

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

RA REDLINE
ARCHITECTURE

REDLINE ARCHITECTURE INC.

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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
COPYRIGHT RESERVED
GENERAL NOTES:

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

NO.	REVISION/ISSUE	DATE
9		
8		
7		
6		
5		
4		
3	RESUBMISSION OF SPA	07/21/23
2	RESUBMISSION OF SPA	03/19/22
1	ISSUED FOR SPA	08/20/21

PROJECT:
253-255-257 YORK ST. & 78-80
NELSON ST.
OTTAWA, ONTARIO
K1N 5T5

DRAWING NAME:
SITE PLAN AND NOTES

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

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

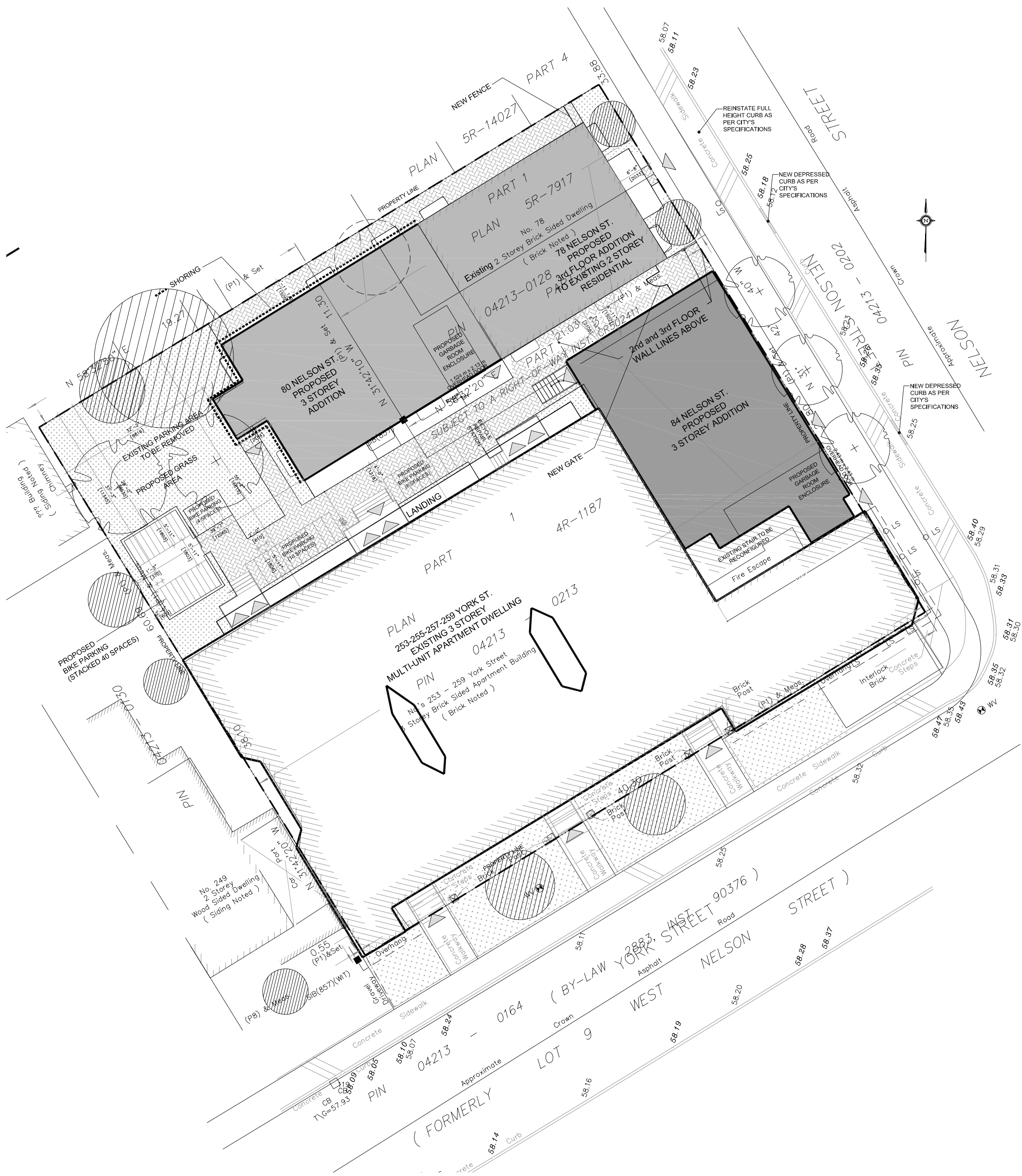
NUMBER OF UNITS	EXISTING	NEW & EXISTING TOTAL	PROPOSED SITE DEVELOPMENT INFO.
253-255-257 YORK ST.	37 RESIDENTIAL 1 COMMERCIAL	53 RESIDENTIAL 1 COMMERCIAL	LOT COVERAGE: 72.5% SOFT LANDSCAPING COVERAGE: 167 m ²
78 & 80 NELSON ST.	12 ROOMING UNITS	42 ROOMING UNITS	HARD LANDSCAPING ENCLOSURE, STAIR, WINDOW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

