

253-255-257 YORK ST. & 78-80 NELSON ST. COMBINED (YORK 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: 4 STOREY & 3 STOREY RESIDENTIAL ADDITIONS TO EXISTING THREE STOREY LOW RISE APARTMENT BUILDING (RENTALS)

ZONING MECHANISMS	REQUIREMENT	PROVIDED	NOTES
A) MINIMUM LOT AREA	450 m ²	1535 m ²	
B) MINIMUM LOT WIDTH	15 m	38.10 m	
C) MINIMUM LOT DEPTH	NA	40.30 m	
D) MINIMUM FRONT YARD SET BACK	AVERAGE	(0m+4.5 m) / 2 = 2.25	0 m
E) MINIMUM INTERIOR SIDE YARD SETBACK		1.2 m	1.5 m
F) MINIMUM CORNER YARD SET BACK		4.5 m	0 m
G) * MINIMUM REAR YARD AREA (SEE BY-LAW PROVISION AMENDMENTS OUTLINED BELOW)	SEE ZONE PROVISIONS ACCORDING TO OMB ORDER FILE NO. PL150797	30% of 40.30 m x 30% of 38.10 m = 138.19 m ²	238 m ²
H) MINIMUM REAR YARD SET BACK		1.2 m	0 m
I) MAXIMUM BUILDING HEIGHT		14.5 m	12.34 m
J) AMENITY AREA		0	194 m ² @ REAR
K) VEHICLE PARKING	0.5 PER UNITS IN EXCESS OF 12	39 x 0.5 = 19.5	0 MINOR VARIANCE
L) BICYCLE PARKING	0.5 PER UNITS 0.25 PER ROOMING UNIT	20 x 0.5 = 10 31 x 0.25 = 7.75	TOTAL: 17.75 24 INDOOR & 28 OUTDOOR
M) WINDOW TO WALL RATIO ALONG THE NELSON STREET ADDITION			33.36%

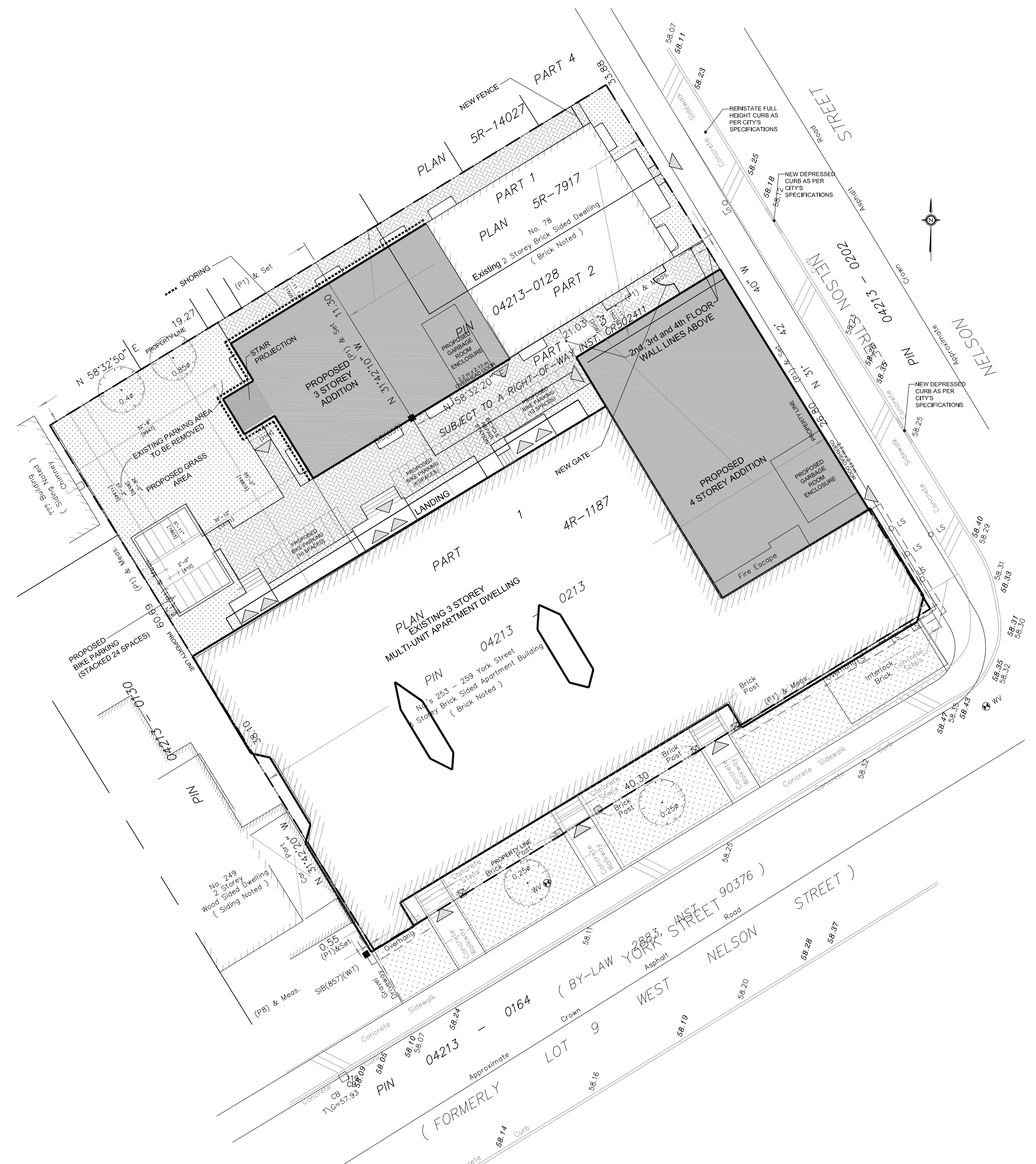
PROPOSED SITE DEVELOPMENT INFO.		BUILDING AREAS			
LOT COVERAGE:	72.5%	FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
SOFT LANDSCAPING COVERAGE:	163 m ²	BASEMENT			
HARD LANDSCAPING	159 m ²	BUILDING AREA	789.5 m ²	310.43 m ²	1099.93 m ²
ASPHALT	0 m ²	GROUND FLOOR			
REAR YARD SOFTSCAPING PERCENTAGE:	68%	BUILDING AREA	790 m ²	310.43 m ²	1100.43 m ²
		SECOND FLOOR			
		BUILDING AREA	790 m ²	333.61 m ²	1123.61 m ²
		THIRD FLOOR			
		BUILDING AREA	672 m ²	333.61 m ²	1005.61 m ²
		FOURTH FLOOR			
		BUILDING AREA	0	188.13 m ²	188.13 m ²
		TOTAL BUILDING AREA	3041.5 m ²	1476.21 m ²	4517.71 m ²

