

253-255-257-259 YORK ST. & 78-80-84 NELSON ST. COMBINED
(NELSON 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: 3 STOREY RESIDENTIAL ADDITIONS TO EXISTING TWO STOREY AND THREE STOREY LOW RISE APARTMENT BUILDING (RENTALS)
3rd FLOOR ADDITION TO EXISTING 2 STOREY RESIDENTIAL BUILDING (RENTALS)

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	450 m ²	1535 m ²	
B) MINIMUM LOT WIDTH	Nelson considered front lot line	15 m	38.10 m
C) MINIMUM LOT DEPTH	NA	40.30 m	
D) MINIMUM FRONT YARD SET BACK	1.5 m	0 m	MINOR VARIANCE
E) MINIMUM INTERIOR SIDE YARD SETBACK	1.5 m	1.5 m	
F) MINIMUM CORNER YARD SET BACK	Existing	3.8 m	0 m MINOR VARIANCE
G) MINIMUM REAR YARD SET BACK	1.2 m	9.81 m	
H) MINIMUM INTERIOR YARD AREA	210 m ²	192 m ²	MINOR VARIANCE
I) MINIMUM FRONT YARD SOFT LANDSCAPING	20%	47.5%	
J) MINIMUM INTERIOR YARD SOFT LANDSCAPING	50% of the interior yard	63%	
K) LANDSCAPED AREA	30% of the lot area	(21.63%)	MINOR VARIANCE
L) MAXIMUM BUILDING HEIGHT	14.5 m	10.57 m & 9.98m	
M) AMENITY AREA (ROOMING UNITS ONLY)	162 m ²	192 m ² @ Rear 58.5 m ² Indoor & 35 m ² Private balcony	
N) VEHICLE PARKING (RESIDENTIAL)	20.5 spaces for dwelling units 7.5 spaces for rooming units Total: 28 spaces	0	MINOR VARIANCE
O) VEHICLE PARKING (VISITOR)	4 spaces for dwelling units	0	MINOR VARIANCE
L) BICYCLE PARKING	26.5 spaces for dwelling units 10.5 spaces for rooming units Total: 37 spaces	40 indoor & 22 outdoor Total: 62	

