Ross rj Boyle Architect

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Date: May 05, 2013

Re: **Committee of Adjustment**
Minor Variance/Permission Application
353 Friel Street, Ottawa – Sandy Hill Apt. Conversion Project No. 13.02.202
Letter – Nature of the Application

We are applying to the Committee of Adjustment, to request a reduction in the required amenity space for the project located at 353 Friel Street, which is a conversion of an existing vacant seniors' residence into a complex of rental units for single occupant apartments and the renovation to 301 Laurier Avenue into three rental apartment units. The primary targeted market is for singles, young professionals and students attending college or university. The development provides a certain degree of amenity space in response to the requirements of the Zoning By-Law. Our current proposal can provide the required communal component of the required amenity space. Private amenity space is generally achieved in the form of exterior balconies on the building. Considering the Heritage nature of the building at 353 Friel Street, the addition of exterior balconies would not be permitted. Our review below outlines our calculations which have been amended to include both buildings on the property as was requested by the City planner. This revision includes clarifications received from the City on previous errors in the interpretation as to the definition on permitted amenity spaces, under the requirements of the Zoning By-Law.

Our review of the requirements includes 301 Laurier as requested. (an application for a building permit is currently under review by the City)

Under the Zoning By-Law, the required amenity space would be:
For 353 Friel Street Building: 88Ux6 sq.m/U = 528 sq.m,
For 301 Laurier Avenue: 3Ux6 sq.m/U = 18 sq.m = 18 sq.m,
for a total of 546 sq.m of amenity space.
50% of it will be communal space or 273.0 sq.m

We are proposing the following amenity spaces for the conversion development:
A. Communal Amenity Space to be provided:
Exterior:

1) Site 353:
   A. Front entrance landscaped area 68 sq. m
   B. Side entrance landscaped area 134.0 sq.m
   C. North landscaped area 56.2 sq.m
2) Site 301:
   D. Front porch 13.5 sq.m
   E. Rear roof deck 43.5 sq.m
   F. Rear grade grass area 27.0 sq.m

Total exterior communal space 342.2 sq.m

Interior:

1) 353: G. Ground floor centre hall seating area 5.0 sq.m
H. First floor at vending machines 6.75 sq.m
I. First floor lobby seating area 3.0 sq.m
J. Second floor north lobby seating area 7.5 sq.m

Total interior communal space 22.25 sq.m

The total communal space to be provided would be 364.45 sq.m, which is in compliance with the Zoning By-Law and is in fact slightly higher than the required minimum communal amenity space. Therefore, variance b) in the initial application is no longer required.

B. Private amenity space to be provided:

Exterior:

K. Site 353: First floor terrace: 9.18 sq.m

Under the Zoning By-Law, 279.35 sq.m is required, therefore we have a shortfall of 270.17 sq.m.

Total amenity space provided, both communal and private, is 373.63 sq.m or 68.4% of the total of the required private and communal amenity space.

Our revised minor variance request is:

To permit a reduced total amenity area of 373.63 square meters whereas the Zoning By-Law 2008-250 requires a minimum total amenity area of 546 square meters, comprised of 6 square meters per dwelling unit.