GARBAGE REQUIREMENT	REQUIREMENT	PROVIDED	BUILDING AREAS	EXISTING	PROPOSED ADDITION	TOTAL
GARBAGE	0.231 CUBIC YARDS PER UNIT: 55x2 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	REQUIREMENT	PROVIDED
PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER	AVERAGE GRADE, 253-255-257 YORK : 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	58.49m

AVERAGE GRADE, 78-80 NELSON : 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	58.51m
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- 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
SPD-1 SCALE: 1:200

1:100
2m 0 2m 4m 6m 8m 10m

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA
APPROVED
By Andrew McCreight at 3:53 pm, Jun 11, 2025

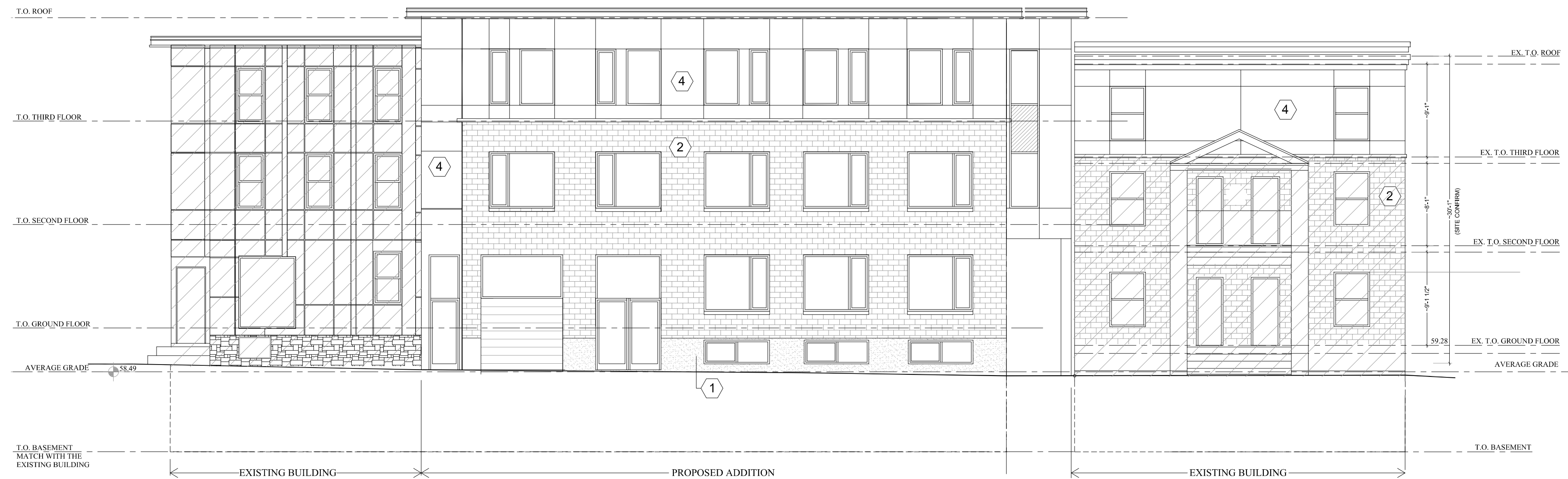


1
A1 PROPOSED CORNER (SOUTH) ELEVATION
SCALE: 1/8"=1'-0"

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MANAGER, DEVELOPMENT REVIEW CENTRAL
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2
A1 PROPOSED FRONT (EAST) ELEVATION
SCALE: 1/8"=1'-0"

