



LEVEL	GROSS BUILDING AREA						GROSS FLOOR AREA					
	SQ M			SQ FT			SQ M			SQ FT		
	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT	170	141	311	1 831	1 518	3 349	63	68	131	678	732	1 410
MAIN LEVEL	167	126	293	1 799	1 356	3 155	116	73	189	1 249	786	2 034
SECOND LEVEL	167	117	284	1 799	1 259	3 058	117	88	205	1 259	943	2 202
THIRD LEVEL	123	130	253	1 324	1 399	2 723	89	88	177	958	947	1 905
TOTAL	627	514	1 141	6 753	5 533	12 286	385	317	702	4 144	3 408	7 552

LEVEL	NUMBER OF UNITS					
	EXISTING	PROPOSED ADDITION	TOTAL	EXISTING	PROPOSED ADDITION	TOTAL
	1 BASEMENT	6	1	7	1	1
2 MAIN	6	1	7	1	1	2
3 SECOND	6	1	7	1	1	2
4 THIRD	1	1	2	1	1	2
TOTAL	19	4	23	4	4	8

ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEK LTD. DATED ON THE 1st DAY OF DECEMBER, 2021.

ELEVATION NOTES
 1. Elevations shown are precise and are referred to the CGVD2013 geoid datum.
 2. It is the responsibility of the user of this information to verify that the information has not been altered or disclosed and that it's relative elevation and description agree with the information shown on this drawing.
 Bearings are azimuthal and are referred to the eastern level of Russell Avenue shown to be N15°12'10"W or thereabouts.
 For comparison purposes, a rotation of 0°34'07" counter clockwise was applied to bearings on plan 11.

29 Russell Avenue Zoning Compliance Table

Zoning Mechanism	Requirement	Provided	Compliance
Minimum Lot Area	450m ²	566.21m ²	✓
Minimum Lot Width	15m	16.02m	✓
Minimum Front Yard Setback	Must align with the abutting lots' actual yard setbacks abutting each street (not less than 1.5 m and no more than 4.5 m) (14.1b)	Existing, appears to align	✓
Minimum Interior Side Yard Setback	1.5 m	Existing building 0 m (both sides) Addition North - 4.5 m South - 0 m to 1.5 m	✗
Minimum Rear Yard Setback	30% of lot depth + 10.6m	4.02 m	✗
Minimum Rear Yard Area	25% of lot area (566 m ²) = 141.5 m ²	65.29 m ²	✗
Maximum Building Height	14.5m	10.2m	✓
Minimum Landscaped Area	30% of lot area = 169.8 m ²	34.61% (196 m ²) combined front, rear and side yards (achieving 34.61%)	✓
Minimum Area of Soft Landscaping in the Rear Yard	50% of the provided rear yard (x 65.29m ²) = 32.6 m ²	56.7% (37m ²) of rear provided rear yard area is soft landscaped area.	✓
Minimum Area of Soft Landscaping in the Front Yard	40% of the front yard (84.7m ²) must be aggregated soft landscaped area.	58.5% (55.5m ²) is aggregated soft landscaped area	✓

Zoning Mechanism	Requirement	Provided	Compliance
Principal 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	2 principal entrances along Russell Avenue are provided within the existing building	✓
Front Façade Fenestration	25% of front façade (166.64 m ²) = 41.66 m ²	19.63 m ² windows in front façade (11.78%) Existing non-complying condition	✗
Front Façade Articulation	20% of area of front façade must be recessed an additional 0.6 metres from front setback line. 33.33 m ²	24.36 m ² (14.61%) is recessed. Existing non-complying condition	✗
Number of Bedrooms	At least 25% of dwelling units (7 in proposed addition) must have at least two bedrooms. (may be rounded down to the nearest whole number) = 5-25 units for entire building	5 large units are provided: 2 Bedroom DU - 1 3 Bedroom DU - 2 4 Bedroom DU - 2	✓
Exit stairs	Project a maximum of 2.2 metres into required rear yard	N/A	-
Distance of exit stairs from interior lot line	1m	N/A	-

The property is considered as within Area X as shown in Schedule 1A in the City of Ottawa Zoning By-law.

Zoning Mechanism	Requirement	Provided	Compliance
Vehicle Parking Spaces Area X Residential: 5 spaces Visitor: 1 space Residential: 0.5 unit after the first 12 units Visitor: 0.5 unit after the first 12 units	8 spaces Total: 6 spaces	0 spaces	✗
Bicycle Parking Spaces	0.5 spaces per unit = 11 spaces	27 spaces provided	✓
Minimum Number of Horizontal Bicycle Parking Spaces	50% must of required spaces must be horizontal = 5.5 spaces	12 spaces, parking is provided horizontal	✓
Dimension of Bicycle Parking Spaces	Horizontal Min. 0.6m wide/1.8m long Vertical Min. 0.5m wide/1.5m long (vertical)	Bicycle Rack: 2.1m wide / 2m long Individual stall: 0.20m wide / 2m long Accessory Structure Bike Rack: 1.21m wide / 6.83m long Each spot: 46m/1.21m wide	✗
Garbage Storage	• Located within principal building within Sandy Hill • Total Volume: 3.5 cubic metres • Located adjacent to a path	Garbage Room: 3.30m ³ x 3m ³ x 3.6m ³ = 11m ³ Includes: • 360 litre and 240 litre carts • 360 litre and 240 litre carts	✓
Garbage Path	• 1.2 m by 1.5 m high path for movement between storage and public lane. • Paved or finished with hard landscaping. • Service vent or utility may encroach up to 0.30m into path.	1.6 m wide, paved and includes depressed curb.	✓

Accessory Use (Bicycle Structure in Rear Yard)

Zoning Mechanism	Requirement	Provided	Compliance
Minimum Interior Side Yard Setback	0.6m	0.65 m	✓
Minimum Rear Yard Setback	0.6m	0.68 m	✓
Distance from Other Buildings on the Same Lot	1.2m	2.02m	✓
Maximum Height	3.0m, with wall height capped at 3.2m	2.2m	✓
Maximum Size	May not exceed 50% of the yard area in which it is located; maximum cumulative area of 55 m ² measured from exterior walls.	9.24 m ²	✓
Maximum Number of Accessory Buildings Permitted on a Lot	2	1	✓

CLIENT

KEY PLAN



PROJECT

STAMP TRUE NORTH

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT. COPYRIGHT RESERVED.

10	ISSUED FOR PERMIT	18/07/23
9	ISSUED FOR REVIEW -RESPOND TO COMMENTS	10/04/23
8	ISSUED FOR PERMIT	22/03/23
7	ISSUED FOR PERMIT	13/01/23
6	ISSUED FOR PERMIT	11/24/22
5	ISSUED FOR PERMIT	23/08/22
4	ISSUED FOR REVIEW	13/07/22
3	ISSUED FOR REVIEW	11/07/22
2	ISSUED FOR REVIEW	06/07/22
1	ISSUED FOR REVIEW	25/03/22
NO.	REVISION	DD/MM/YY DATE

SMART LIVING PROPERTIES

ARCHITECT OF RECORD:
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APPLICANT:
FOTENN
 FOTENN CONSULTANTS INC.

CONSULTANTS:
 SURVEY: ANNIS, O'SULLIVAN, VOLLEBEK LTD.
 ENGINEERING: PEARSON ENGINEERING
 LANDSCAPING: JAMES B. LENNOX & ASSOCIATES LTD.
 STRUCTURAL: D+W STRUCTURAL INC.

PROJECT
29 RUSSELL OTTAWA

DRAWING
SITE PLAN

DATE: 23/08/2022 JOB No. 2118
 SCALE: 1 : 100 REVISION
 DRAWN BY: J.G. DRAWING
 REVIEWED BY: R.W. **SP01**

002-12-23-011-01

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