Sincerely,

Ross rj Boyle Architect

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ONTARIO ASSOCIATION OF ARCHITECTS
ROSS J. BOYLE
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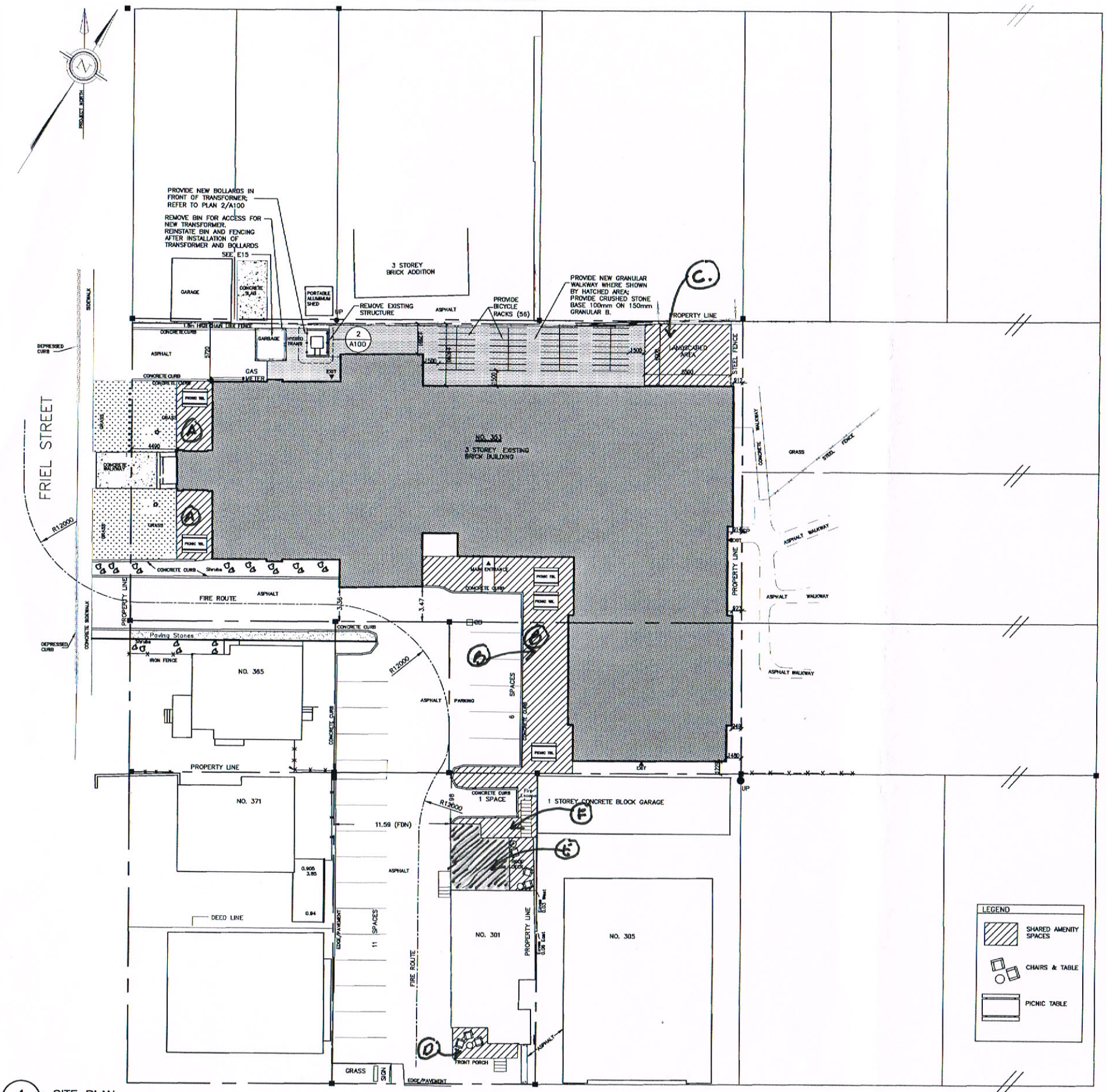
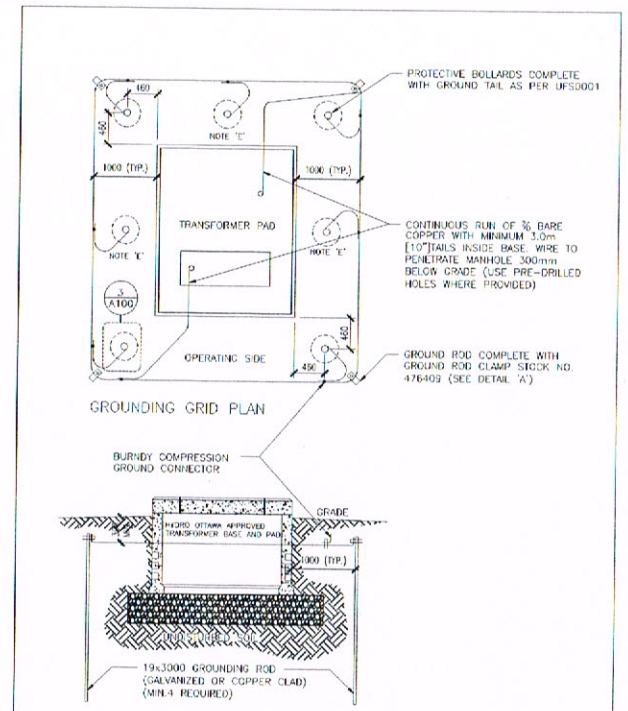
3086



1 / A100 SITE PLAN
1:200



NOTES:

A. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.

