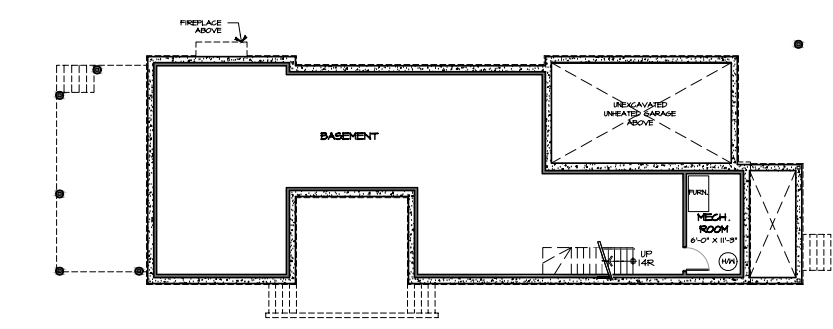
DRAWING TITLE:

**PLANS, ELEVATIONS & PERSPECTIVES**

PROJECT No. : 2012-20

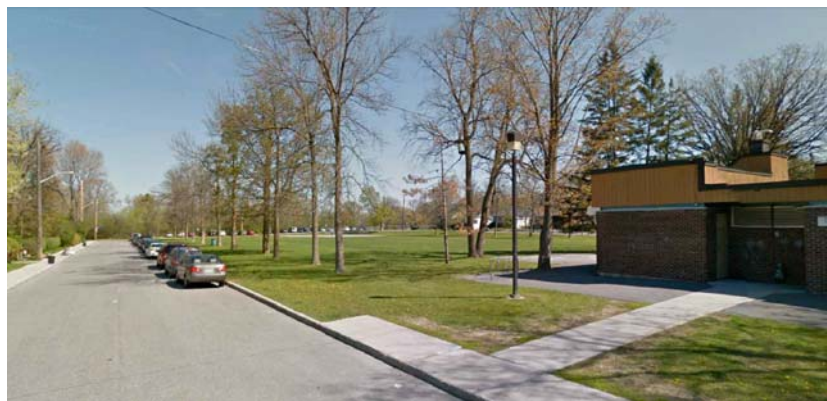
DATE: 13-03-21  
SCALE: NOTED  
DWG BY: P.C.

DWG No: **A2**





**COWLEY STREETSCAPE PHOTOGRAPH**  
SCALE: N.T.S.



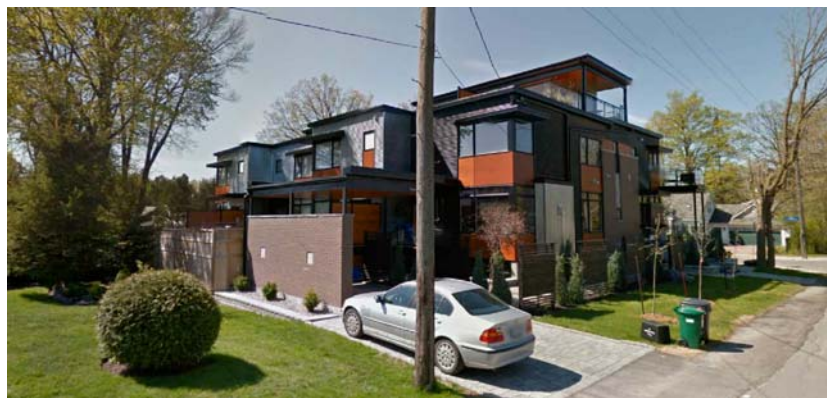
CHAMPLAIN PARK (LOOKING NORTH)



CHAMPLAIN PARK (LOOKING SOUTH)



224 NORTHWESTERN AVENUE



20 CLEARVIEW AVENUE



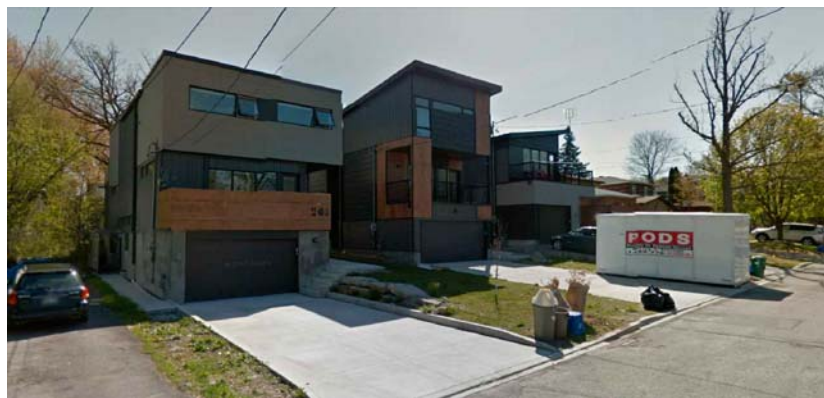
165, 167 & 169 CARLETON AVENUE



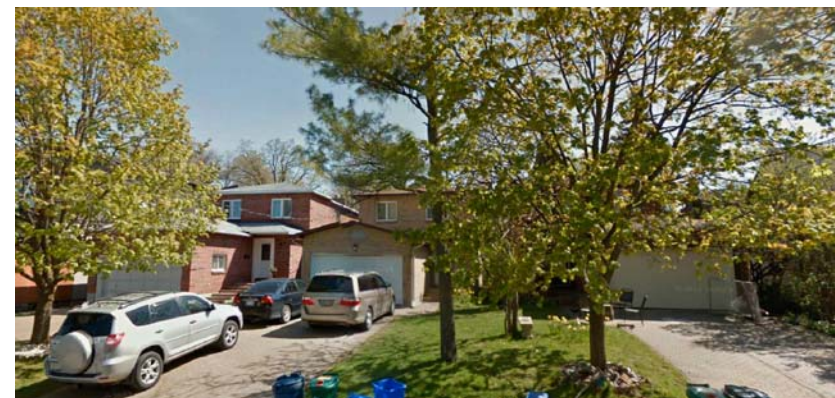
193 & 197 CARLETON AVENUE



209, 211, 213, 217, 219 & 221 CARLETON AVENUE



201, 203, & 205 KEYWORTH AVENUE



207, 209, & 211 KEYWORTH AVENUE

**HAMEL DESIGN**

22 MORRIS STREET  
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DRAWING TITLE:

**STREETSCAPE & CONTEXT PHOTOS**

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SCALE: NOTED	<b>A3</b>
DWG BY: P.C	