

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 <sup>2</sup>	1535 m <sup>2</sup>	
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 <sup>2</sup>	192 m <sup>2</sup>	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 <sup>2</sup>	192 m <sup>2</sup> @ Rear 58.5 m <sup>2</sup> Indoor & 35 m <sup>2</sup> 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	

- 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

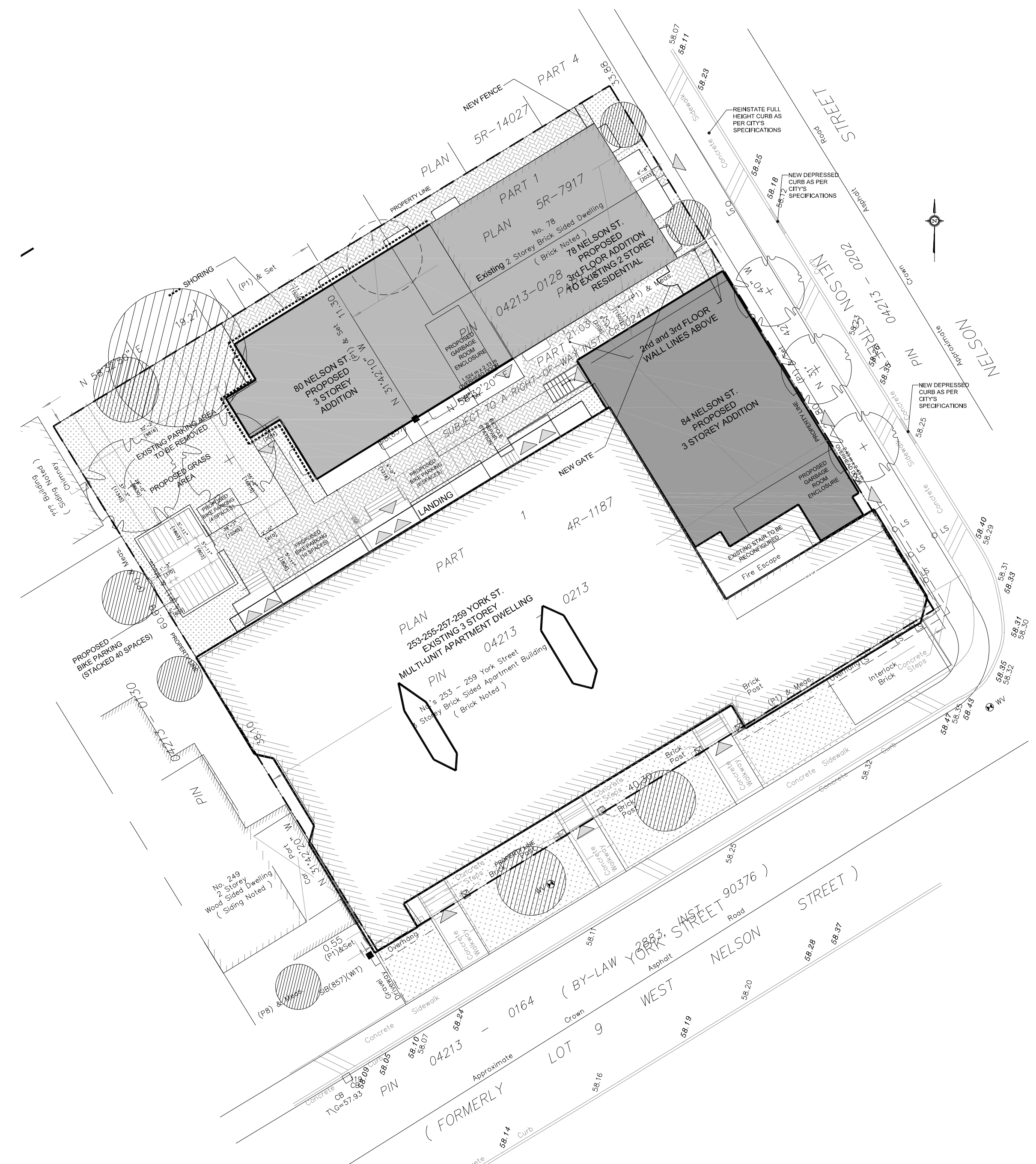
NUMBER OF UNITS	EXISTING	NEW & EXISTING TOTAL	PROPOSED SITE DEVELOPMENT INFO.
253-255-257 YORK ST.	37 RESIDENTIAL 1 COMMERCIAL	53 RESIDENTIAL 1 COMMERCIAL	LOT COVERAGE: 72.5% SOFT LANDSCAPING COVERAGE: 167 m <sup>2</sup>
78 & 80 NELSON ST.	12 ROOMING UNITS	42 ROOMING UNITS	HARD LANDSCAPING ENCLOSURE,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