B. THE GROUNDING SHALL BE DONE IN ACCORDANCE WITH THE ONTARIO ELECTRICAL SAFETY CODE AND INSPECTED HYDRO OTTAWA PRIOR TO BACKFILLING. WHEN THE ELECTRICAL EQUIPMENT IS TO SUPPLY A CUSTOMER ON PRIVATE PROPERTY, ESA INSPECTION IS REQUIRED PRIOR TO BACKFILLING.

C. ADDITIONAL GROUNDING RODS AND/ OR PLATES SHALL BE ADDED TO OBTAIN A SATISFACTORY GROUND RESISTANCE OF <=25 OHMS (ISOLATED) OR <6 OHMS CONNECTED TO SYSTEM NEUTRAL.

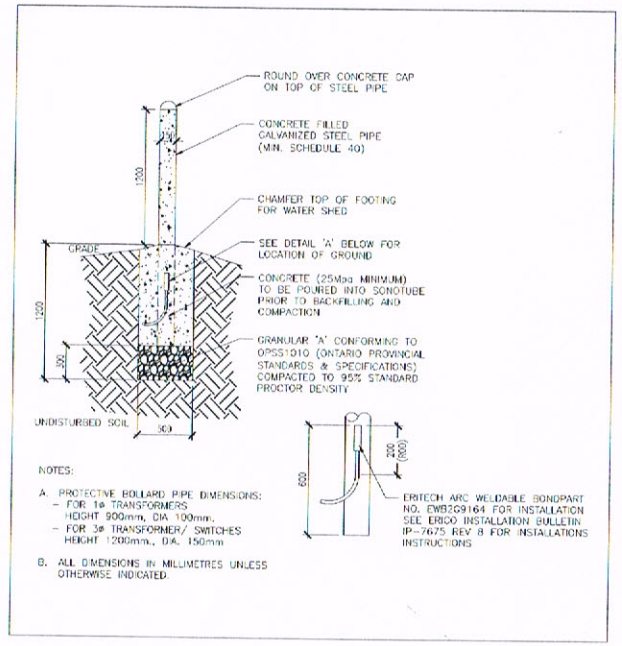
D. ALL GROUNDING EQUIPMENT TO BE CSA APPROVED.

E. PROTECTIVE BOLLARDS REQUIRED AS STATED IN DESIGN.

F. EXCAVATION TO BE BACKFILLED AND COMPACTED TO 600mm WITH THE BALANCE OF THE EXCAVATION TO REMAIN OPEN FOR GROUNDING INSTALLATION BY CONTRACTOR UNTIL INSPECTION COMPLETE.

G. ALL THIRD PARTY METAL EQUIPMENT WITHIN 2400mm OR LESS OF THE GROUND ROD WITH A CONDUCTOR SIZE APPROPRIATE FOR THE AVAILABLE FAULT CURRENT (MIN 35 CU.) AND A SEPARATE CONNECTOR APPROVED BY HYDRO OTTAWA.

2 / A100 GROUNDING TRANSFORMER BASE DETAIL
NTS



NOTES:

A. PROTECTIVE BOLLARD PIPE DIMENSIONS:
- FOR 1ø TRANSFORMERS HEIGHT 900mm, DIA. 100mm.
- FOR 3ø TRANSFORMER/ SWITCHES HEIGHT 1200mm., DIA. 150mm

B. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE INDICATED.

3 / A100 BOLLARD DETAIL
NTS

Consultants

Legend

Notes

Revision	By	Appd.	YY.MM.DD
4. ISSUED FOR CONSTRUCTION			13.03.01
3. ISSUED FOR TENDER			13.02.14
2. BUILDING PERMIT APPLICATION			13.01.14
1. ISSUED FOR REVIEW			12.12.03

Issued	By	Appd.	YY.MM.DD

File Name:

