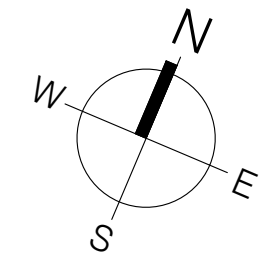


(Formerly Somerset Street)

PIN 04247 - 0250

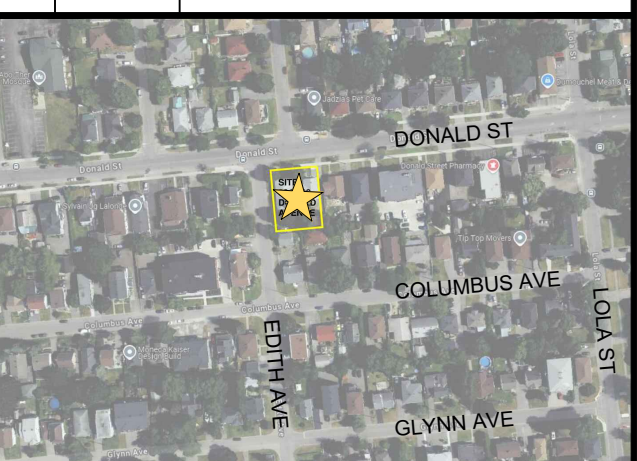
# DONALD STREET



## ARCHITECTURE + PLANNING

414 Churchill Avenue North  
Ottawa, Ontario, K1Z 5C6  
613-953-9822 roseline@rjhllca rjhllca

|    |            |                               |
|----|------------|-------------------------------|
| 4. | 2024-12-20 | REVISED FOR SITE PLAN CONTROL |
| 3. | 2024-08-14 | ISSUED FOR SITE PLAN CONTROL  |
| 2. | 2024-07-25 | ISSUED FOR COORDINATION       |
| 1. | 2024-05-28 | ISSUED FOR COORDINATION       |
| No | Y / M / D  | REVISION                      |



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It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

FILE #: D07-12-24-0088

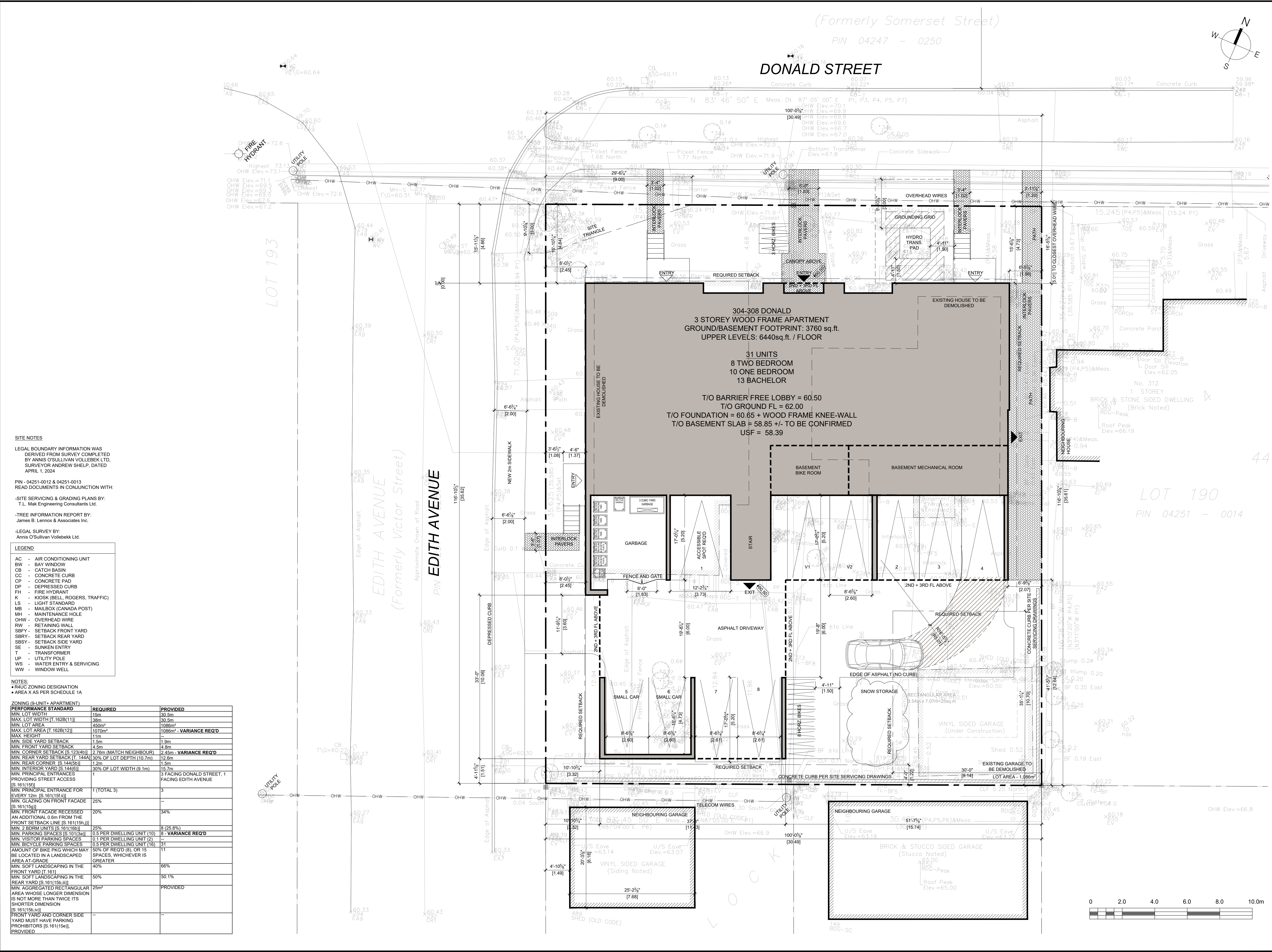
PLAN #: 19153

DONALD / EDITH APARTMENTS  
304-308 Donald St, Ottawa, Ontario

### SITE PLAN

Drawn By: AW/RV/RR Date: DEC 2024  
Project No: 2408 Scale: 1:100

# A0.1



**SITE NOTES**

LEGAL BOUNDARY INFORMATION WAS DERIVED FROM SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEK LTD, SURVEYOR ANDREW SHEP, DATED APRIL 1, 2024

PIN - 04251-0012 & 04251-0013 READ DOCUMENTS IN CONJUNCTION WITH:-

-SITE SERVICING & GRADING PLANS BY: T.L. Mak Engineering Consultants Ltd.