GARBAGE REQUIREMENT	REQUIREMENT	PROVIDED	BUILDING AREAS			
			FLOOR NAME	EXISTING	PROPOSED ADDITION	TOTAL
GARBAGE	0.231 CUBIC YARDS PER UNIT: 55x3 231x21 945	3-3 CUBIC YARD GARBAGE CONTAINERS	BASEMENT BUILDING AREA	809 m <sup>2</sup>	304 m <sup>2</sup>	1113 m <sup>2</sup>
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 <sup>2</sup>	304 m <sup>2</sup>	1109 m <sup>2</sup>
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 <sup>2</sup>	324 m <sup>2</sup>	1129 m <sup>2</sup>
			THIRD FLOOR BUILDING AREA	689 m <sup>2</sup>	440 m <sup>2</sup>	1129 m <sup>2</sup>
			TOTAL BUILDING AREA	3108 m <sup>2</sup>	1372 m <sup>2</sup>	4480 m <sup>2</sup>

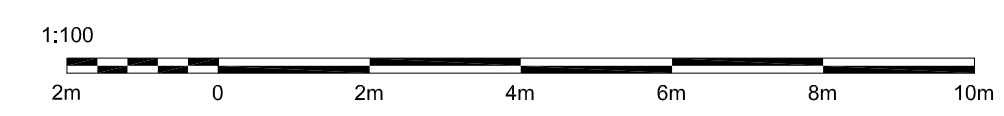
**SNOW REMOVAL REQUIREMENT**  
PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER

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

AVERAGE GRADE, 78-80 NELSON : 58.51m  
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



1 SITE PLAN  
SCALE: 1:200



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

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

9		
8		
7		
6		
5		
4		

3	RESUBMISSION OF SPA	07/2/23
2	RESUBMISSION OF SPA	03/16/22
1	ISSUED FOR SPA	08/20/21

PROJECT:  
253-255-257 YORK ST. & 78-80 NELSON ST.  
OTTAWA, ONTARIO  
K1N 5T8

DRAWING NAME:  
SITE PLAN AND NOTES

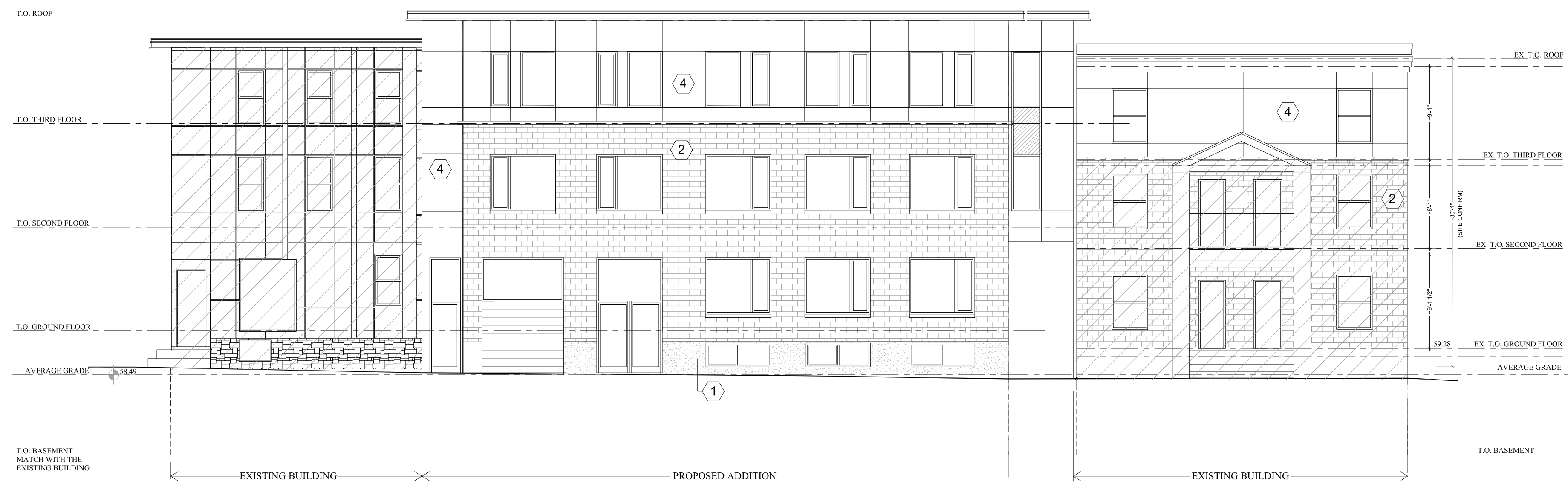
DRAWN BY:	L.T.	SHEET:	SPD-1
DATE:	MAY, 2021	SCALE:	AS NOTED