Dwn.	Chkd.	Dsgn.	YY.MM.DD

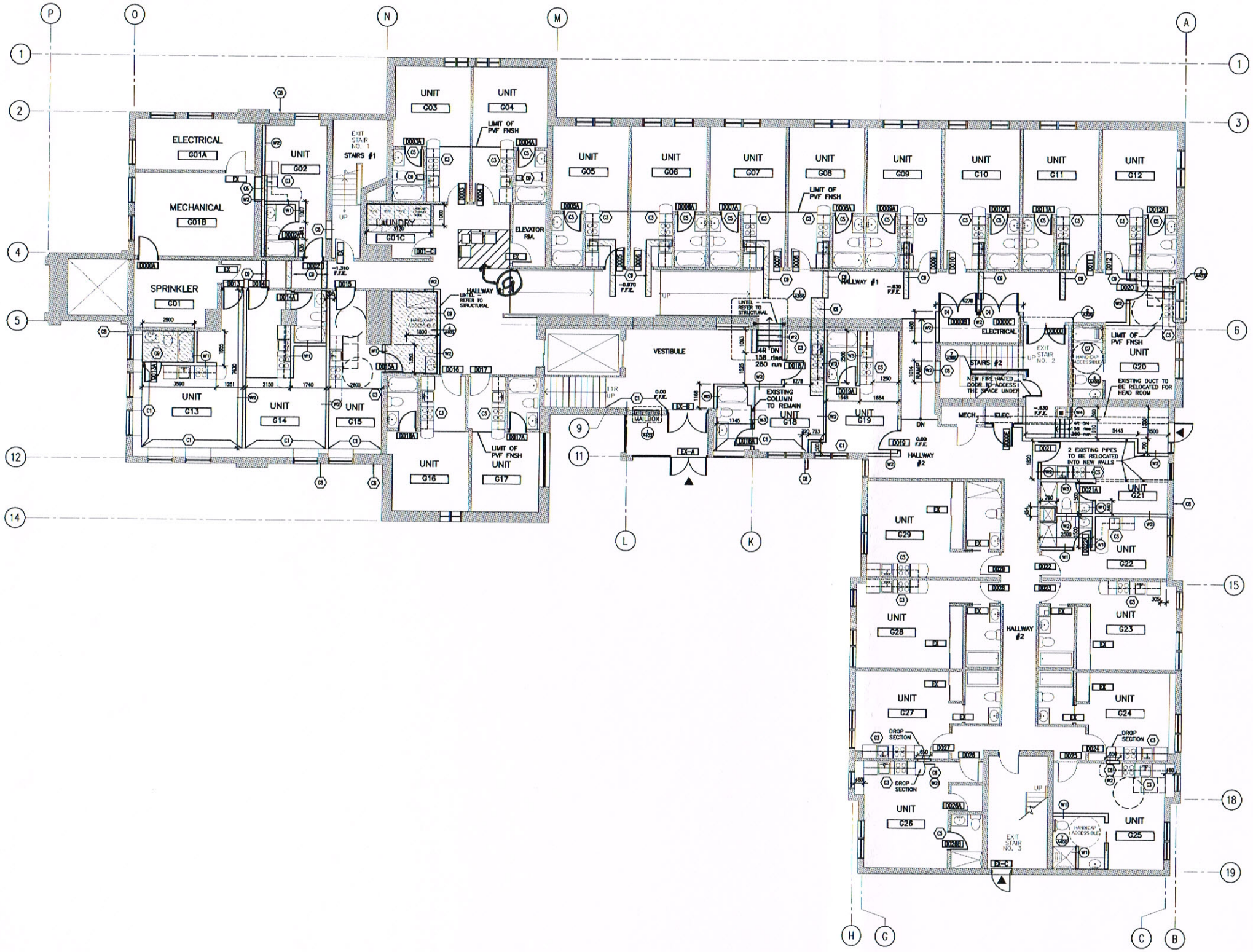
Permit-Seal

Client/Project
SANDY HILL APARTMENT CONVERSION

Title
SITE PLAN

Project No. 13.02
Scale 1:200
Drawing No. A100
Sheet of
Revision

ORIGINAL SHEET - 24X36



1 A101 GROUND FLOOR PLAN
1:100

LEGEND

- EXISTING WALLS TO REMAIN
- NEW PARTITION
- Wx — WALL TYPE
- EXISTING DOORS TO REMAIN
- NEW DOOR AND NUMBER. REFER TO DOOR SCHEDULE
- FLOOR REPAIRS REQUIRED; REFER TO FINISH SCHEDULE FOR FLOOR FINISH

CONSTRUCTION NOTES

- C1 — PATCH AND REPAIR ALL DAMAGED SURFACES. MAKE GOOD TO RECEIVE NEW FINISH.
- C2 — REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR FULL EXTENT OF WORK.
- C3 — KITCHENETTE MILLWORK BY OWNER. PATCH AND REPAIR WALL.
- C4 — INSTALL NEW DOOR AND HARDWARE. REFER TO DOOR SCHEDULE.
- C5 — INSTALL NEW DOOR FRAME, DOOR AND HARDWARE. REFER TO DOOR SCHEDULE.
- C6 — INFILL EXISTING DOOR OPENING.
- C7 — PROVIDE NEW HANDICAP GRAB BARS.
- C8 — NEW EXHAUST WALL CAP C/W BIRD SCREEN. PROVIDE INSULATION C/W VAPOUR BARRIER FOR FIRST 10' FROM OUTSIDE WALL. SEE DETAIL 6/A403.
- C9 — PATCH AND REPAIR FLOOR. PREPARE FOR NEW FINISH.