-TREE INFORMATION REPORT BY: James B. Lennox & Associates Inc.

-LEGAL SURVEY BY: Annis O'Sullivan Vollebek Ltd.

**LEGEND**

- AC - AIR CONDITIONING UNIT
- BW - BAY WINDOW
- CB - CATCH BASIN
- CC - CONCRETE CURB
- CP - CONCRETE PAD
- DP - DEPRESSED CURB
- FH - FIRE HYDRANT
- K - KIOSK (BELL, ROGERS, TRAFFIC)
- LS - LIGHT STANDARD
- MB - MAILBOX (CANADA POST)
- MH - MAINTENANCE HOLE
- OHW - OVERHEAD WIRE
- RW - RETAINING WALL
- SBFY - SETBACK FRONT YARD
- SBRY - SETBACK REAR YARD
- SBSY - SETBACK SIDE YARD
- SE - SUNKEN ENTRY
- T - TRANSFORMER
- UP - UTILITY POLE
- WS - WATER ENTRY & SERVICING
- WW - WINDOW WELL

**NOTES:**

- RAUC ZONING DESIGNATION
- AREA X AS PER SCHEDULE 1A

| ZONING (9 UNIT + APARTMENT)  | PERFORMANCE STANDARD                                 | REQUIRED                                      | PROVIDED                            |
|--|--|---|-------------------------------------|
| MIN. LOT WIDTH   | 15m  | 30m   | 30.5m                               |
| MIN. LOT WIDTH (T.162B(11))  | 38m  | 30.5m   | 30.5m                               |
| MIN. LOT AREA  | 450m <sup>2</sup>                                    | 1096m <sup>2</sup>                            | 1096m <sup>2</sup> - VARIANCE REQ'D |
| MAX. LOT AREA (T.162B(12))   | 1070m <sup>2</sup>                                   | 1096m <sup>2</sup>                            | 1096m <sup>2</sup> - VARIANCE REQ'D |
| MAX. HEIGHT  | 11m  | -   | -                                   |
| MIN. SIDE YARD SETBACK   | 1.5m   | 1.9m  | 1.9m                                |
| MIN. FRONT YARD SETBACK  | 4.5m   | 4.5m  | 4.5m                                |
| MIN. CORNER SETBACK (S.123(4b))  | 2.7m (MATCH NEIGHBOUR)                               | 2.49m   | 2.49m - VARIANCE REQ'D              |
| MIN. REAR YARD SETBACK (T.144A)  | 30% OF LOT DEPTH (10.7m)                             | 12.6m   | 12.6m                               |
| MIN. REAR CORNER (S.144(5b))   | 1.2m   | 1.5m  | 1.5m                                |
| MIN. INTERIOR YARD (S.144(6))  | 30% OF LOT WIDTH (8.1m)                              | 15.7m   | 15.7m                               |
| MIN. PRINCIPAL ENTRANCES PROVIDING STREET ACCESS (S.161(15))   | 1  | 3 FACING DONALD STREET, 1 FACING EDITH AVENUE | 3                                   |
| MIN. PRINCIPAL ENTRANCE FOR EVERY 12m (S.161(15.ii))   | 1 (TOTAL 3)  | 3   | 3                                   |
| MIN. GLAZING ON FRONT FACADE (S.161(15.ii))  | 25%  | 34%   | 34%                                 |
| MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S.161(15.ii))                         | 25%  | 34%   | 34%                                 |
| MIN. 2 BDRM UNITS (S.161(15b))   | 25%  | 8 (25.8%)                                     | 8 (25.8%)                           |
| MIN. PARKING SPACES (S.101(3a))  | 0.5 PER DWELLING UNIT (10)                           | 8 - VARIANCE REQ'D                            | 8 - VARIANCE REQ'D                  |
| MIN. VISITOR PARKING SPACES  | 0.1 PER DWELLING UNIT (2)                            | -   | -                                   |
| MIN. BICYCLE PARKING SPACES  | 0.5 PER DWELLING UNIT (16)                           | 31  | 31                                  |
| AMOUNT OF BIKE PKG WHICH MAY BE LOCATED IN A LANDSCAPED AREA AT-GRADE  | 50% OF REQ'D (8), OR 15 SPACES, WHICHEVER IS GREATER | 11  | 11                                  |
| MIN. SOFT LANDSCAPING IN THE FRONT YARD (S.161)  | 40%  | 66%   | 66%                                 |
| MIN. SOFT LANDSCAPING IN THE REAR YARD (S.161(ii))   | 50%  | 50.1%   | 50.1%                               |
| MIN. AGGREGATED RECTANGULAR AREA WHOSE LONGER DIMENSION IS NOT MORE THAN TWICE ITS SHORTER DIMENSION (S.161(ii)) | 25m <sup>2</sup>                                     | PROVIDED                                      | PROVIDED                            |
| FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S.161(15e))                                       | PROVIDED   | PROVIDED                                      | PROVIDED                            |