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





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



2  
A1 PROPOSED FRONT (EAST) ELEVATION  
SCALE: 1/8"=1'-0"

EXISTING BUILDING TO REMAIN

**MATERIAL LEGEND & NOTES**

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

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78-80-84 NELSON ST. COMBINED**  
 PROPOSED ADDITION AND RENOVATION

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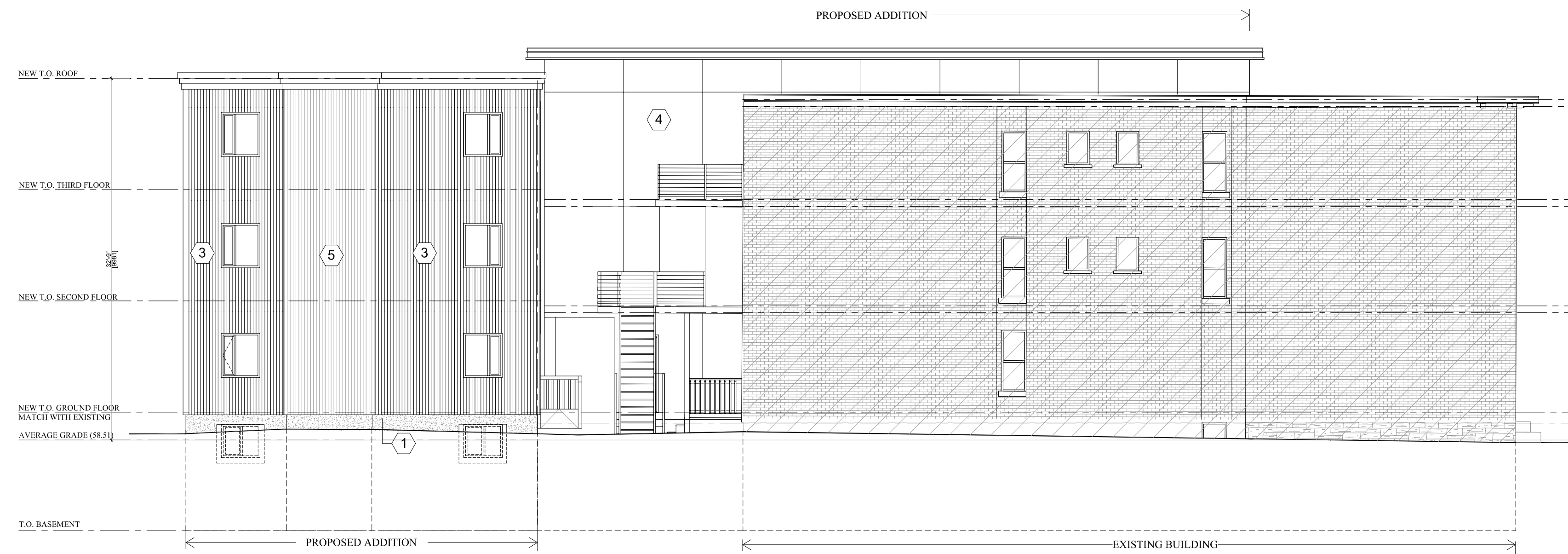
PROJECT:  
253-255-257 YORK ST.  
OTTAWA, ONTARIO  
K1M 1T8