NOTE: PATCH AND REPAIR WALLS, CEILINGS AND FLOORS DAMAGED BY DEMOLITION AND REQUIRED SERVICE ACCESS. MATCH EXISTING FINISH.

WALL TYPES

- W1 — 13mm GYPSUM BOARD, 38X89 WOOD STUD @ 600 C/C, C/W ROXUL INSULATION, 13mm GYPSUM BOARD
- W2 (UL DES W327) 1HR FRR CEC 50 — 15.9mm GYPSUM BOARD TYPE X, 38X89 WOOD STUD @ 400 C/C, 75mm SAFB — ROXUL INSULATION RESILIENT C-HANNELS ONE SIDE, 15.9mm GYPSUM BOARD TYPE X JOINTS TAPED AND FINISHED B.S.
- W3 — 13mm GYPSUM BOARD, 38X140 WOOD STUD @ 600 C/C, C/W ROXUL INSULATION, 13mm GYPSUM BOARD
- W4 — 13mm GYPSUM BOARD, 38X89 WOOD STUD @ 600 C/C
- W5 1HR FRR — 15.9mm GYPSUM BOARD TYPE X, 38X140 WOOD STUD @ 400 C/C, C/W ROXUL INSULATION, 15.9mm GYPSUM BOARD TYPE X

NOTES:
1. USE WATER RESISTANT AND/OR LIGHT CEMENT BOARD IN WASHROOMS.
2. STUD WALLS ARE TO BE REINFORCED TO SUPPORT GRAB BARS, IN ORDER TO RESIST A LOAD OF AT LEAST 1.3KN APPLIED VERTICALLY OR HORIZONTALLY FOR GRAB BARS.

Consultants

Legend

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Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
SANDY HILL APARTMENT CONVERSION

