

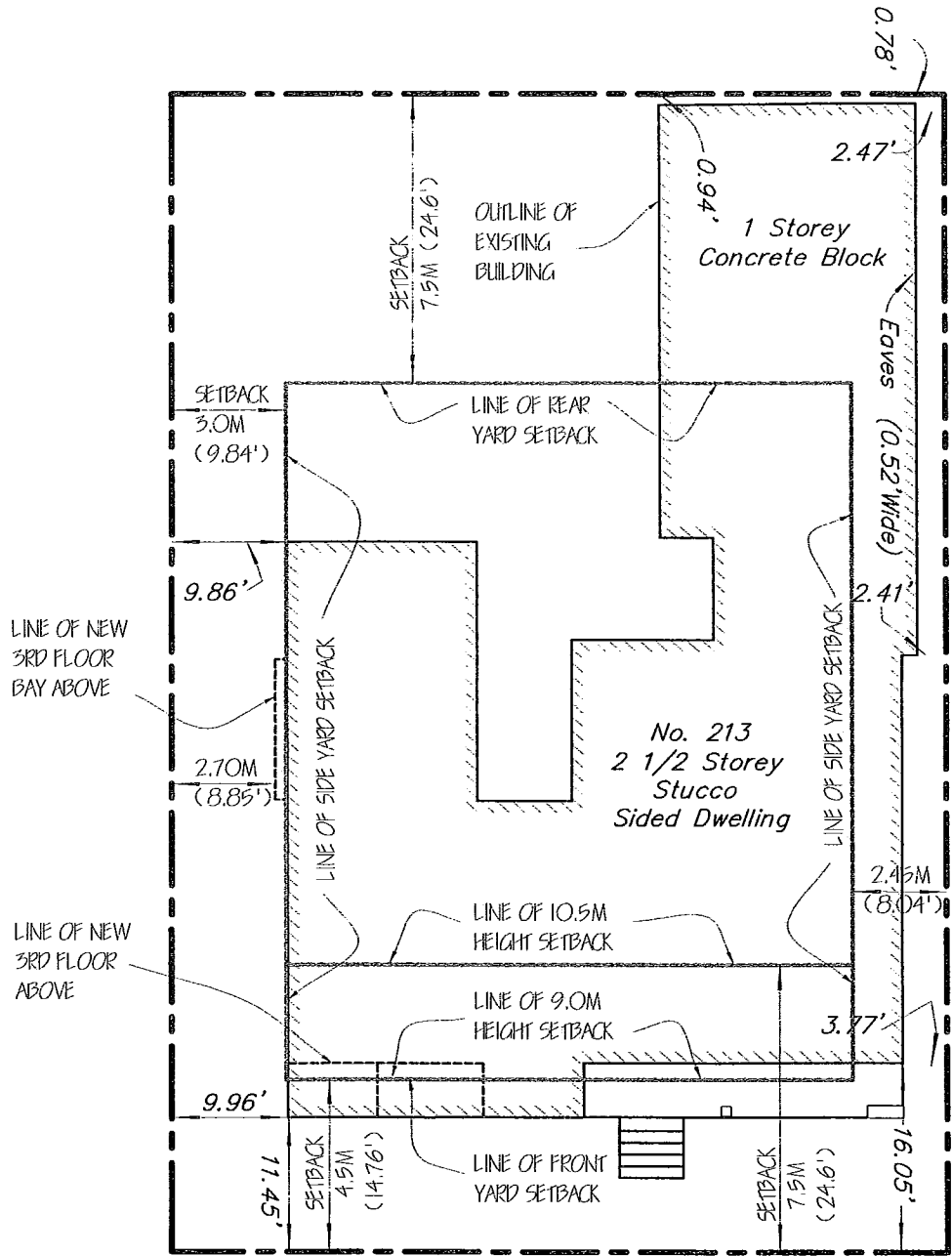


JAN 19 2004

213 GLADU
STREET
(FORMER CITY OF VANIER)

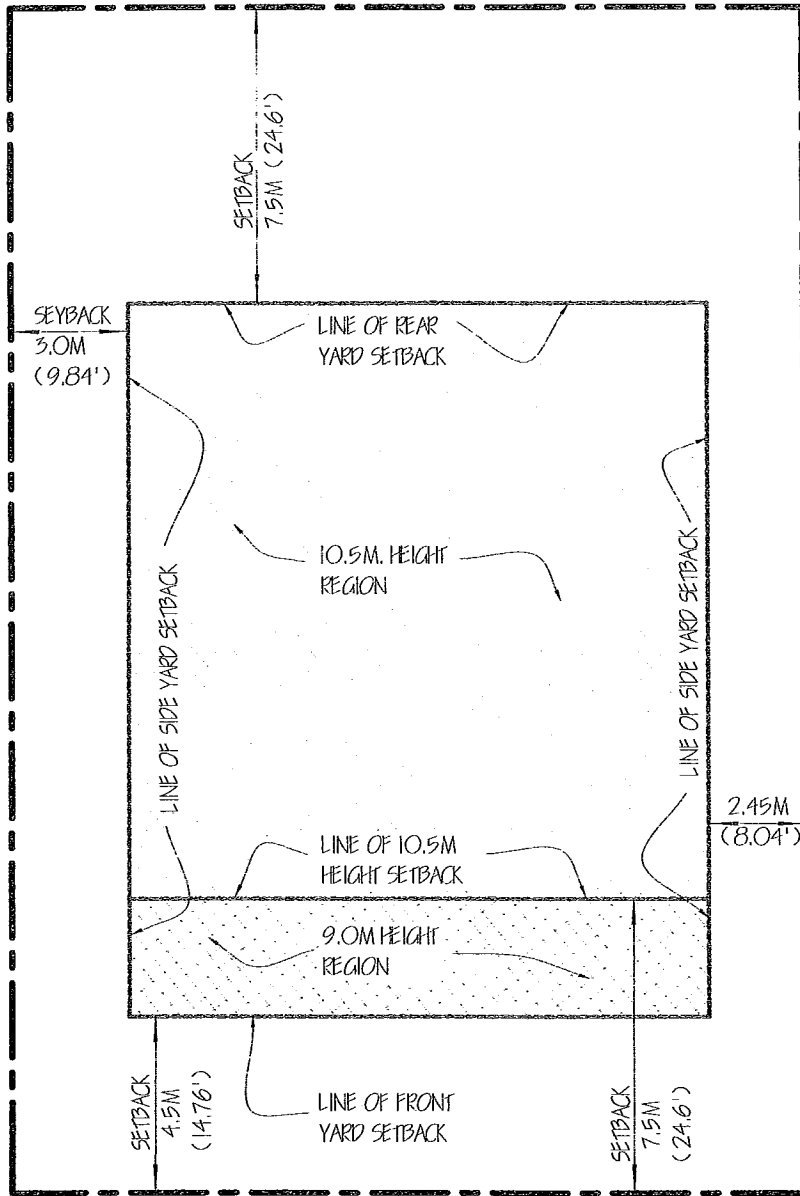
List of Minor Variances Requested submitted to the
Committee of Adjustment of the City of Ottawa