DRAWING NAME:  
EXISTING & PROPOSED  
ELEVATIONS

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

**A1**

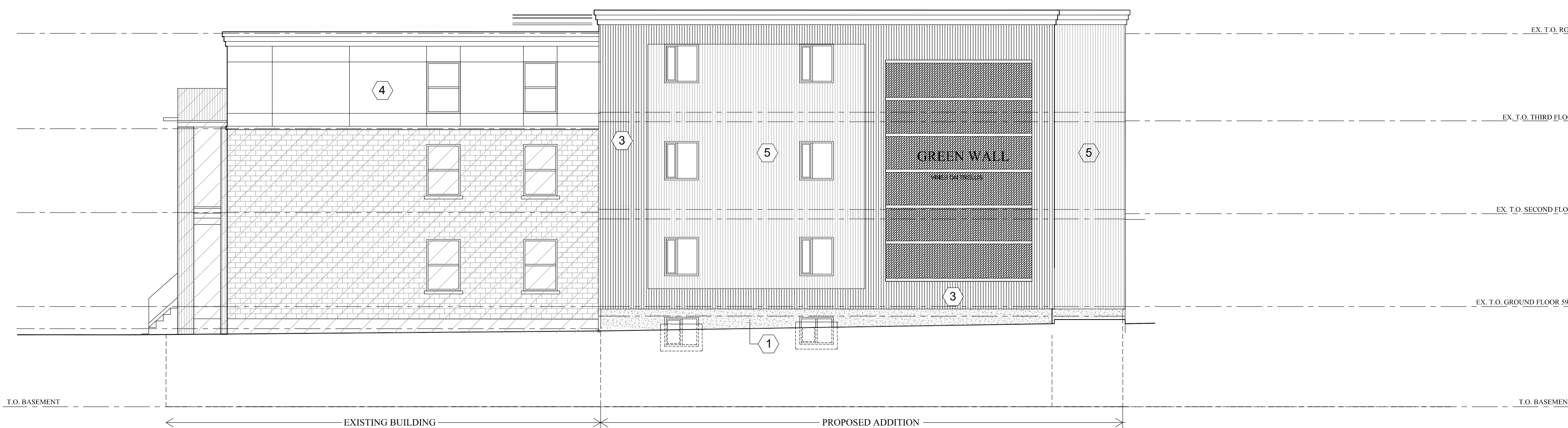
**RESPONSIBILITIES:**  
DO NOT SCALE DRAWINGS  
ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012  
ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION  
IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER  
COPYRIGHT RESERVED  
GENERAL NOTES:



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"

EXISTING BUILDING TO REMAIN

- MATERIAL LEGEND & NOTES**
- 1 CEMENT PAVING
  - 2 BRICK VENEER
  - 3 CORRUGATED METAL (WHITE COLOR)
  - 4 CEMENT BOARD PANEL
  - 5 CORRUGATED METAL (BLACK COLOR)

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 PROPOSED ADDITION AND RENOVATION

CONSULTANTS: SOMA PRO DESIGNS  
STRUCTURAL -  
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ELECTRICAL -  
GRADING -

NO.	REVISION/ISSUE	DATE
9		
8		
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6		
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4		
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2	RESUBMISSION OF SPA	03/16/22
1	ISSUED FOR SPA	08/20/21

PROJECT:	
253-255-257 YORK ST., OTTAWA, ONTARIO K1N 5T8	
DRAWING NAME:	
EXISTING & PROPOSED ELEVATIONS	
DRAWN BY:	SHEET:
L.T.	A2
DATE:	SCALE:
MAY, 2021	AS NOTED