

168-174 MURRAY STREET

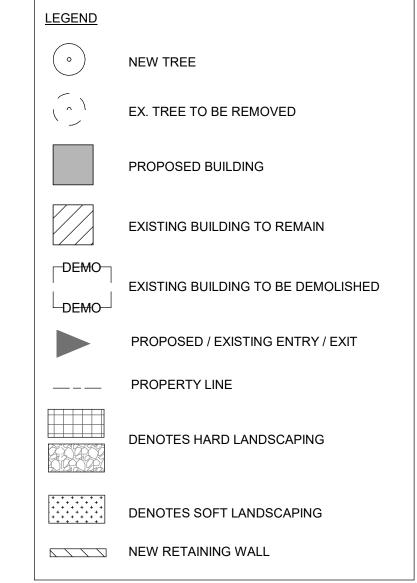
SURVEY INFO TAKEN FROM

TOPOGRAPHIC PLAN OF LOT 23 (South Murray Street) REGISTERED PLAN 42482, CITY OF OTTAWA PREPARED BY: ANNIS, O'SULLIVAN, VOLLEBEKK LTD., JANUARY 7th, 2021

Zoning Mechanism	Required	Provided	Compliance	
Minimum Lot Width (Section 162)	15 m	20.46 m	Yes	
Minimum Lot Area (Section 162)	450 m2	645.2 m2	Yes	
Front Yard Setback – Existing (Section 144)	Required front yard setback must align with the average of the abutting lots (not less than 1.5 m or more than 4.5 m) 0.2 m + 1.63 m / 2 = 0.915 m	Existing setbacks: 0.16 m, 1.45 m, 1.59 m	Non-complying (Existing building)	
Front Yard  - Addition (Section 60)	Must not extend in the front yard beyond that of the heritage building	Addition setback: 3.72 m	Yes	
Interior Side Yard	1.5 m	Existing setback (east): 1.638 m	Non-complying (Existing	
Setback – Existing (Section 162)		Existing setback (west): 0 m	building)	
Interior Side Yard	Must be at least 60 cm. greater than that of the wall of the building located closest to the	Addition setback (east): 1.48 m	No	
Setback – Addition (Section 60)	side lot line	Addition setback (west): 1.223 m	Yes	
Rear Yard Setback – Existing (Section 144)	Any lot with a lot depth > 25m, distance equal to 30% of the lot depth must comprise at least 25% of the area of the lot	Existing setback: 23.05 m & 25.85 m  Rear Yard Area: 158.77 m² in area	Non-complying (Existing buildings)	
	Minimum Setback: 9.69 m Minimum Area: 163.5 m²			
Rear Yard Setback – Addition (Section 60)	Must be located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0 metres  Minimum Setback: 9.69 m	Addition setback: 7.916 m	No	
Building Height Addition (Schedule 74)	168 Murray: 5.8 m (9.14 m from front lot line), 9.3 m (rear)  174 Murray: 7.0 m (9.14 m from front lot line); 10.5 m (rear)	13.12 m	No	
Projections into Required Yards (Section 65)	Open Stairways, Stoops, Landing Steps: where at or below the floor level of the first floor and in the case of the front yard or corner side yard: no closer than 0.6 m to a lot line	Existing heritage building stairways projected beyond the front lot line, abutting the front lot line	Non-complying (Existing buildings)	
	Eaves, eaves-troughs, and gutters – 1m, but not closer than 0.3m to a lot line.	Only the existing heritage building at 168 Murray has existing eaves on the property line but will be removed.	Yes	

Required Parking Spaces (Section 101, 103)	Section 101 (4): where a residential use is located within a building of four or fewer storeys, no offstreet vehicle parking is required to be provided	0 spaces	Yes	
Visitor Parking Spaces (Section 102)	20 - 12 x 0.1 = 1 space required	0 spaces	No	
Bicycle Parking Rates (Section 111)	0.5 / dwelling unit 20 x 0.5 = 10 spaces required	22 spaces total (stacked)	Yes	
Bicycle Parking Space Dimensions (Section 111)	Horizontal: 0.6 m x 1.8 m Stacked: 0.37 m x 1.8 m	Stacked: 0.37 m x 1.8 m	Yes	
Bicycle Minimum width: 1.5 m  Parking Aisle Dimension (Section 111)		1.5 m	Yes	