- 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

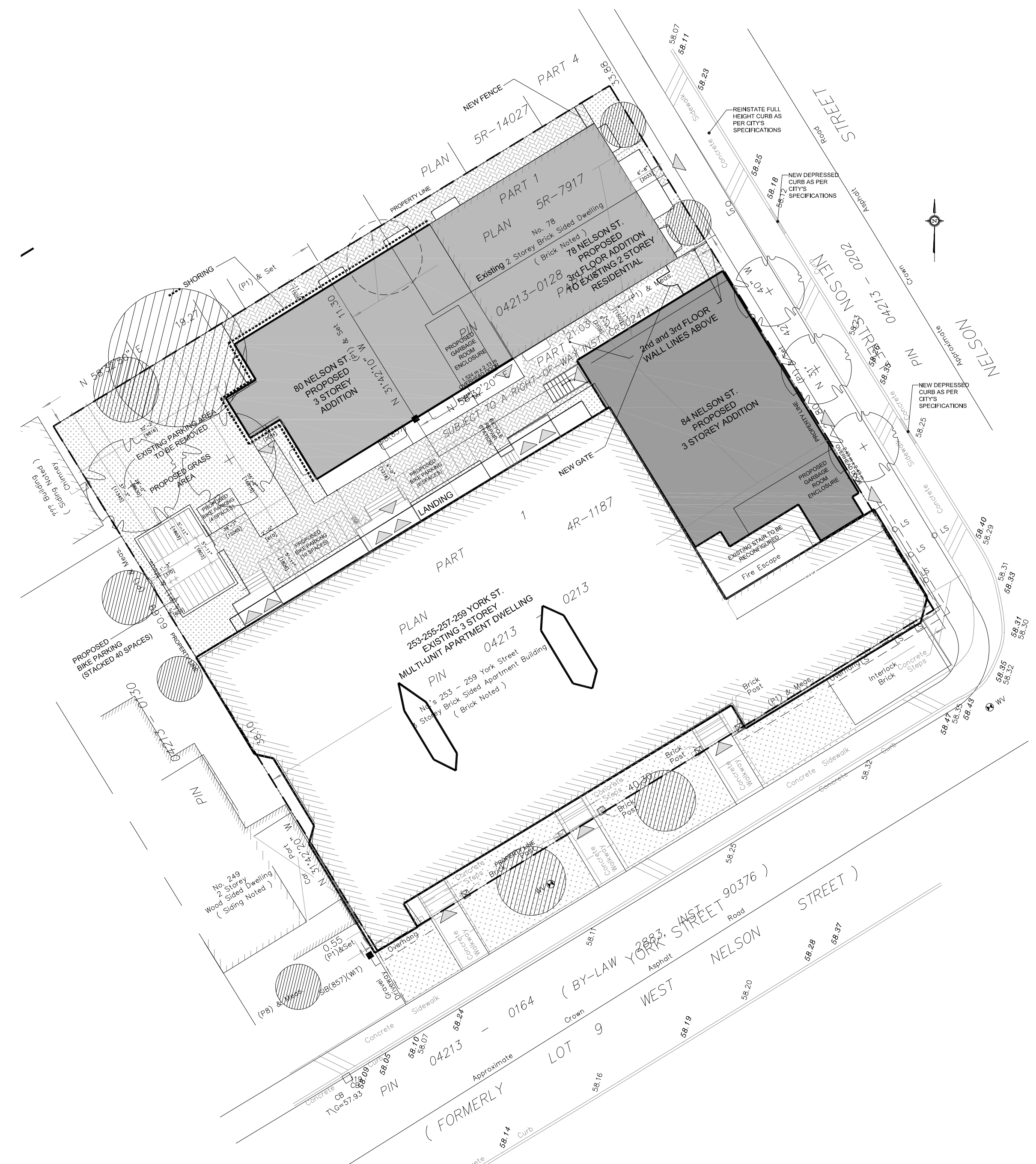
NUMBER OF UNITS	EXISTING	NEW & EXISTING TOTAL	PROPOSED SITE DEVELOPMENT INFO.
253-255-257 YORK ST.	37 RESIDENTIAL 1 COMMERCIAL	53 RESIDENTIAL 1 COMMERCIAL	LOT COVERAGE: 72.5% SOFT LANDSCAPING COVERAGE: 167 m ²
78 & 80 NELSON ST.	12 ROOMING UNITS	42 ROOMING UNITS	HARD LANDSCAPING ENCLOSURE, STAIR, WINDOW WELL & RAMP: 165 m ² 90.1 m ²

GARBAGE REQUIREMENT	REQUIREMENT	PROVIDED	BUILDING AREAS			
			FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
GARBAGE	0.231 CUBIC YARDS PER UNIT: 55x3 231x21 945	3-3 CUBIC YARD GARBAGE CONTAINERS	BASEMENT BUILDING AREA	809 m ²	304 m ²	1113 m ²
RECYCLING	FOR EVERY 6 UNITS, PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	1-2 CUBIC YARD FIBRE 2- 360L BLUE CART & 2- 360L BLACK CART	GROUND FLOOR BUILDING AREA	805 m ²	304 m ²	1109 m ²
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 3 COMMUNAL 240L GREEN CONTAINER	SECOND FLOOR BUILDING AREA	805 m ²	324 m ²	1129 m ²
			THIRD FLOOR BUILDING AREA	689 m ²	440 m ²	1129 m ²
			TOTAL BUILDING AREA	3108 m ²	1372 m ²	4480 m ²