■ Prepared by: J.P.HAMEL DESIGN January 15, 2004 ■



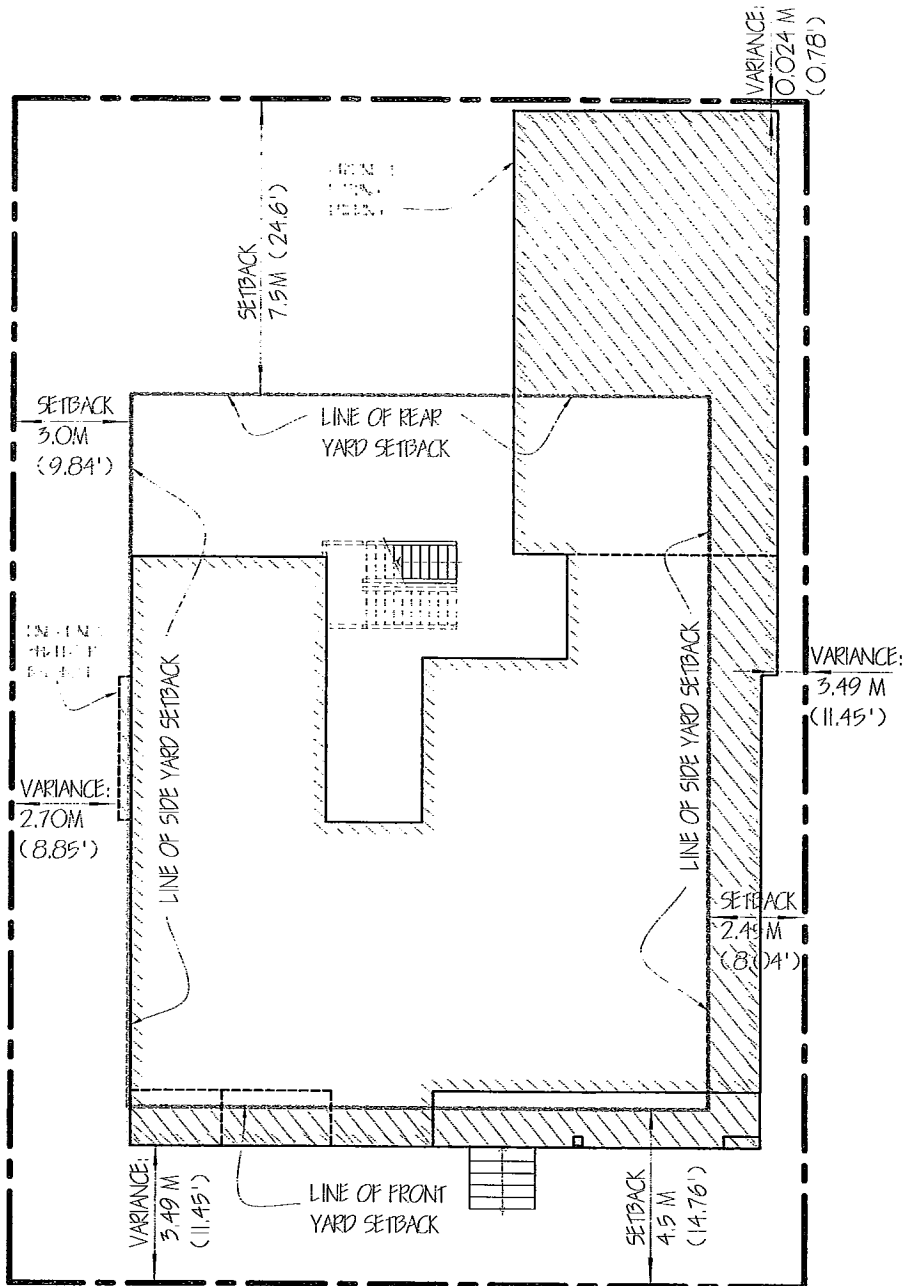
GLADU STREET

GENERAL REQUIREMENTS R-3 SITE PLAN, BUILDING AND SETBACKS



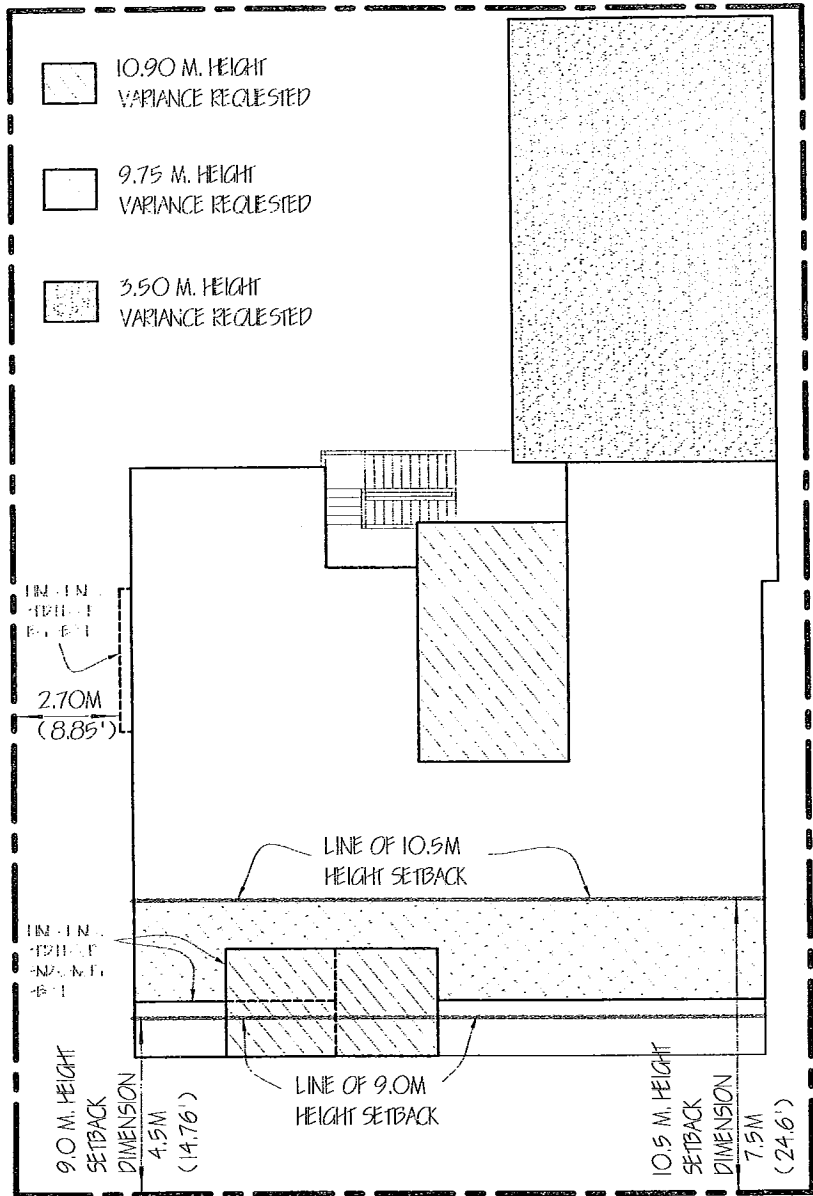