NUMBER OF UNITS	EXISTING	NEW & EXISTING TOTAL
253-255-257 YORK ST.	37 RESIDENTIAL 1 COMMERCIAL	54 RESIDENTIAL 1 COMMERCIAL
78 & 80 NELSON ST.	12 ROOMING UNITS	39 ROOMING UNITS

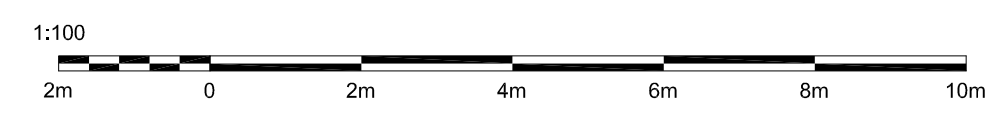
GARBAGE REQUIREMENT	REQUIREMENT	PROVIDED
GARBAGE	0.231 CUBIC YARDS PER UNIT 94x0 231x21 714 FOR EVERY 6 UNITS.	2-3 CUBIC YARD & 1-2 CUBIC YARD GARBAGE CONTAINERS
RECYCLING	PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	1-2 CUBIC YARD FIBRE 2- 360L BLUE CARTS 2- 360L BLACK CART
ORGANICS	*"KITCHEN 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

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

- 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 SCALE: 1:200



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

CONSULTANTS: SOMA PRO DESIGNS	
STRUCTURAL -	
MECHANICAL -	
ELECTRICAL -	
GRADING -	
MDY	
9	
8	
7	
6	
5	
4	
3	
2	RESUBMISSION OF SPA 03/19/22
1	ISSUED FOR SPA 08/20/21
NO. REVISION/ISSUE DATE	
PROJECT: 253-255-257 YORK ST. & 78-80 NELSON ST. OTTAWA, ONTARIO K1M 1S9	
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

OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN#: 112782
337 SUNNYSIDE AVE. SUITE 101, OTTAWA, ON K1S 0R9
Fernando Matos - BCIN#: 22431
613-854-4425

QUALIFICATION INFO
SMALL BUILDINGS
The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

RESPONSIBILITIES:
DO NOT SCALE DRAWINGS
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2020
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BY-LAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL DISCREPANCIES AND OMISSIONS TO THE ARCHITECT/DESIGNER.
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GENERAL NOTES: