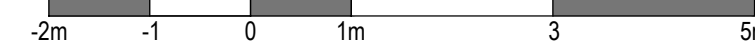


DEVELOPED FROM

PART OF LOTS 23 AND 24
South Wilbrod Street
REGISTERED PLAN 6
CITY OF OTTAWA

Annis, O'Sullivan, Vollebek Ltd. 2020

GRAPHIC SCALE FOR REFERENCE ONLY



ZONING: R4UD (480) - Proposed Use: Low-rise Apartment, 9 or more units

| ZONING MECHANISM | REQUIRED | PROPOSED | COMMENTS | |
|---|---|---------------------|---|--|
| A) MINIMUM LOT AREA | 450m ² | 504.8m ² | exceeds by 54.8m ² or 12% | |
| B) MINIMUM LOT WIDTH | 15m | 16.5m | exceeds by 1.5m or 9.6% | |
| C) MINIMUM LOT DEPTH | n/a | 30.7m | | |
| D) MINIMUM FRONT YARD SETBACK | 4.5m | 3.4m | existing building setback | |
| E) MINIMUM INTERIOR SIDE YARD SETBACK | 1.5m | 0.5m | varies from 1.88 to 0.5m | |
| F) MINIMUM REAR YARD AREA (see by-law provision amendments outlined below) | AREA | AREA | | |
| As per section 144 by-law no. 2020-289 | 126.2m ² | 110m ² | relief required based on 25% of lot area | |
| G) MINIMUM REAR YARD SETBACK (see by-law provision amendments outlined below) | DEPTH | DEPTH | | |
| As per section 144 by-law no. 2020-289 | 9.2m | 6.61m | relief required based on 30% of lot depth | |
| H) MAXIMUM BUILDING HEIGHT | 14.5m | 10.2m | exceeds by 4.3m or 30% | |
| I) AMENITY AREA | n/a | n/a | | |
| J) VEHICLE PARKING | RESIDENTIAL VISITOR | RESIDENTIAL VISITOR | | |
| As per section 144 by-law no. 2020-289 | 0.5 unit after first 12 units | 3 | 1 | relief required share service |
| K) BICYCLE STORAGE | 0.5 PER UNIT | 3 | 0 | relief required |
| L) BUILDING HEIGHT | 14.5m | 16 | 12 meter + 4 exterior | exceeds by 4.5m or 30% |
| M) MAXIMUM STOREYS | MAX. 4 | 3 | 3 | exceeds by 7 storeys |
| N) NUMBER OF UNITS | UNITS/LOT | UNITS/LOT | | |
| As per section 144 by-law no. 2020-289 | 6 | 6 | 6 | exceeds by 7 storeys |
| - BACHELOR UNITS | 0 | 0 | 0 | one barrier-free unit |
| - ONE-BEDROOM UNITS | 0 | 0 | 0 | |
| - TWO-BEDROOM UNITS | 0 | 0 | 0 | relief required based on 30% of lot area |
| N) LOT COVERAGE | no min. | 44.6% | building footprint 218.1m ² | |
| O) SOFT LANDSCAPING COVERAGE | FRONT | FRONT | | |
| As per section 144 by-law no. 2020-289 | 21.2m ² | 12.3m ² | 61m ² | relief required based on 40% requirement |
| REAR | 30% of the rear yard (not comprise of at least 25% and unless longer dimension is not more than twice its other dimension, for the purposes of this by-law) | no min. | 125m ² | |
| P) HARD LANDSCAPING | no min. | no min. | 125m ² | |

Section 144 - Alternative Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback. The rear yard must comprise at least 25 percent of the lot area, and the minimum rear yard setback is pursuant to Table 144A

GARBAGE MANAGEMENT REQUIREMENT

| REQUIRED | PROVIDED | |
|-----------|--|--|
| GARBAGE | 0.231 cubic yards per unit; 16x0.231=3.696 | 1-2 cubic yard garbage container - Private pickup |
| RECYCLING | for every 6 units provide 1 360L blue cart and 1 360L black cart | 3-360L Blue carts and 3-360L Black carts |
| ORGANICS | container for each unit and 1 communal 240L green container per 50 units | container for each unit and 1 communal 240L green container for each unit and 1 communal 240L green container per 50 units |

Property owner will be responsible for the removal and storage of snow for all walkways, exterior stairs, and driveway throughout the winter

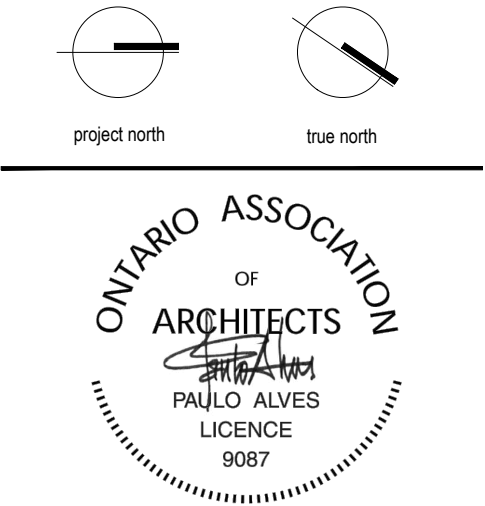
| BUILDING AREA (gross areas) | EXISTING | ADDITION | TOTAL |
|-----------------------------|---------------------|---------------------|---------------------|
| BASEMENT | 136.0m ² | 72.7m ² | 208.7m ² |
| GROUND FLOOR | 136.1m ² | 72.7m ² | 208.8m ² |
| SECOND FLOOR | 130.6m ² | 72.7m ² | 203.3m ² |
| THIRD FLOOR | 108.8m ² | 72.7m ² | 181.5m ² |
| TOTAL AREAS | 511.5m ² | 290.8m ² | 802.3m ² |

SECTION 55: ACCESSORY STRUCTURE

| ZONING MECHANISM | REQUIRED | PROVIDED | COMMENTS |
|--|------------------|------------------|------------------------------|
| SETBACK FROM THE REAR LOT LINE | 0.6m | 0.61m | exceeds |
| MINIMUM DISTANCE FROM ANY OTHER BUILDING ON THE SAME LOT | 1.2m | 2.94m | exceeds by 1.74m |
| MAXIMUM HEIGHT | 3.6m | 2.51m | exceeds by 1.09m |
| MAXIMUM PERMITTED SIZE | 10m ² | 10m ² | exceeds by 1.1m ² |



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| issue | description | date |
|-------|---------------------------|------------|
| G | | |
| F | | |
| E | | |
| D | RE-ISSUED FOR SPA | 2022.08.02 |
| C | RE-ISSUED FOR SPA | 2022.06.27 |
| B | RE-ISSUED FOR SPA | 2022.04.13 |
| A | FOR SITE PLAN APPLICATION | 2022.02.17 |

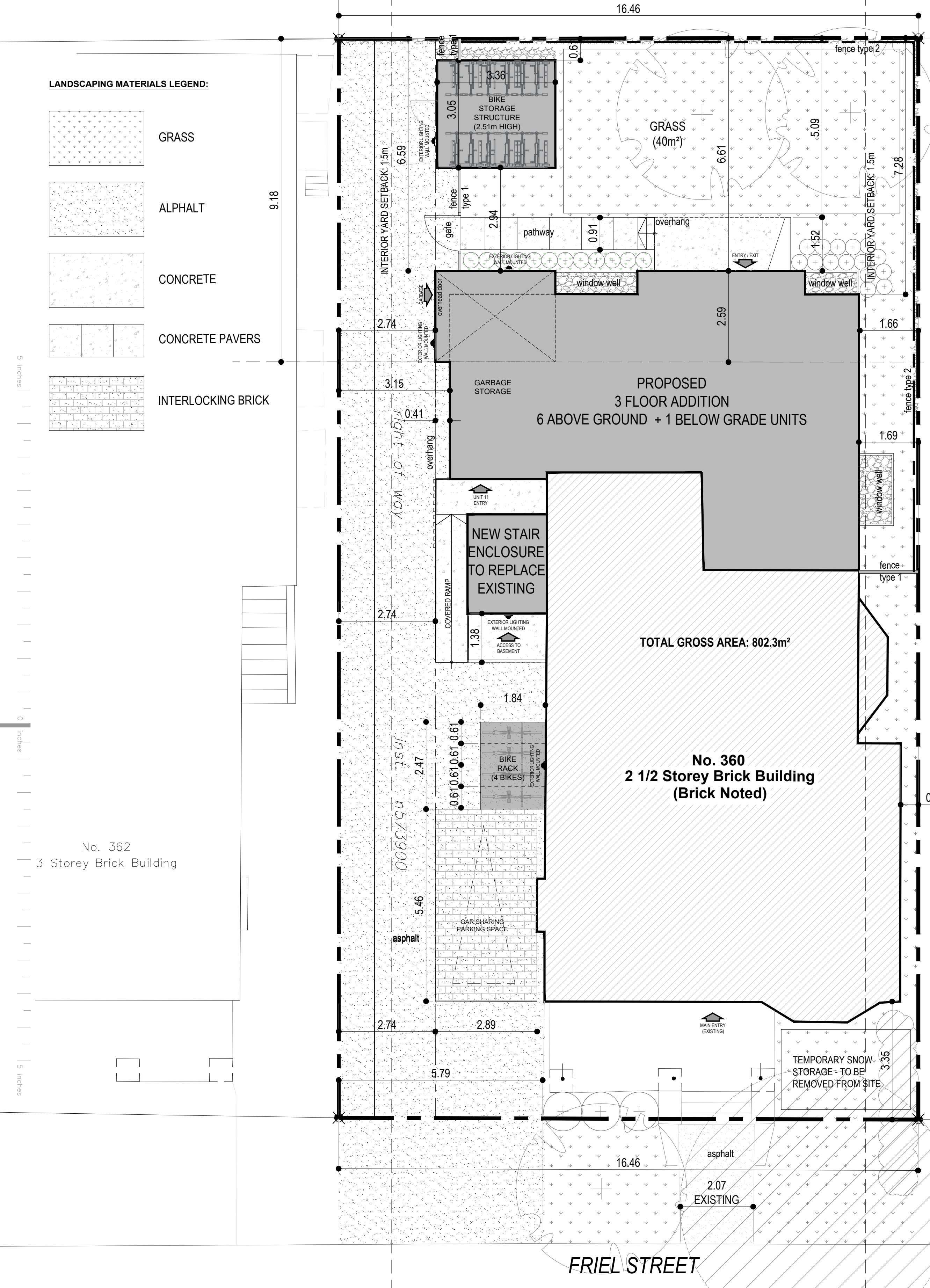
360 Friel Street
Proposed Addition

Drawing title

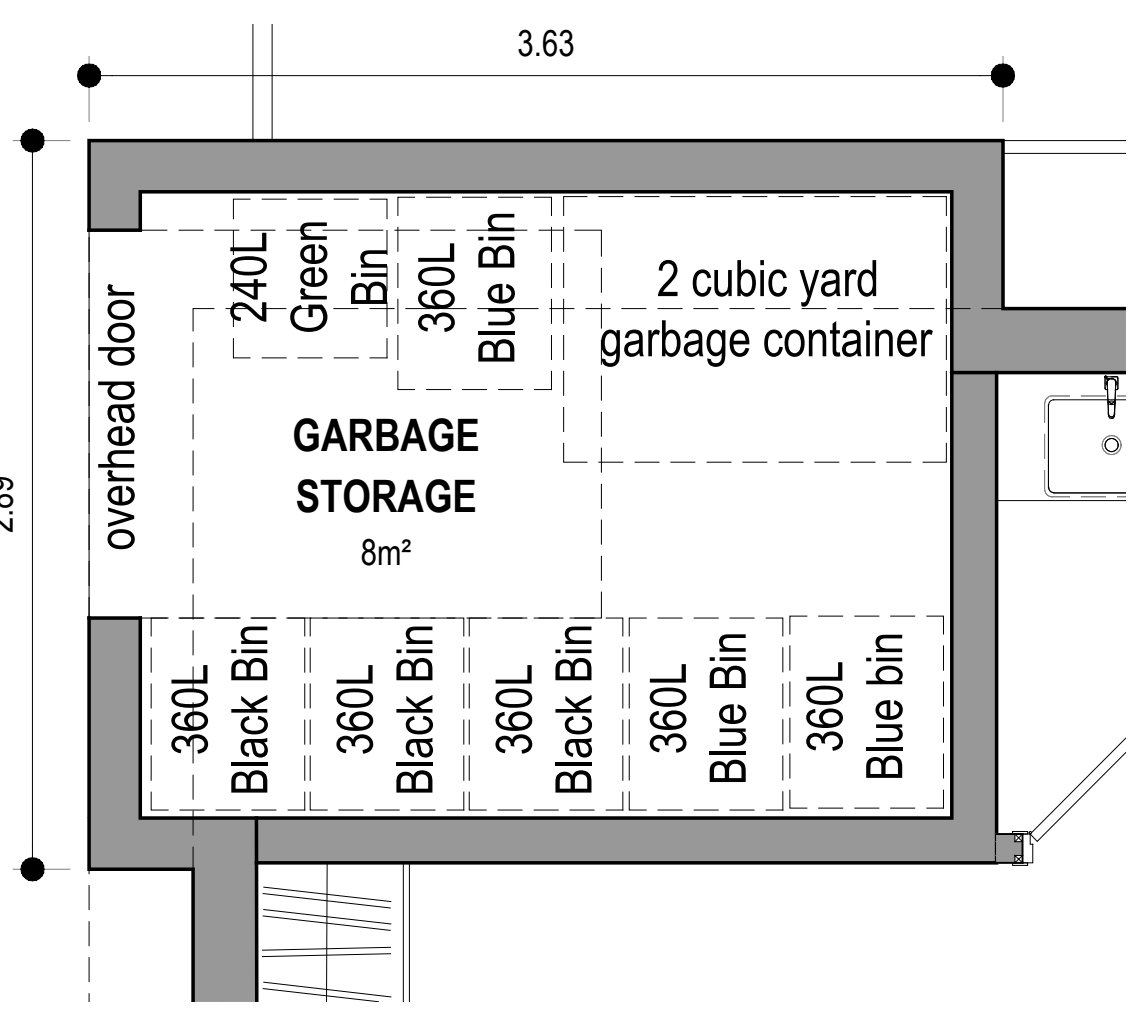
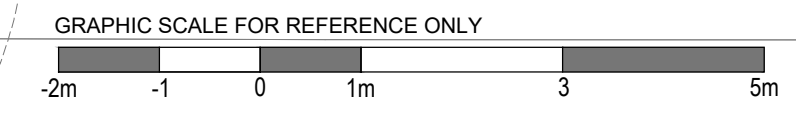
SITEPLAN

| | |
|----------------|------------|
| drawn by | P.A. |
| scale | 1:75 |
| date | 2021.05.12 |
| project number | |
| drawing number | |