GLADU STREET

GENERAL REQUIREMENTS R-3 PROPERTY LINES AND ZONING SETBACKS



GLADU STREET

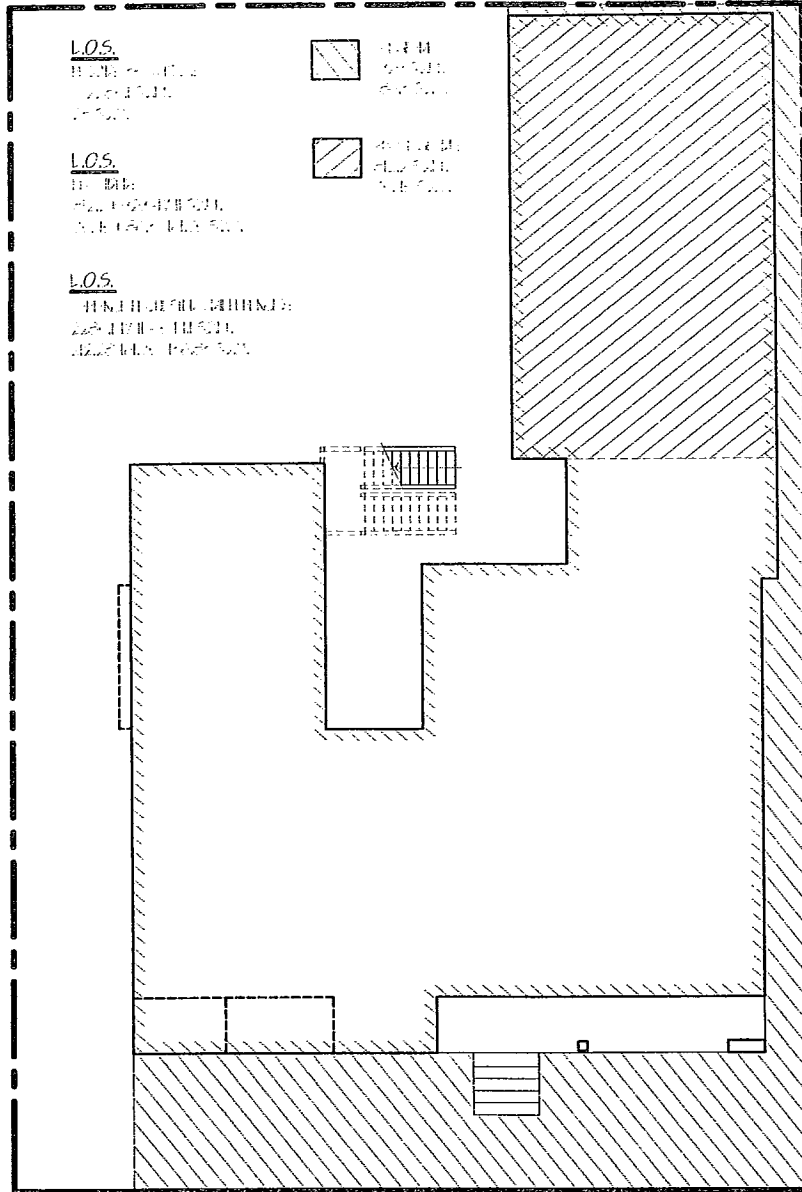
7.8(c)(A),(d),(e) R-3 YARD VARIANCES REQUESTED 