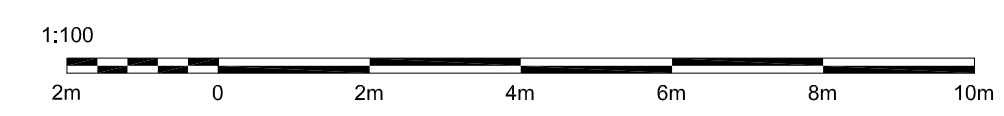
SNOW REMOVAL REQUIREMENT
PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER

AVERAGE GRADE, 253-255-257 YORK : 58.49m
CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES.
(58.38m + 58.62m + 58.47m + 58.50m) / 4 = 58.49m

AVERAGE GRADE, 78-80 NELSON : 58.51m
CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES.
(58.73m + 58.63m + 58.57m + 58.10m) / 4 = 58.51m



1 SITE PLAN
SCALE: 1:200



253-255-257-259 YORK ST. &
78-80-84 NELSON ST. COMBINED
PROPOSED ADDITION AND RENOVATION

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

9		
8		
7		
6		
5		
4		

3	RESUBMISSION OF SPA	07/2/23
2	RESUBMISSION OF SPA	03/16/22
1	ISSUED FOR SPA	08/20/21

PROJECT: 253-255-257 YORK ST. & 78-80 NELSON ST., OTTAWA, ONTARIO K1N 5T8

DRAWING NAME: SITE PLAN AND NOTES

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

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



1
A1 PROPOSED CORNER (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



2
A1 PROPOSED FRONT (EAST) ELEVATION
SCALE: 1/8"=1'-0"

EXISTING BUILDING TO REMAIN

MATERIAL LEGEND & NOTES

- 1 CEMENT PARING
- 2 BRICK VENEER
- 3 CORRUGATED METAL (WHITE COLOR)
- 4 CEMENT BOARD PANEL
- 5 CORRUGATED METAL (BLACK COLOR)

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STRUCTURAL -
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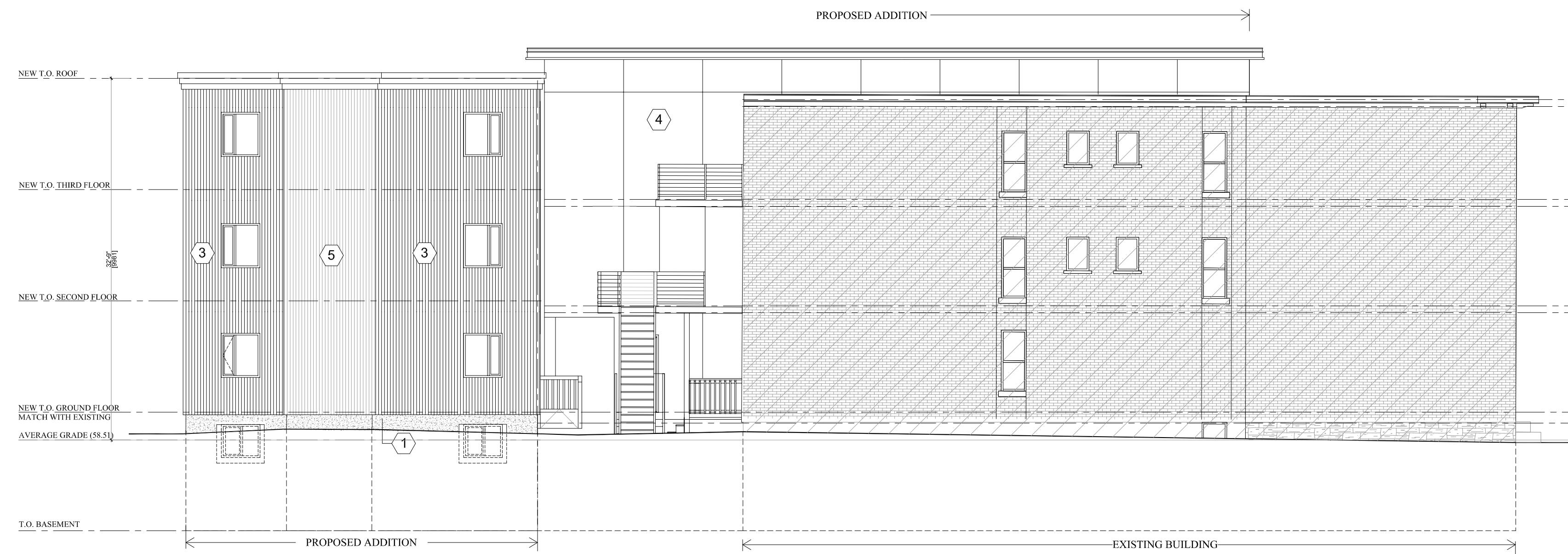
NO.	REVISION/ISSUE	DATE
9		
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PROJECT:
253-255-257 YORK ST.
OTTAWA, ONTARIO
K1M 1T8

