

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 ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

RAUD 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 m ²	1535 m ²	
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 m ²	238 m ²
H) 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 m ² @ REAR	
K) VEHICLE 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	24 INDOOR & 28 OUTDOOR
	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.		BUILDING AREAS			
LOT COVERAGE:	72.5%	FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
SOFT LANDSCAPING COVERAGE:	163 m ²	BASEMENT			
HARD LANDSCAPING	159 m ²	BUILDING AREA	789.5 m ²	310.43 m ²	1099.93 m ²
ASPHALT	0 m ²	GROUND FLOOR			
REAR YARD SOFTSCAPING PERCENTAGE:	68%	BUILDING AREA	790 m ²	310.43 m ²	1100.43 m ²
		SECOND FLOOR			
		BUILDING AREA	790 m ²	333.61 m ²	1123.61 m ²
		THIRD FLOOR			
		BUILDING AREA	672 m ²	333.61 m ²	1005.61 m ²
		FOURTH FLOOR			
		BUILDING AREA	0	188.13 m ²	188.13 m ²
		TOTAL BUILDING AREA	3041.5 m ²	1476.21 m ²	4517.71 m ²

NUMBER OF UNITS	EXISTING	NEW & EXISTING TOTAL
253-255-257 YORK ST.	37 RESIDENTIAL 1 COMMERCIAL	54 RESIDENTIAL 1 COMMERCIAL
78 & 80 NELSON ST.	12 ROOMING UNITS	39 ROOMING UNITS

GARBAGE REQUIREMENT	REQUIREMENT	PROVIDED
GARBAGE	0.251 CUBIC YARDS PER UNIT: 9490 231-21 714 FOR EVERY 6 UNITS. PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	2- 3 CUBIC YARD & 1- 2 CUBIC YARD GARBAGE CONTAINERS 1- 2 CUBIC YARD FIBRE CART & 2- 360L BLACK CART
RECYCLING	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS	"KITCHEN CATCHER" CONTAINER FOR EACH DWELLING UNIT AND 3 COMMUNAL 240L GREEN CONTAINER
ORGANICS		