GLADU STREET

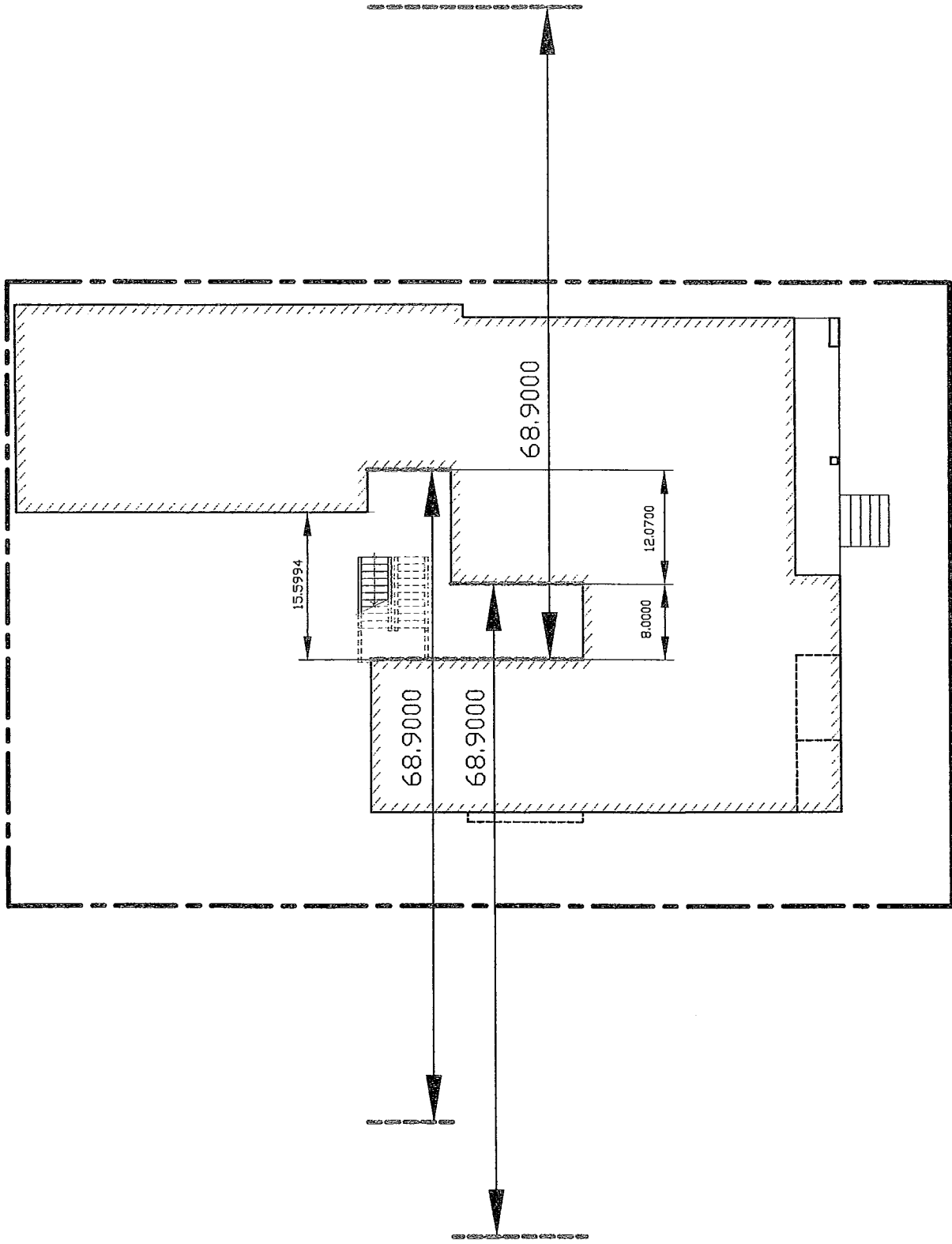
7.8(c)(B), (d), (h)(B)

