

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	13.66 m & 9.98m	
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	20 x 0.5 = 10	40 INDOOR & 22 OUTDOOR
	0.25 PER ROOMING UNIT	31 x 0.25 = 7.75	
M) WINDOW TO WALL RATIO ALONG THE NELSON STREET ADDITION			33.36%

PROPOSED SITE DEVELOPMENT INFO.

LOT COVERAGE:	72.5%
SOFT LANDSCAPING COVERAGE:	163 m ²
HARD LANDSCAPING	159 m ²
ASPHALT	0 m ²
REAR YARD SOFTSCAPING PERCENTAGE:	68%

NUMBER OF UNITS	EXISTING	NEW & EXISTING TOTAL
253-255-257 YORK ST.	37 RESIDENTIAL 1 COMMERCIAL	57 RESIDENTIAL 1 COMMERCIAL
78 & 80 NELSON ST.	12 ROOMING UNITS	38 ROOMING UNITS

GARBAGE REQUIREMENT

REQUIREMENT	PROVIDED
GARBAGE UNIT: 0.231 CUBIC YARDS PER UNIT: 94x20.231=21.714	2-3 CUBIC YARD & 1-2 CUBIC YARD GARBAGE CONTAINERS
FOR EVERY 6 UNITS, PROVIDE ONE 360L BLUE CART AND ONE 360L BLACK CART	1-2 CUBIC YARD FIBRE CART & 2-360L BLACK CART
*"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

BUILDING AREAS

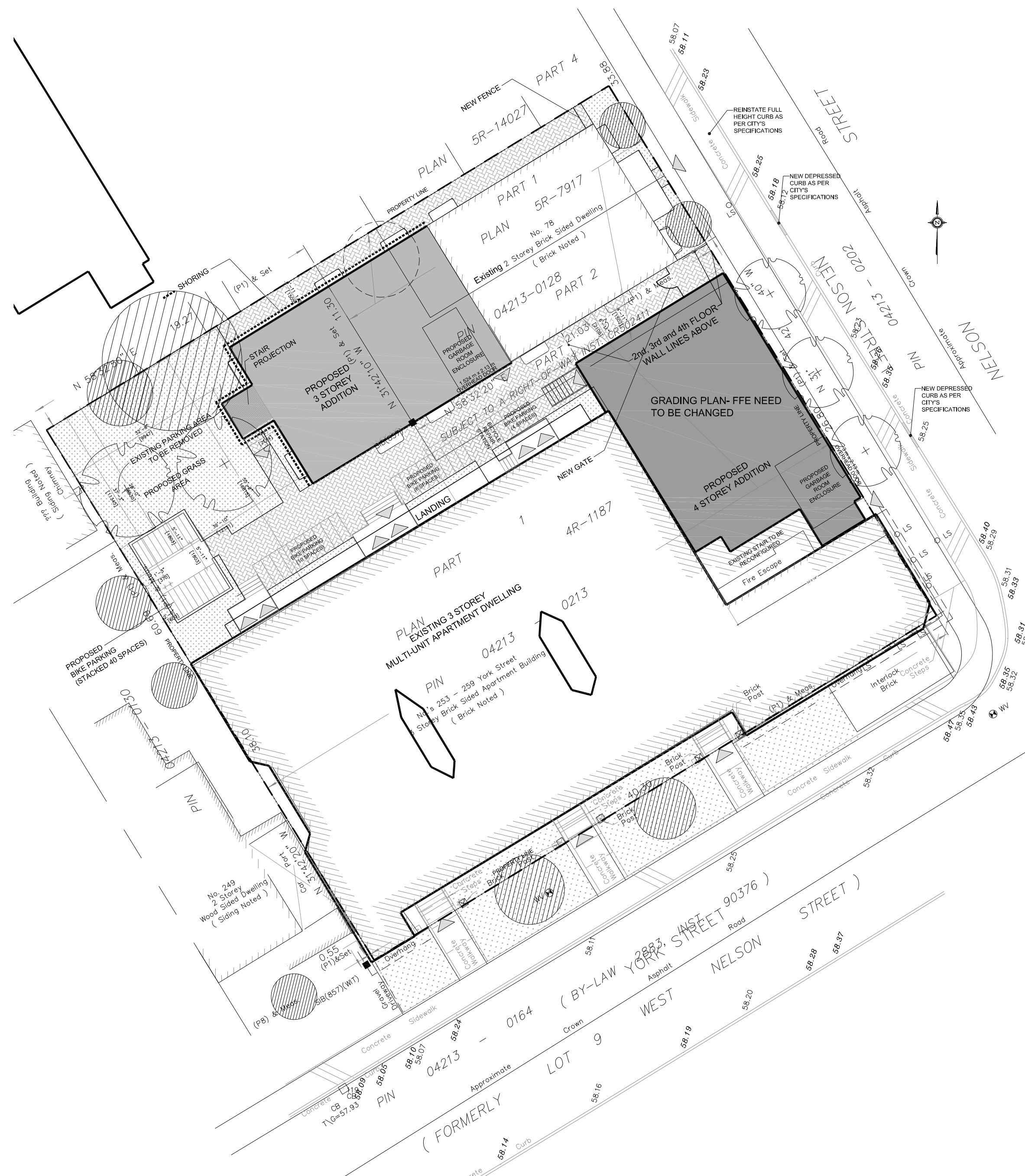
FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
BASEMENT			
BUILDING AREA	789.5 m ²	310.43 m ²	1099.93 m ²
GROUND FLOOR			
BUILDING AREA	790 m ²	310.43 m ²	1100.43 m ²
SECOND FLOOR			
BUILDING AREA	790 m ²	333.61 m ²	1123.61 m ²
THIRD FLOOR			
BUILDING AREA	672 m ²	333.61 m ²	1005.61 m ²
FOURTH FLOOR			
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