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

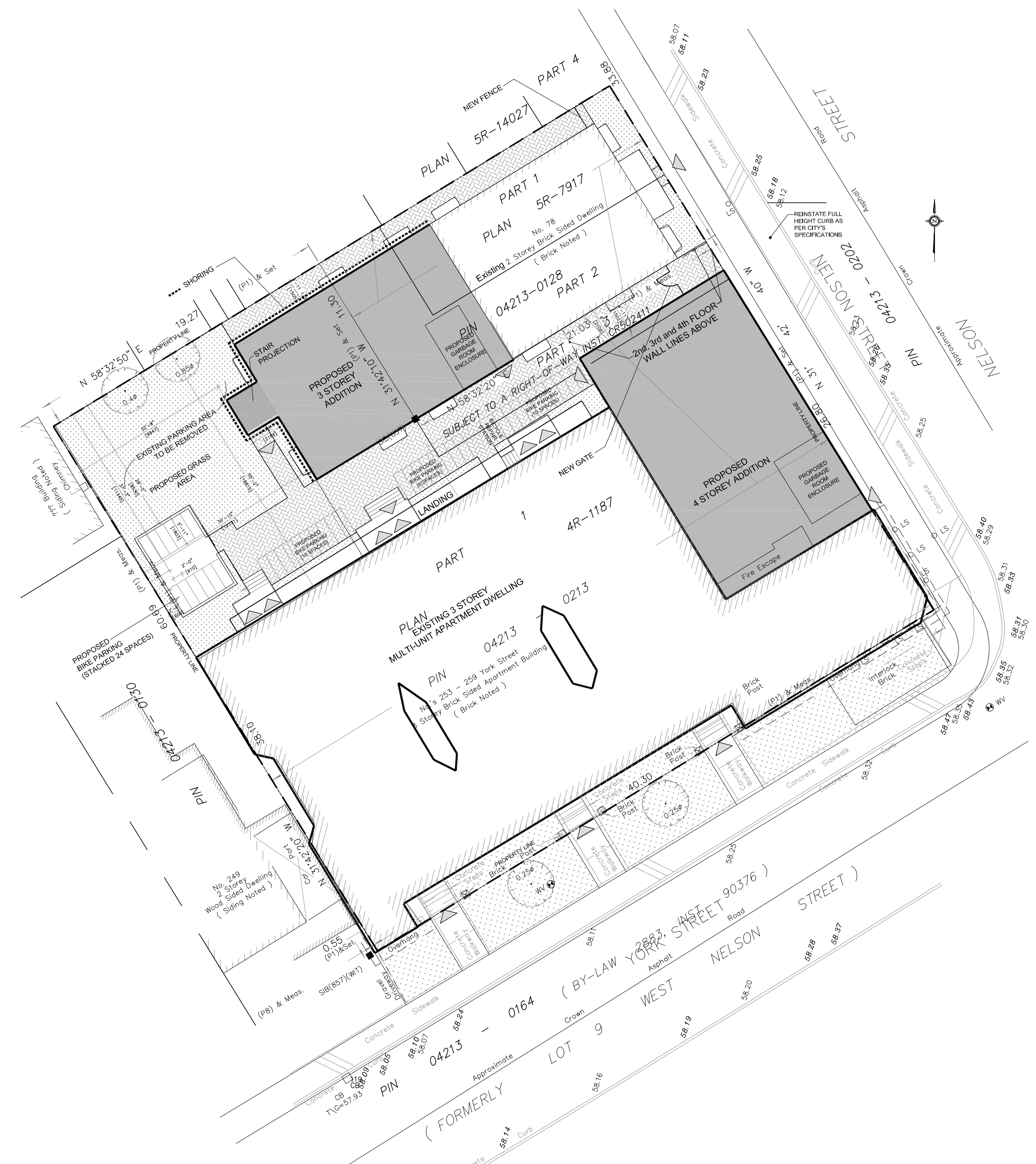
(12.1) Despite the minimum rear yard and interior side yard setback provisions in columns IX and X of Table 162A, the minimum required rear yard and interior side yard setbacks on a corner lot where the minimum front yard setback is greater than 4.5 metres in Area A on Schedule 342 are as follows:

(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:

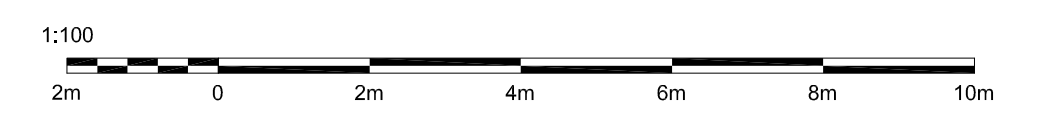
(ii) for any lots with a lot depth greater than 25 metres: an area equal to 30 per cent of the lot depth by 30 per cent of the lot width, at a minimum. (Subject to By-law 2020-289)

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

- 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 SITE PLAN SCALE: 1:200



253-255-257 YORK ST. & 78-80 NELSON ST. COMBINED
PROPOSED ADDITION AND RENOVATION

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

9	
8	
7	
6	
5	
4	
3	
2	REVISION OF SPA 03/16/22
1	ISSUED FOR SPA 08/20/21
NO.	REVISION/ISSUE DATE

PROJECT: 253-255-257 YORK ST. & 78-80 NELSON ST.
OTTAWA, ONTARIO K1M 5T9

DRAWING NAME: SITE PLAN AND NOTES

DRAWN BY: L.T. SHEET: SPD-1
DATE: MAY, 2021
SCALE: AS NOTED

OTTAWA CARLETON CONSTRUCTION
337 SUNNYSIDE AVE., SUITE 101, OTTAWA, ON K1S 0R9
FERNANDO MATOS - BCNR: 22431 613-584-4425

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 2009
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTORS TO CHECK AND VERIFY ALL DIMENSIONS ON THE FIELD BEFORE ALL WORKING AND OMISSIONS TO THE ARCHITECT/DESIGNER. COPYRIGHT RESERVED

GENERAL NOTES:

D02-02-21-0088 & D07-12-21-0135