Title
GROUND FLOOR PLAN
NEW CONSTRUCTION

Project No. 13.02
Scale 1:100
Drawing No. A101
Sheet
Revision
of

ORIGINAL SHEET – 24X36

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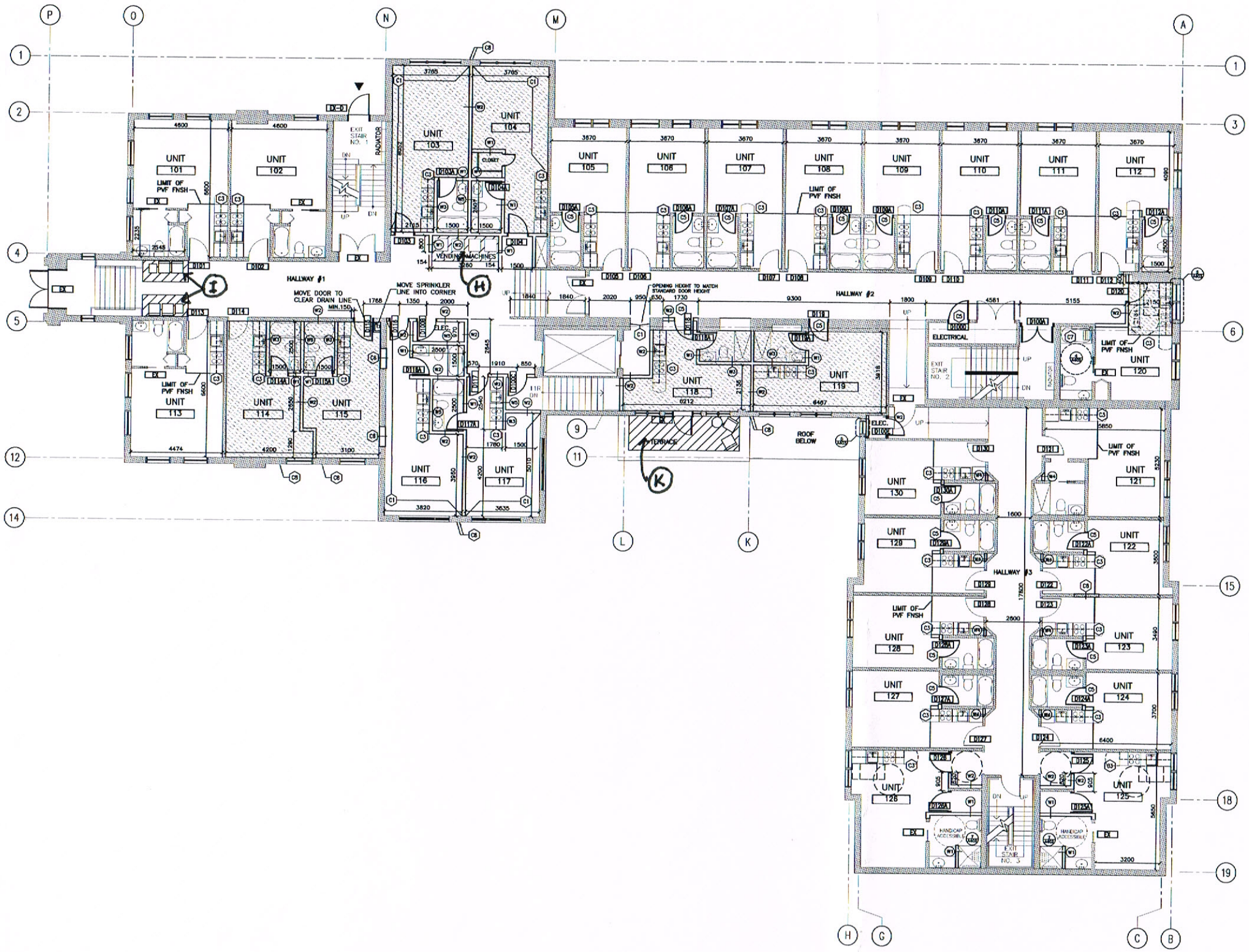

1 A102 FIRST FLOOR PLAN
1:100

LEGEND

- EXISTING WALLS TO REMAIN
- NEW PARTITION
- Wx — WALL TYPE
- EXISTING DOORS TO REMAIN
- D0000 — NEW DOOR AND NUMBER. REFER TO DOOR SCHEDULE
- FLOOR REPAIRS REQUIRED; REFER TO FINISH SCHEDULE FOR FLOOR FINISH

CONSTRUCTION NOTES

- C1 — PATCH AND REPAIR ALL DAMAGED SURFACES. MAKE GOOD TO RECEIVE NEW FINISH.
- C2 — REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR FULL EXTENT OF WORK.
- C3 — KITCHENETTE MILLWORK BY OWNER. PATCH AND REPAIR WALL.
- C4 — INSTALL NEW DOOR AND HARDWARE. REFER TO DOOR SCHEDULE.
- C5 — INSTALL NEW DOOR FRAME, DOOR AND HARDWARE. REFER TO DOOR SCHEDULE.
- C6 — INFILL EXISTING DOOR OPENING.
- C7 — PROVIDE NEW HANDICAP GRAB BARS.
- C8 — NEW EXHAUST WALL CAP C/W BIRD SCREEN. PROVIDE INSULATION C/W VAPOUR BARRIER FOR FIRST 10' FROM OUTSIDE WALL. SEE DETAIL 6/A403.
- C9 — PATCH AND REPAIR FLOOR. PREPARE FOR NEW FINISH.

NOTE: PATCH AND REPAIR WALLS, CEILINGS AND FLOORS DAMAGED BY DEMOLITION AND REQUIRED SERVICE ACCESS. MATCH EXISTING FINISH.