R-3 HEIGHT VARIANCES REQUESTED



GLADU STREET

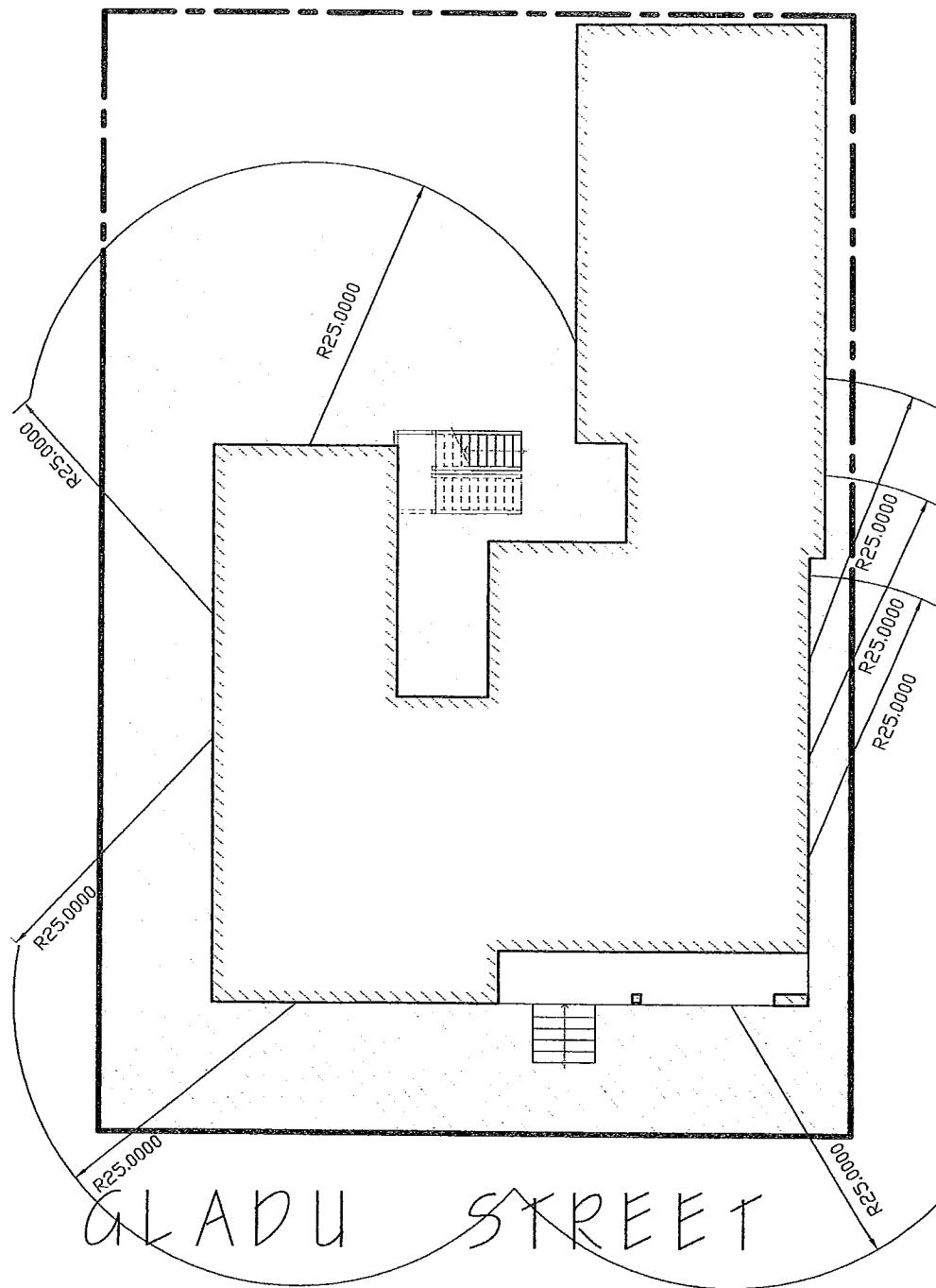
7.8 (H) (B) R-3 LANDSCAPE OPEN SPACE VARIANCES REQUESTED



GLADU STREET

7.8 (1) R-3 COURTYARD FACING WALL VARIANCES REQUESTED

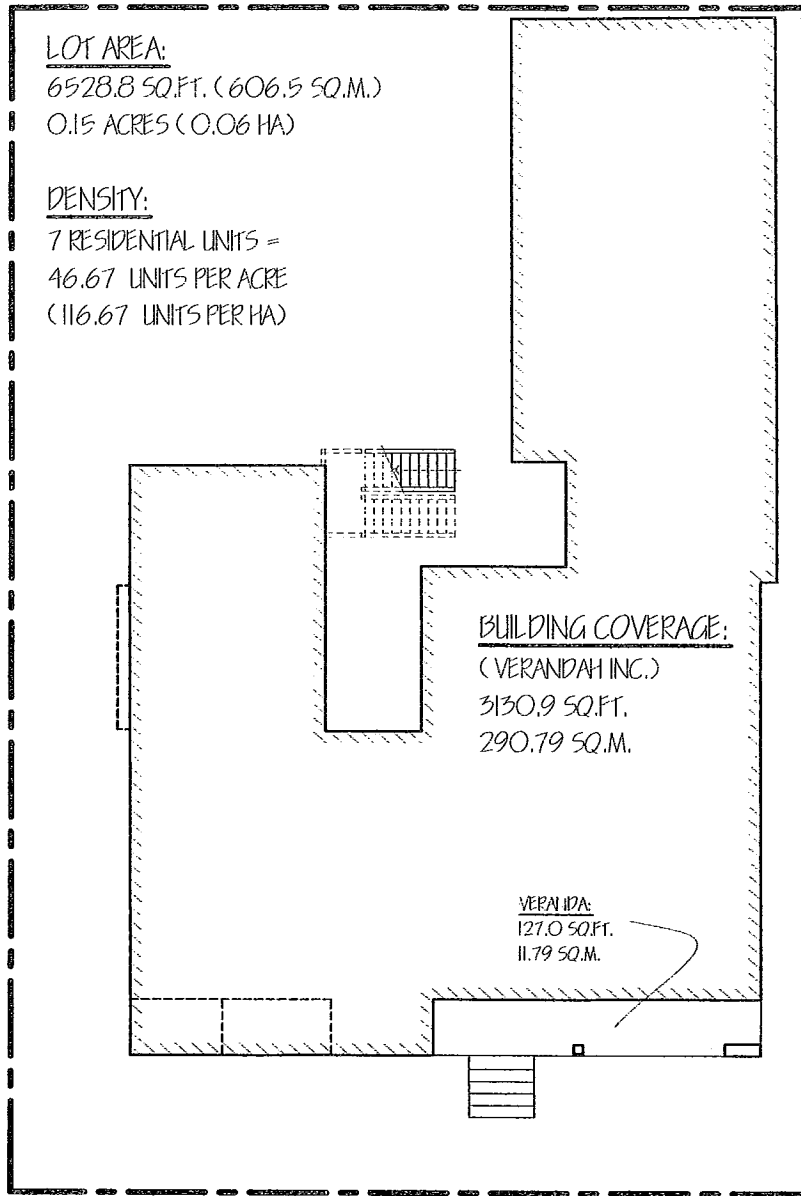
A-6



7.8(K)

