253-255-257 YORK ST. & 78-80 NELSON ST. COMBINED (YORK STREET IS A FRONTAGE)

SITE PLAN OF SURVEY, PART 1 PLAN AND PART 2 PLAN OF PART OF LOTS 11 AND 12 (South Clarence Street) REGISTERED PLAN **43586**, CITY OF OTTAWA

P.I.N.: 04213 - 0213 & P.I.N.: 04213 - 0128

PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD.

R4UD RESIDENTIAL FOURTH DENSITY ZONE (SEC. 161-162) CITY OF OTTAWA;
DWELLING TYPE: 4 STOREY & 3 STOREY RESIDENTIAL ADDITIONS TO EXISTING THREE STOREY LOW RISE APARTMENT BUILDING (RENTALS)

ZONING MECHANISMS		REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA		450 m²	1535 m²	
B) MINIMUM LOT WIDTH		15 m	38.10 m	
C) MINIMUM LOT DEPTH		NA	40.30 m	
D) MINIMUM FRONT YARD SET BACK	AVERAGE	(0m+4.5 m) / 2 = 2.25	0 m	
E) MINIMUM INTERIOR SIDE YARD SETBACK		1.2 m	1.5 m	
F) MINIMUM CORNER YARD SET BACK		4.5 m	0 m	
G) * MINIMUM REAR YARD AREA (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	30% of 40.30 m x 30% of 38.10 m =138.19 m²	238 m²	
G) MINIMUM REAR YARD SET BACK		1.2 m	0 m	
I) MAXIMUM BUILDING HEIGHT		14.5 m	12.34 m	
J) AMENITY AREA		0	194 m² @ REAR	
K) VEHICULE PARKING	0.5 PER UNITS IN EXCESS OF 12	39 x 0.5 = 19.5	0	MINOR VARIANCE
L) BICYCLE PARKING	0.5 PER UNITS	20 x 0.5 = 10 TOTAL: 17.75	24	
	0.25 PER ROOMING UNIT	31 x 0.25 = 7.75		
M) WINDOW TO WALL RATIO ALONG THE NELSON STREET ADDITION			33.36%	

PROPOSED SITE DEVELOPMENT INFO.

LOT COVERAGE:	72.5%	
SOFT LANDSCAPING COVERAGE :	282 m²	
HARD LANDSCAPING	54.5 m²	
ASPHALT	0 m²	

GARBAGE REQUIREMENT

	REQUIREMENT	PROVIDED
GARBAGE	0.231 CUBIC YARDS PER UNIT: 51x0.231=11.781	3, 4 CUBIC YARD GARBAGE CONTAINER
RECYCLING	FOR EVERY 6 UNITS, PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	1- 360L BLUE CART& 1- 360L BLACK CART FOR EACH UNITS
ORGANICS	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND 2 COMMUNAL 240L GREEN CONTAINER

SNOW REMOVAL REQUIREMENT

PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER

BUILDING AREAS

FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT			
BUILDING AREA	789.5 m²	315.6 m²	1105.1 m²
GROUND FLOOR			
BUILDING AREA	790 m²	315.6 m²	1105.6 m²
SECOND FLOOR			
BUILDING AREA	790 m²	315.6 m²	1105.6 m²
THIRD FLOOR			
BUILDING AREA	672 m²	315.6 m²	987.6 m²
FOURTH FLOOR			
BUILDING AREA	0	177.8 m²	177.8 m²
TOTAL BUILDING AREA	3041.5 m²	1440.2 m²	4481.7 m²