EXISTING BUILDING TO REMAIN

MATERIAL LEGEND & NOTES

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

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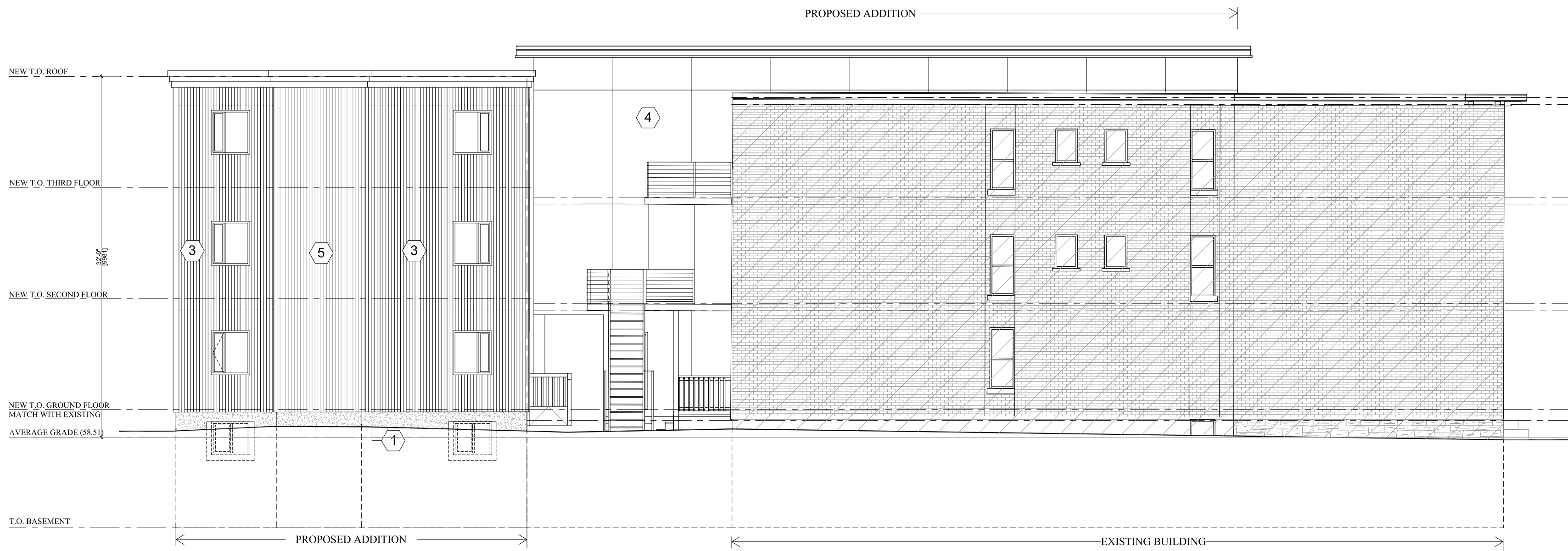
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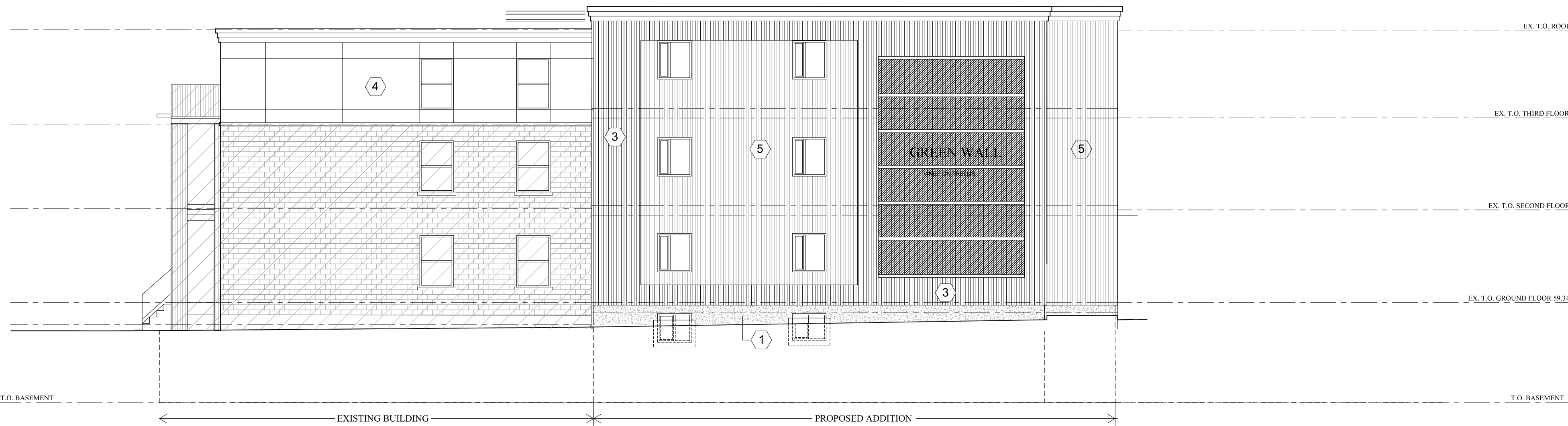
D02-02-21-0088 & D07-12-21-0135



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"

Andrew McCreight

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