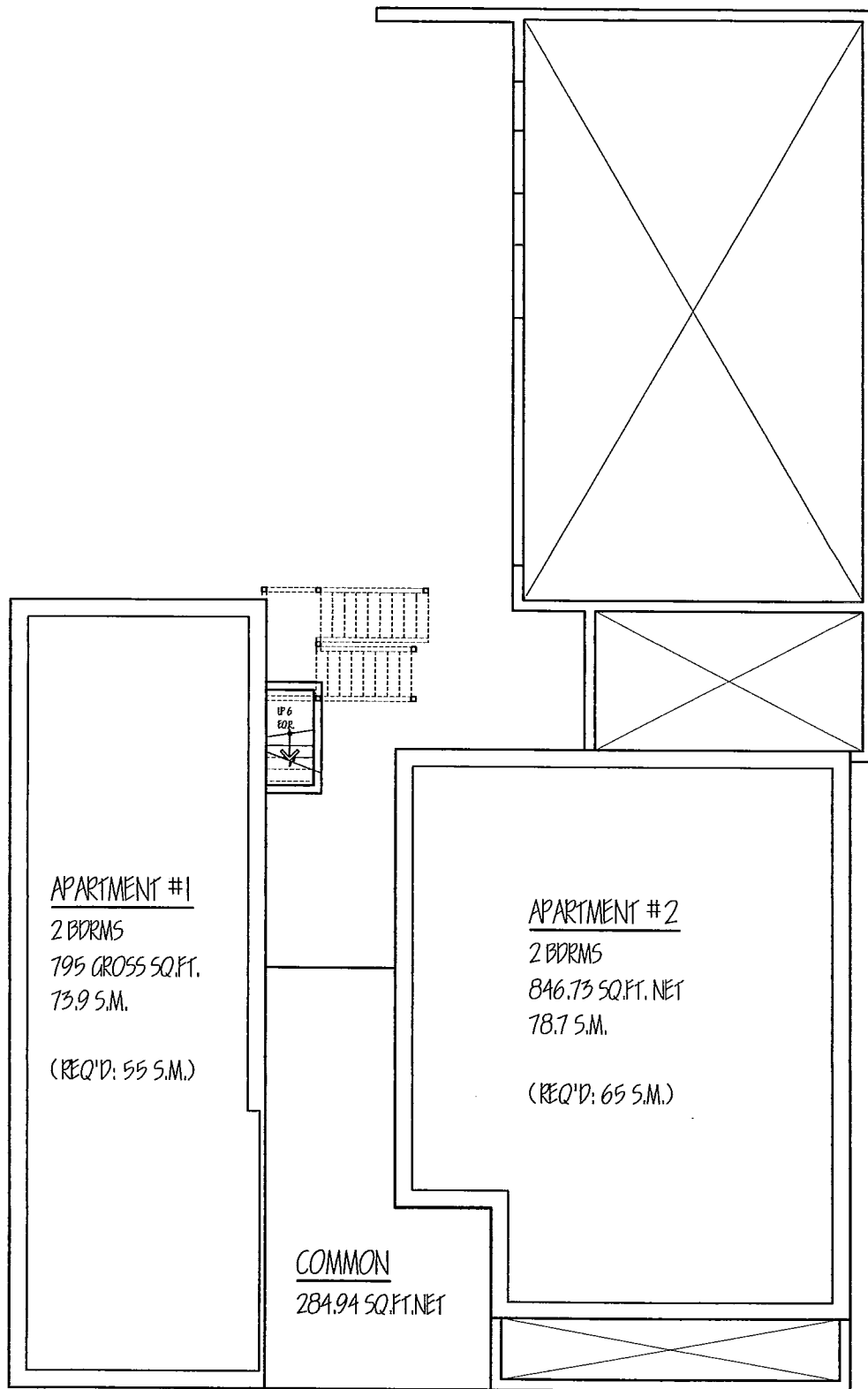
R-3 WINDOWS NEAR GRADE VARIANCES REQUESTED

A-7



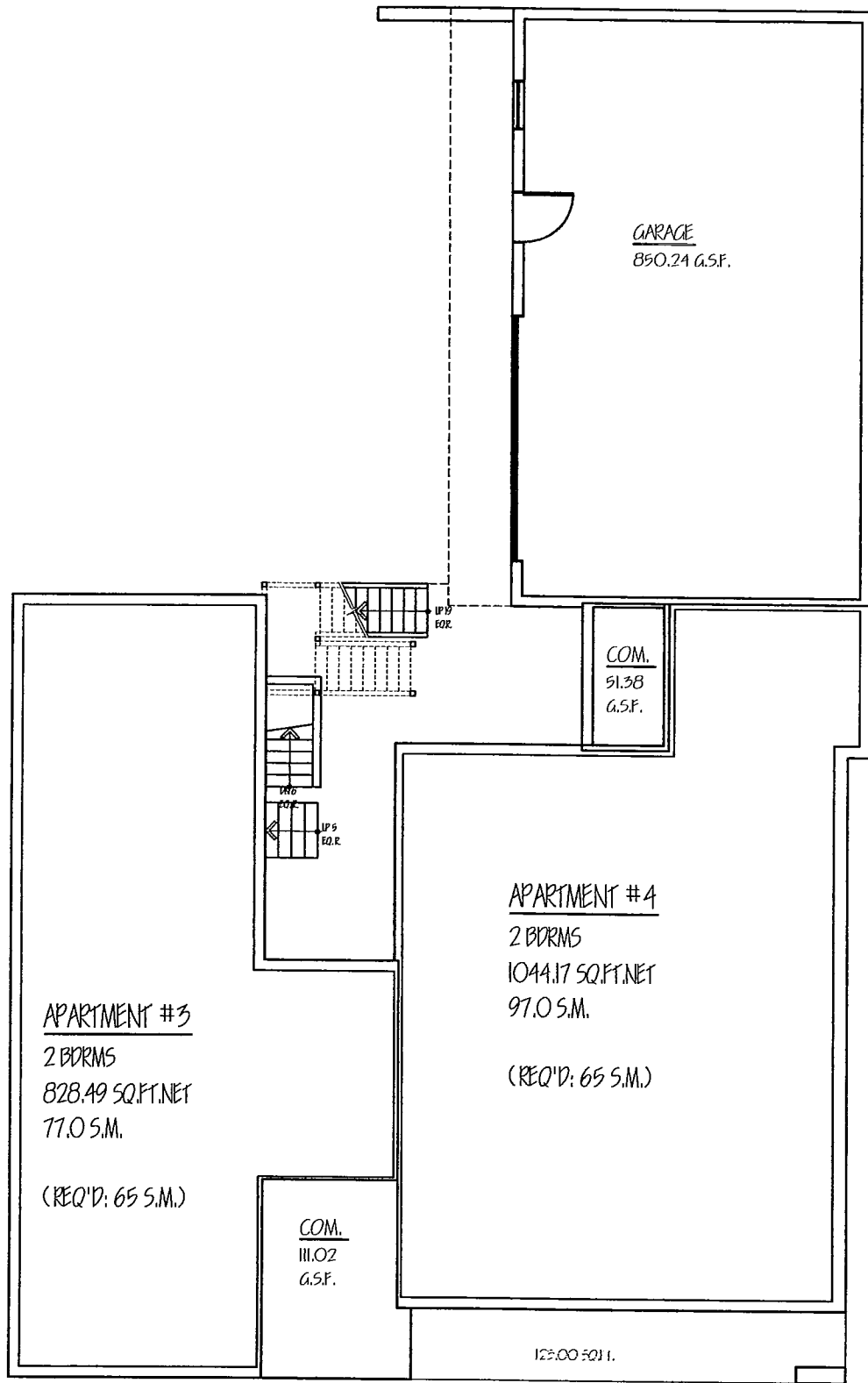
GLADU STREET

10.2.(a) DEVELOPMENT INFORMATION and
MAXIMUM DENSITY VARIANCE REQUESTED



AREA of FLOOR PLATE:
 G.F.A. = 2059.33 s.f. = 191.3 SQ.M.

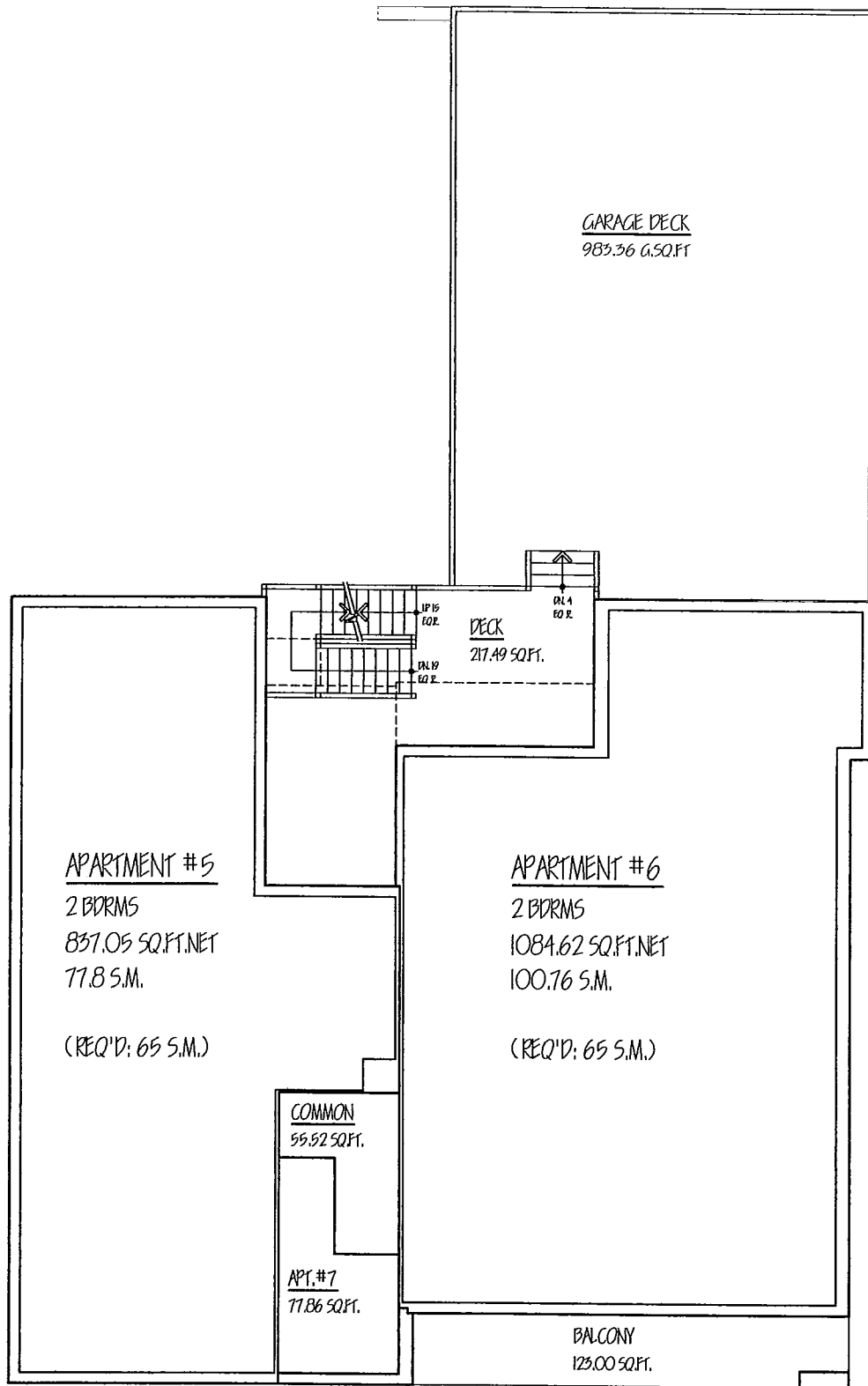
EXISTING BASEMENT FLOOR PLAN
 SCALE - 3/32" = 4' - 0"