WALL TYPES

- W1 — 13mm GYPSUM BOARD; 38X89 WOOD STUD @ 600 C/C; C/W ROXUL INSULATION; 13mm GYPSUM BOARD
- W2 (UL DCS W327) 1HR FRR STC 59 — 15.9mm GYPSUM BOARD TYPE X; 38X89 WOOD STUD @ 400 C/C; 25mm SAFB – ROXUL INSULATION; RESILIENT CHANNELS ONE SIDE; 15.9mm GYPSUM BOARD TYPE X; JOINTS TAPED AND FINISHED B.S.
- W3 — 13mm GYPSUM BOARD; 38X140 WOOD STUD @ 600 C/C; C/W ROXUL INSULATION; 13mm GYPSUM BOARD
- W4 — 13mm GYPSUM BOARD; 38X89 WOOD STUD @ 600 C/C
- W5 1HR FRR — 15.9mm GYPSUM BOARD TYPE X; 38X140 WOOD STUD @ 400 C/C; C/W ROXUL INSULATION; 15.9mm GYPSUM BOARD TYPE X

NOTES:
1. USE WATER RESISTANT AND/OR LIGHT CEMENT BOARD IN WASHROOMS.
2. STUD WALLS ARE TO BE REINFORCED TO SUPPORT GRAB BARS, IN ORDER TO RESIST A LOAD OF AT LEAST 1.3kN APPLIED VERTICALLY OR HORIZONTALLY FOR GRAB BARS.

Consultants

Legend

Notes

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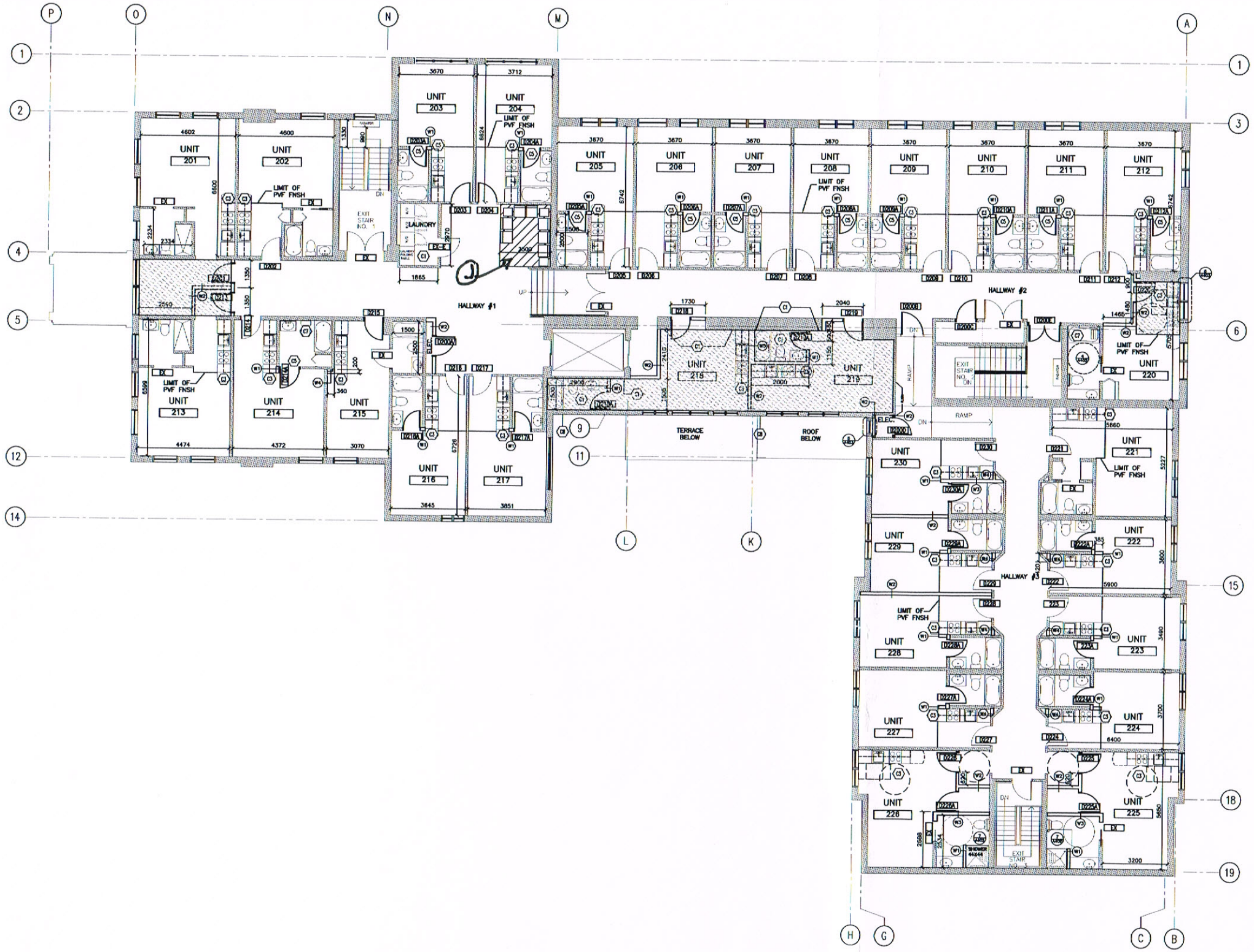
Permit-Seal

