

Zoning Information - Residential Fourth Density, Subzone UD		
Proposed Residential Use Building		
Provision	Required	Proposed
Minimum Lot Area (sq.m)	450 m2	611.6
Minimum Lot Width (m)	15 metres.	30.43
Maximum Height (m)	14.5 metres.	22.11
Minimum Front Yard Setback (m)	4.5 metres or Section 144.1: - In the case of an interior lot or through lot, the yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street(s). - Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located.	4.76
Minimum Interior Side Yard Setback (m)	- Varies1 - 1.5m for the first 18 metres back from the street 7.5 metres for the remainder, to a maximum 7.5 metres,	0.685
Minimum Rear Yard Setback (m)	- Varies4 - Minimum rear yard setback is 25% of the lot depth which must comprise at least 25% of the area of the lot, however it need not exceed 7.5 m.	5.92
Minimum Amenity Area (sq.m)	- 6 m2/unit with minimum of 50% communal - Total = 6 * 150 = 900 m2 - Communal = 450 m2	462.89
Minimum Landscaped Area Total (sq.m)	- 30% of total lot area.	222.80
Permitted Projections (m)	- Exit stairs providing required egress under the Building Code may project a maximum of 2.2 metres into the required rear yard.	N/A
Rear Yard Landscaping (sq.m)	- Any part of the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, and permitted driveways, parking aisles and parking spaces, must be softly landscaped. - At least 50 per cent of the rear yard must be landscaped and; - in all cases, must comprise at least one aggregated rectangular area of at least 25 square metres and whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting.	21.8
Other Landscape Requirements (sq.m)	- Any part of any yard other than the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures per (e) must be softly landscaped.	99.54
Min Front Yard Landscaped Area (sq.m)	- When front yard setback is greater than 3 metres 40 per cent of the yard must be landscaped in the case of any lot with a width of 12 metres or more.	72.2
Minimum Aggregated Soft Landscaped Area (% of the Front / Corner Side Yard Area)	- Minimum 40% soft landscaped area.	2.21
Parking Location	- The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By-law.	N/A
Primary Entrance	- At least one principal entrance to a ground-floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street. - In the case of a lot of 24 metres width or greater, one principal entrance is required for every 12 metres of lot width or part thereof.	1
Window Area (sq.m)	- The front facade must comprise at least 25 per cent windows.	138.14
Building Articulation	- At least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.	64.6%
Bedroom Count	In the case of a lot of 450 square metres or greater: - at least 25 per cent of dwelling units must have at least two bedrooms.	Providing 0 2-bedrom units.
Garbage Room Access (m)	- Minimum 1.2 metres in width;	2
Front Pathway (139.4) (m)	- Where a walkway extends from the right-of-way, it must be separated from any driveway by at least 0.6m of soft landscaping. - The width of a walkway may not exceed: 1.8 m. - A walkway giving access to a storage area for containerized waste may not exceed 2.2m in width.	4.7

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Min. Residential Vehicle Parking (Area Y)	Low-rise Apartment: - No spaces for the first 12 units; then 0.5 spaces per dwelling unit= 9.5	0
Min. Visitor Parking	Low-rise Apartment: - No spaces for the first 12 units on a lot; then 0.1 spaces per dwelling unit (no more than 30 spaces per building required = 2.0	0
Min. Residential Bicycle Parking	- 0.5 spaces/unit = 14	17
Bicycle Parking Access Route (m)	- Minimum of 1.5 metres.	1.70 to 1.6
Bicycle Parking Orientation	- 50% vertical or stacked and the remainder horizontal.	100% Horizontal
Bicycle Space Dimensions (Vertical)	- Min Width: 0.5 metres. - Min Length: 1.5 metres.	N/A
Aisle and Driveway Width	- m minimum for a double traffic lane leading to a parking garage or lot. - 6.7 m minimum aisle for parking garage or lot serving non-residential uses.	N/A
Driveway Width (Table 139.3)	- Maximum width of a shared driveway is 3m. - Maximum width of a double-wide driveway is 5.5 metres to 6 metres.	N/P
Loading Space	- No loading space required for residential uses.	
Parking Lot Landscaping	- A minimum of 15% of the area must be provided as perimeter or interior landscaped area. - In addition to the landscaped buffer, interior landscaping may be provided including various landscaped islands, landscaped medians, pedestrian pathways, or public plazas to meet the minimum 15% requirement.	N/A
Parking Lot Landscape Buffer	- Abutting a street: 3 metres. - All other areas: 1.5 metres.	N/A

LEGAL DESCRIPTION:

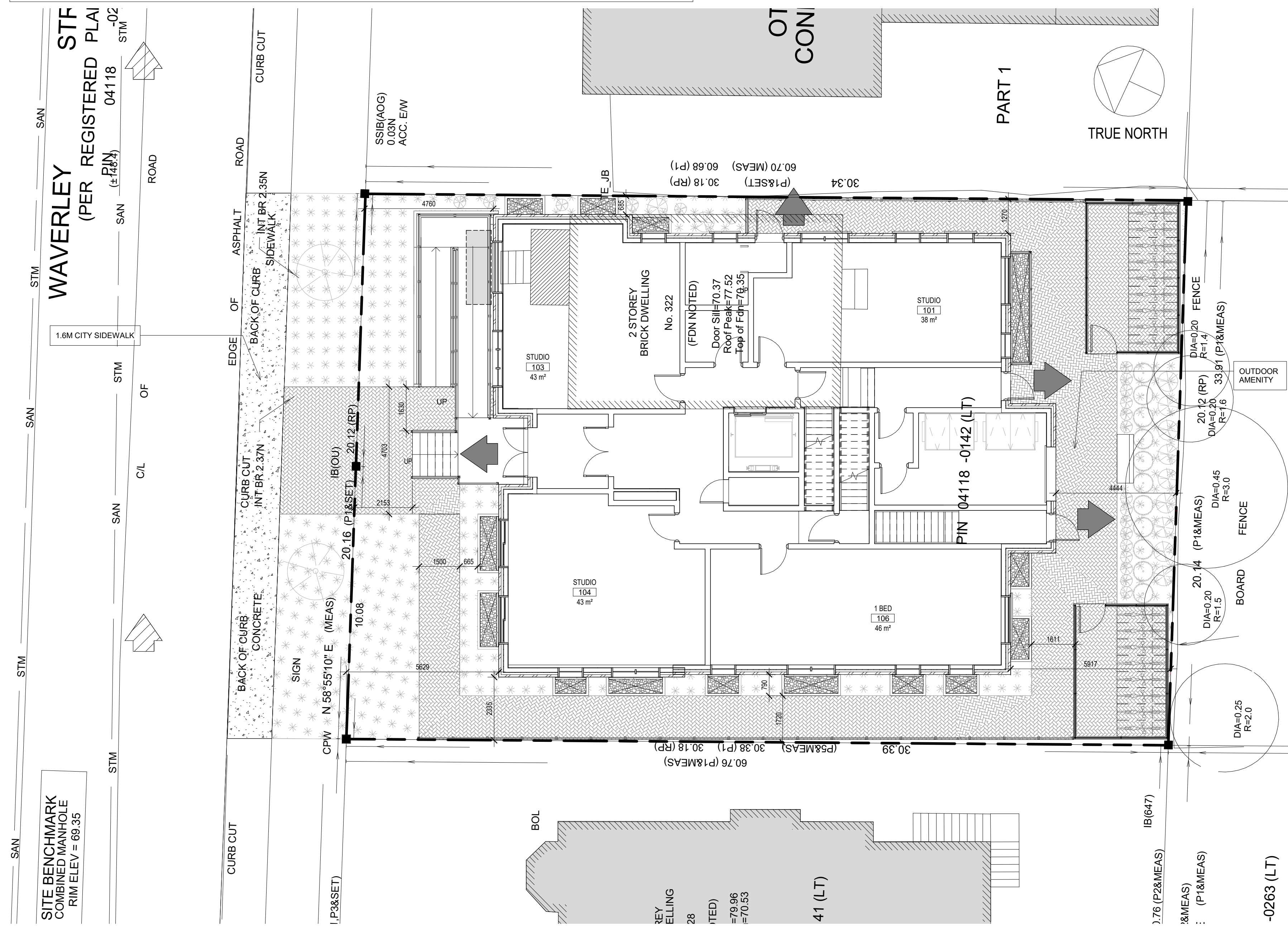
**LOT 9 (South Side of Waverley Street)
REGISTERED PLAN No. 12
CITY OF OTTAWA**

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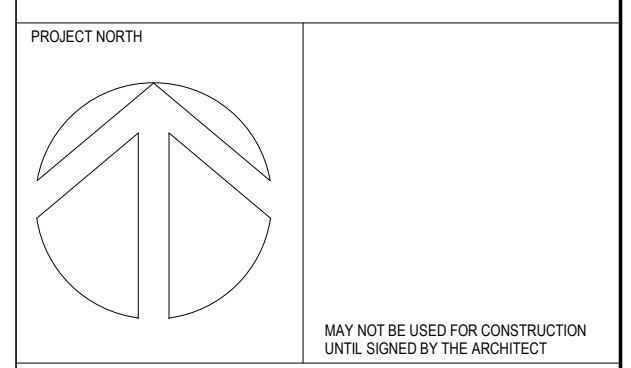
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RELEASE / REVISION RECORD

No.	Description	Date
1	ISSUED FOR PRECONSULTATION	19-10-21
2	ISSUED FOR COORDINATION	20-07-29
3	ISSUED FOR COORDINATION	20-10-22
4	ISSUED FOR COORDINATION	21-04-29
5	ISSUED FOR FOTENN REVIEW	21-08-31
6	ISSUED FOR FOTENN SUBMISSION	21-09-09



1 SITE PLAN.
1 : 100



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WAVERLEY APARTMENTS

322 WAVERLEY STREET
PROJECT NO. 19-1805 DRAWN JA
SCALE 1 : 100 CHECKED RC
DRAWING TITLE

SITE PLAN

DRAWING NO. **SP-01**