* Alternative Setbacks for Urban Areas (OMB Order File No: PL150797, issued July 25, 2016 - By-law 2015-228)

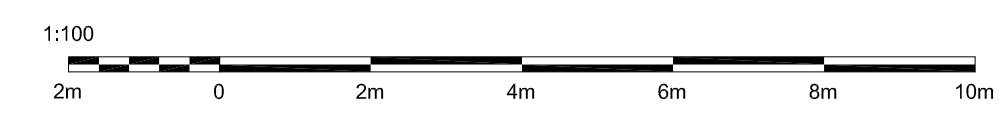
(12.1) Despite the minimum rear yard and interior side yard setback provisions in columns IX and X of Table 162A, the minimum required rear yard and interior side yard setbacks on a corner lot where the minimum front yard setback is greater than 4.5 metres in Area A on Schedule 342 are as follows:
(a) Except for a lot containing a Planned Unit Development, the minimum setback from any rear lot line or interior side lot line is 1.2 metres; however, a further yard abutting both the interior lot line and the rear lot line must be provided, whichever case applies, as follows:
(ii) for any lots with a lot depth greater than 25 metres: an area equal to 30 per cent of the lot depth by 30 per cent of the lot width, at a minimum. (Subject to By-law 2020-289)

AVERAGE GRADE, 253-255-257 YORK : 58.49m
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

	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



OTTAWA CARLETON CONSTRUCTION GROUP LTD. - BCIN: 112762
337 SUNNYSIDE AVE. SUITE 101, OTTAWA, ON K1S 0R9
FERNANDO MATOS - BCIN: 22431 613-384-4422

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

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		
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3		
2	RESUBMISSION OF SPA	03/16/22
1	ISSUED FOR SPA	09/20/21
NO.	REVISION/ISSUE	DATE

PROJECT:
253-255-257 YORK ST. & 78-80 NELSON ST.
OTTAWA, ONTARIO
K1N 5T9

DRAWING NAME:
SITE PLAN AND NOTES

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

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