ther Applica	ble Zoning Provisions		
ront Yard oftscaping able 161)	No minimum, but all lands within the front yard that are not used by permitted projections, driveways and walkways, must consist of soft landscaped area	All lands within the front yard that are not used by permitted projections and walkways consist of soft landscaping	Yes
ear Yard oftscaping ection 139)	15%	75.7%	Yes
ront açade enestration ection 161)	Must comprise of at least 25% windows  Recessed front façade where no balconies or porches are provided - At least 20% of the front facade must be recessed an additional 0.6m from the front setback line	N/A as subject lands are within a district designated under Part V of the Ontario Heritage Act	N/A



BUILDING AREAS						
BASEMENT				GARBAGE REC	QUIREMENT	
BUILDING AREA (NEW)	280 m²					
GROUND FLOOR  BUILDING AREA (NEW) 280 m²  BUILDING AREA (EXISTING) 97 m²				GARBAGE, REC COMPOSTING ARE TO BE STO BASEMENT AN	DRED IN THE D REMOVED	
SECOND FLOOR				PRIVATELY DU COLLECTION	RING	
BUILDING AREA (NEW) BUILDING AREA (EXISTING)	280 m² 97 m²			SNOW REMOV	SNOW REMOVAL REQUIREMENT	
THIRD FLOOR BUILDING AREA (NEW)	269 m²					
FOURTH FLOOR BUILDING AREA (NEW)	269 m²					
		1 BED	2 BEI	3 BED	TOTAL	
EXISTING BUILDING (RENOVA	TED)	0	1	1	2	
PROPOSED ADDITION		13	5	0	18	
TOTAL		13	6	1	20	
REQUIRED 2+ BEDROOM				5		
PROPOSED 2+ BEDROOM		7				
AVERAGE GRADE:		GARBAGE REQUIREMENT				
CALCULATED FROM EXISTING A DISTANCE EQUAL TO THE MI REAR YARD SETBACKS. AT TH	NIMUM FRON	T YARD &	AR	RBAGE, RECYCLING AND E TO BE STORED IN THE D REMOVED PRIVATELY	GARBAGE ROOM	

SNOW REMOVAL REQUIREMENT

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

REAR YARD SETBACKS, AT THE INTERIOR SIDE

AVERAGE GRADE: 58.48m (58.20m + 58.34m + 58.85m + 58.53m) /4

PROPERTY LINES



RALINE

REDLINE ARCHITECTURE INC. Tel: 613-612-2232 info@redlinearchitecture.ca www.redlinearchitecture.ca

RESPONSIBILITIES: DO NOT SCALE DRAWINGS

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012 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 THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

GENERAL NOTES:

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OWNER/DEVELOPER: DAVID YOO ARCHITECT:
REDLINE ARCHITECTURE INC. APPLICANT: FOTENN PLANNING + DESIGN, JILLIAN SIMPSON 420 O'CONNOR STREET OTTAWA, ON K2P 1W4 CIVIL ENGINEER: T L MAK ENGINEERING CONSULTANTS LTD. 1455 YOUVILLE DR. , ORLEANS, ON K1C 627 GEOTECHNICAL INVESTIGATION: PATERSON GROUP 9 AURIGA DR. , OTTAWA ON K2E 7T9 LANDSCAPING: JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE OTTAWA ON. K2H 5A8 CANADA TCR:
DENDRON FORESTRY SERVICES SURVEYOR: AOV LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON. K2E-7S6 HERITAGE PLANNING: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT LTD. 53 HERRIOTT ST. SUITE 201, PERTH, ON. K7H 1R5 CONSULTANTS: STRUCTURAL - TBD MECHANICAL - TBD ELECTRICAL - TBD ISSUED FOR SPA REVISION 9/15/25 ISSUED FOR SPA NO. REVISION/ISSUE 168-174 MURRAY ST. 4 STOREY ADDITION TO EXISTING TWO STOREY BUILDINGS 168-174 MURRAY ST. OTTAWA, ON K1N 5M8

SITE PLAN

DATE:.MAY 11, 2021 SCALE: AS NOTED