Client/Project
SANDY HILL APARTMENT CONVERSION

Title
FIRST FLOOR PLAN
NEW CONSTRUCTION

Project No. 13.02
Scale 1:100
Drawing No. A102
Sheet
Revision
of

ORIGINAL SHEET – 24X36



1 A103 SECOND FLOOR PLAN
1:100

LEGEND

- EXISTING WALLS TO REMAIN
- NEW PARTITION
- Wx WALL TYPE
- EXISTING DOORS TO REMAIN
- D206A NEW DOOR AND NUMBER. REFER TO DOOR SCHEDULE
- FLOOR REPAIRS REQUIRED; REFER TO FINISH SCHEDULE FOR FLOOR FINISH

CONSTRUCTION NOTES

- C1 PATCH AND REPAIR ALL DAMAGED SURFACES. MAKE GOOD TO RECEIVE NEW FINISH.
- C2 REFER TO MECHANICAL/ELECTRICAL DRAWINGS FOR FULL EXTENT OF WORK.
- C3 KITCHENETTE MILLWORK BY OWNER. PATCH AND REPAIR WALL.
- C4 INSTALL NEW DOOR AND HARDWARE. REFER TO DOOR SCHEDULE.
- C5 INSTALL NEW DOOR FRAME, DOOR AND HARDWARE. REFER TO DOOR SCHEDULE.
- C6 INFILL EXISTING DOOR OPENING.
- C7 PROVIDE NEW HANDICAP GRAB BARS.
- C8 NEW EXHAUST WALL CAP C/W BIRD SCREEN. PROVIDE INSULATION C/W VAPOUR BARRIER FOR FIRST 10' FROM OUTSIDE WALL. SEE DETAIL 6/A403.
- C9 PATCH AND REPAIR FLOOR. PREPARE FOR NEW FINISH.

NOTE: PATCH AND REPAIR WALLS, CEILINGS AND FLOORS DAMAGED BY DEMOLITION AND REQUIRED SERVICE ACCESS. MATCH EXISTING FINISH.

WALL TYPES

W1
13mm GYPSUM BOARD
38X89 WOOD STUD @ 600 C/C
C/W ROXUL INSULATION
13mm GYPSUM BOARD

W2 (UL DES W327) 1HR FRR
STC 50
15.9mm GYPSUM BOARD TYPE X
38X89 WOOD STUD @ 400 C/C
75mm SAFB – ROXUL INSULATION
RESILIENT CHANNELS ONE SIDE
15.9mm GYPSUM BOARD TYPE X
JOINTS TAPED AND FINISHED B.S.

W3
13mm GYPSUM BOARD
38X140 WOOD STUD @ 600 C/C
C/W ROXUL INSULATION
13mm GYPSUM BOARD

W4
13mm GYPSUM BOARD
38X89 WOOD STUD @ 600 C/C

W5 1HR FRR
15.9mm GYPSUM BOARD TYPE X
38X140 WOOD STUD @ 400 C/C
C/W ROXUL INSULATION
15.9mm GYPSUM BOARD TYPE X

NOTES:
1. USE WATER RESISTANT AND/OR LIGHT CEMENT BOARD IN WASHROOMS.
2. STUD WALLS ARE TO BE REINFORCED TO SUPPORT GRAB BARS, IN ORDER TO RESIST A LOAD OF AT LEAST 1.3kN APPLIED VERTICALLY OR HORIZONTALLY FOR GRAB BARS.

PROJECT NORTH

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Legend

Notes

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4. ISSUED FOR CONSTRUCTION			13.03.01
3. ISSUED FOR TENDER			13.02.14
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Issued	By	Appd.	YY.MM.DD

File Name:

Dwn.	Chkd.	Dsgn.	YY.MM.DD

Permit-Seal

Client/Project
SANDY HILL APARTMENT CONVERSION

Title
SECOND FLOOR PLAN
NEW CONSTRUCTION

Project No. 13.02
Scale 1:100
Drawing No. A103
Sheet of
Revision

ORIGINAL SHEET – 24X36

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