DRAWING NAME:
EXISTING & PROPOSED
ELEVATIONS

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

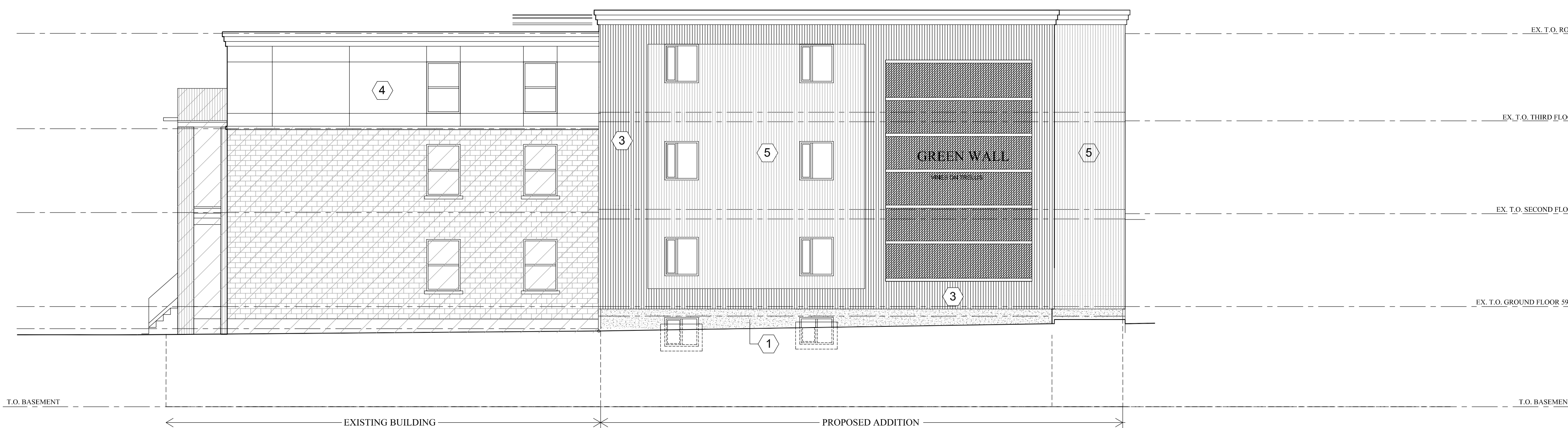
A1



2 PROPOSED REAR (WEST) ELEVATION
SCALE: 1/8"=1'-0"



3 PROPOSED SIDE (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"



4 PROPOSED SIDE (NORTH) ELEVATION
SCALE: 1/8"=1'-0"

EXISTING BUILDING TO REMAIN

- MATERIAL LEGEND & NOTES**
- 1 CEMENT PAVING
 - 2 BRICK VENEER
 - 3 CORRUGATED METAL (WHITE COLOR)
 - 4 CEMENT BOARD PANEL
 - 5 CORRUGATED METAL (BLACK COLOR)

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OTTAWA, ONTARIO
K1N 5T8

DRAWING NAME:
EXISTING & PROPOSED
ELEVATIONS

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

A2