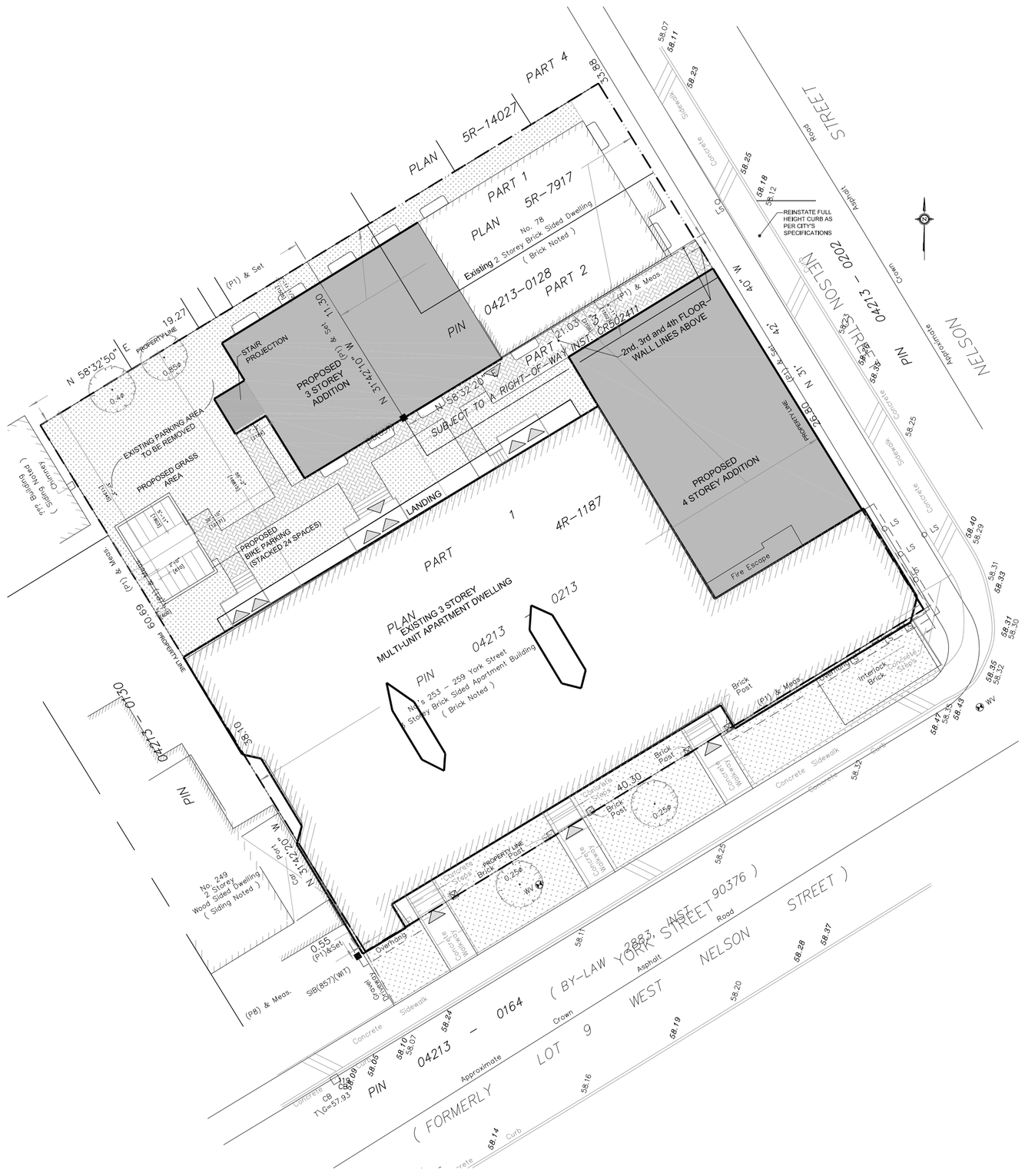
* Alternative Setbacks for Urban Areas
(OMB Order File No: PL150797, Issued July 25, 2016 - By-law 2015-228)

"(12.1) Despite the minimum rear yard and interior side yard setback provisions in columns IX and X of Table 162A, the minimum required rear yard and interior side yard setbacks on a corner lot where the minimum front yard setback is greater than 4.5 metres in Area A on Schedule 342 are as follows:

(a) Except for a lot containing a Planned Unit Development, the minimum setback from any rear lot line or interior side lot line is 1.2 metres; however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:

(iii) for any lots with a lot depth greater than 25 metres: an area equal to 30 per cent of the lot depth by 30 per cent of the lot width, at a minimum. (Subject to By-law 2020-289)

PROPOSED TREE
EX. TREE TO BE REMOVED
EX. TREE TO REMAIN
DENOTES SOFT LANDSCAPING (SOD)
DENOTES ASPHALT
DENOTES HARD LANDSCAPING
EXISTING BUILDING TO REMAIN
PROPOSED ADDITION
PROPOSED SHRUB (SEE LANDSCAPE PLAN)
PROPOSED RETAINING WALL
TREE PROTECTION FENCING
PROPOSED/EXISTING ENTRY/EXIT
EX. UTILITY POLE
EX. CHAINED LINK/BOARD FENCE
PROPERTY LINE



1 SPD-1 SITE PLAN
SCALE: 1:200

1:100
2m 0 2m 4m 6m 8m 10m

OTTAWA CARLETON CONSTRUCTION

OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782

337 SUNNYSIDE AVE, SUITE 101, OTTAWA, ON K1S 0R9

FERNANDO MATOS - BCIN#: 22431
613-884-4425

QUALIFICATION INFO
SMALL BUILDINGS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:

DO NOT SCALE DRAWINGS

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2020

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

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GENERAL NOTES:

253-255-257 YORK ST. & 78-80 NELSON ST. COMBINED

PROPOSED ADDITION AND RENOVATION

CONSULTANTS: SOMA PRO DESIGNS
STRUCTURAL -
MECHANICAL -
ELECTRICAL -
GRADING -

M/D/Y

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

PROJECT:
253-255-257 YORK ST. & 78-80 NELSON ST.
OTTAWA, ONTARIO
K1N 5T9

DRAWING NAME:
SITE PLAN AND NOTES

DRAWN BY: L,T,
DATE: MAY, 2021
SCALE: AS NOTED

SHEET: SPD-1