AREA of FLOOR PLATE:
 G.F.A. = 2201.39 G.S.F. = 204.5 SQ.M.

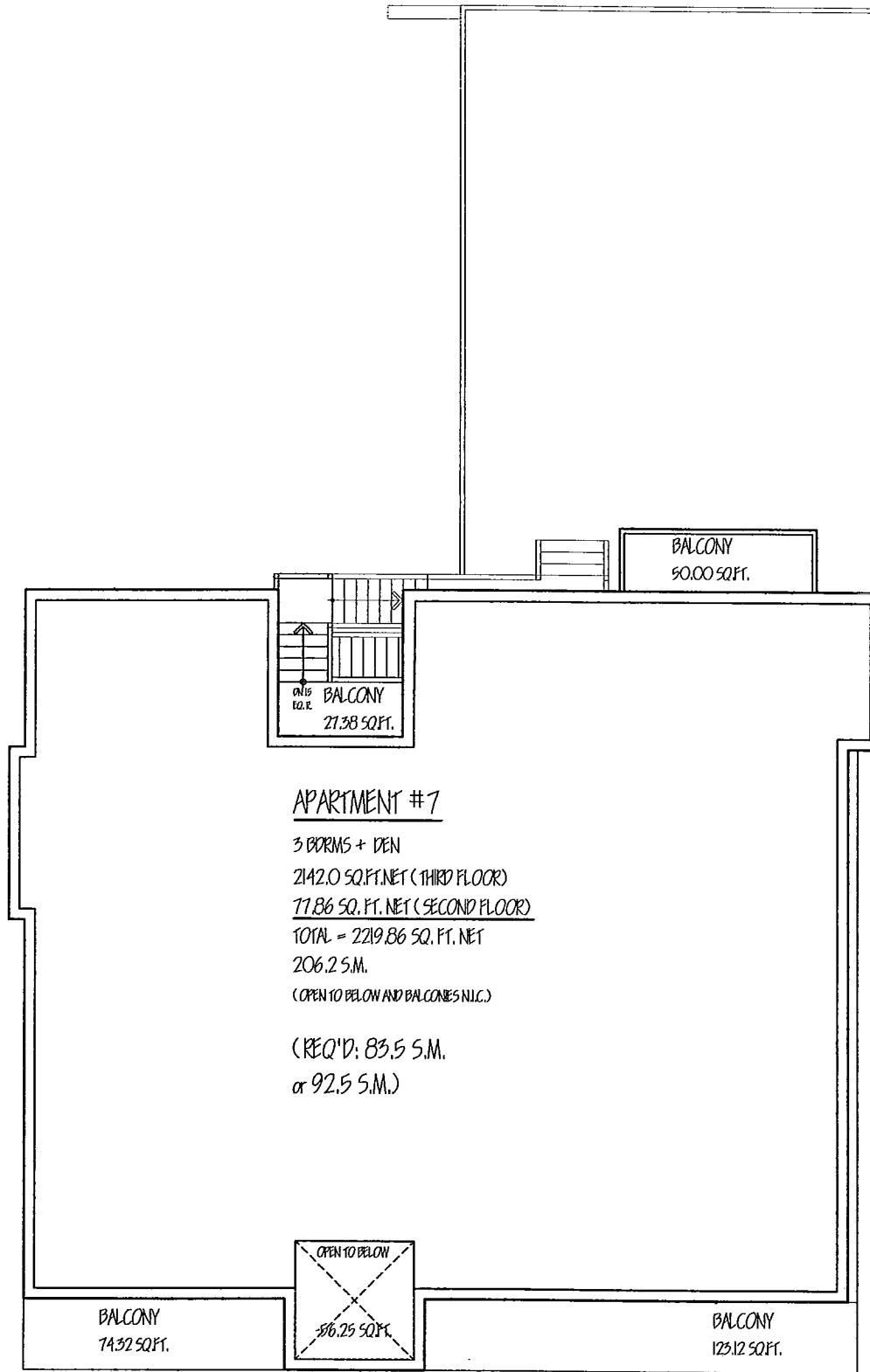
PROPOSED FIRST FLOOR PLAN

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



AREA of FLOOR PLATE:
 G.F.A. = 2242.23 s.f. = 208.3 SQ.M.

PROPOSED SECOND FLOOR PLAN
 SCALE: 3/32" = 1' - 0"



AREA of FLOOR PLATE:
 G.F.A. = 2349.16 SQ.FT. = 218.24 SQ.M.
 (BALCONIES N.I.C. = 274.82 SQ.FT. = 25.53 SQ.M.)

PROPOSED THIRD FLOOR PLAN
 SCALE: 3/32" = 1' - 0"