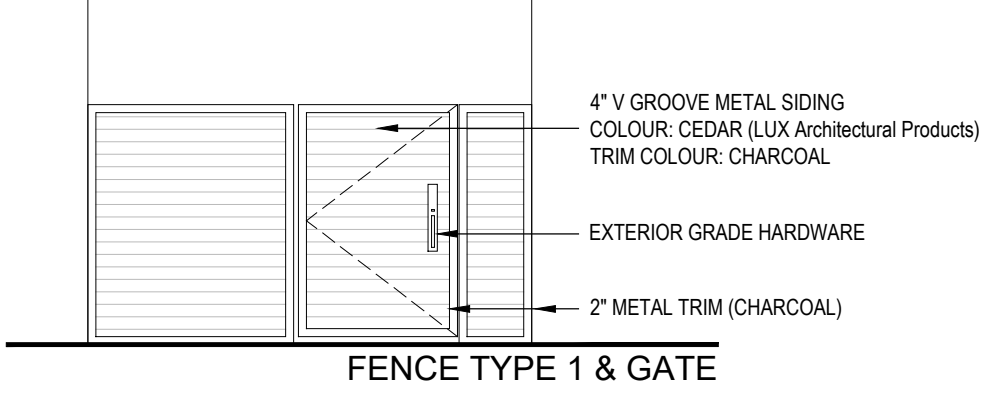
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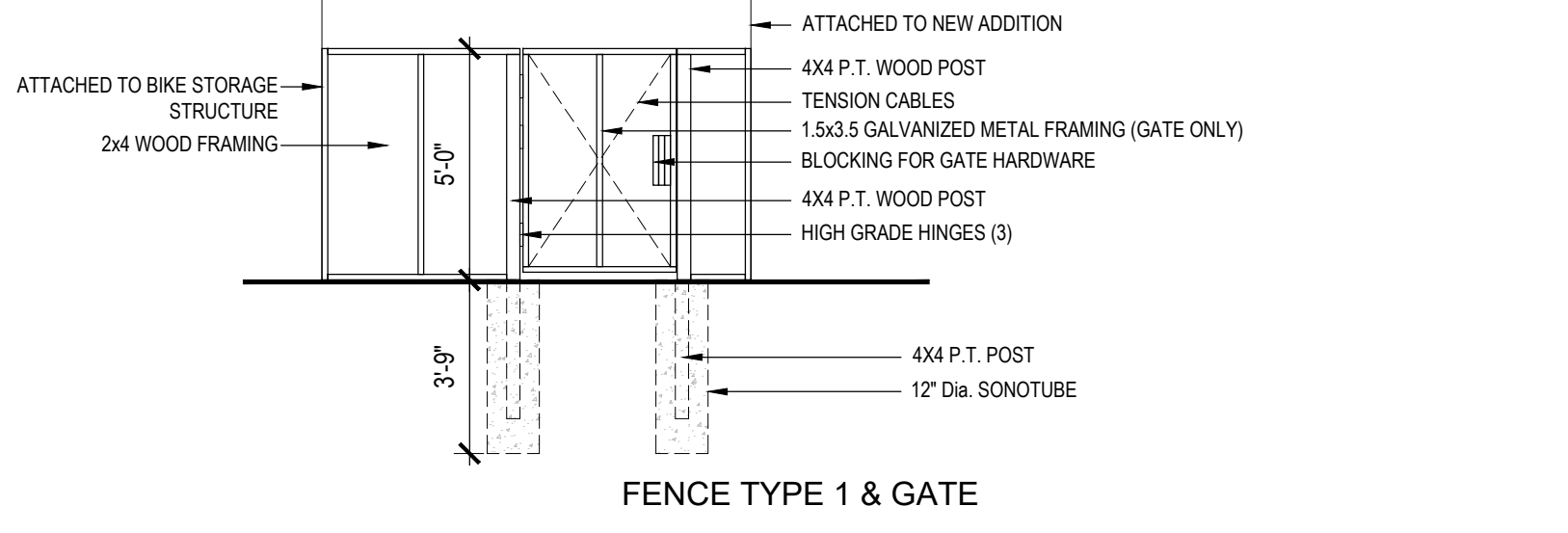
01 | SITEPLAN



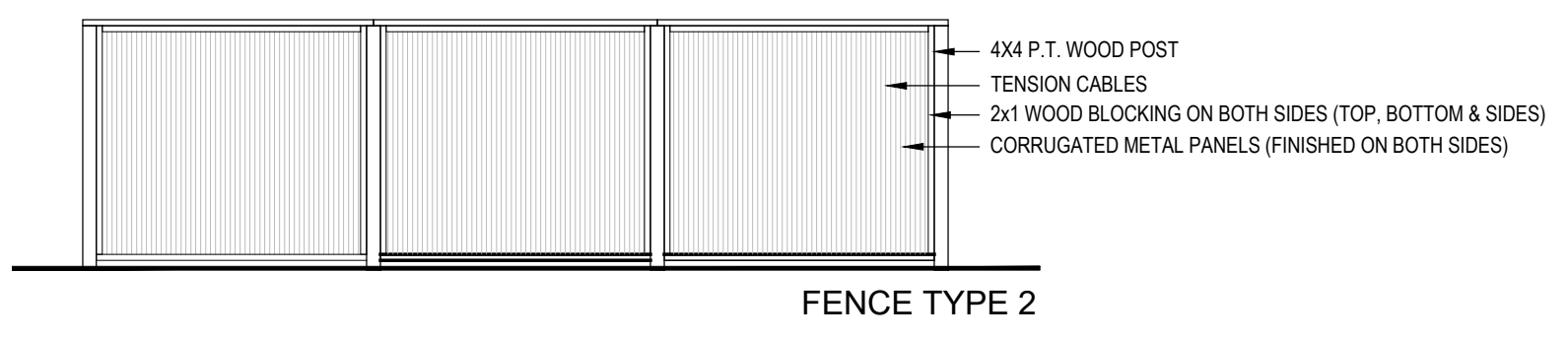
02 | GARBAGE STORAGE PLAN - 1:30



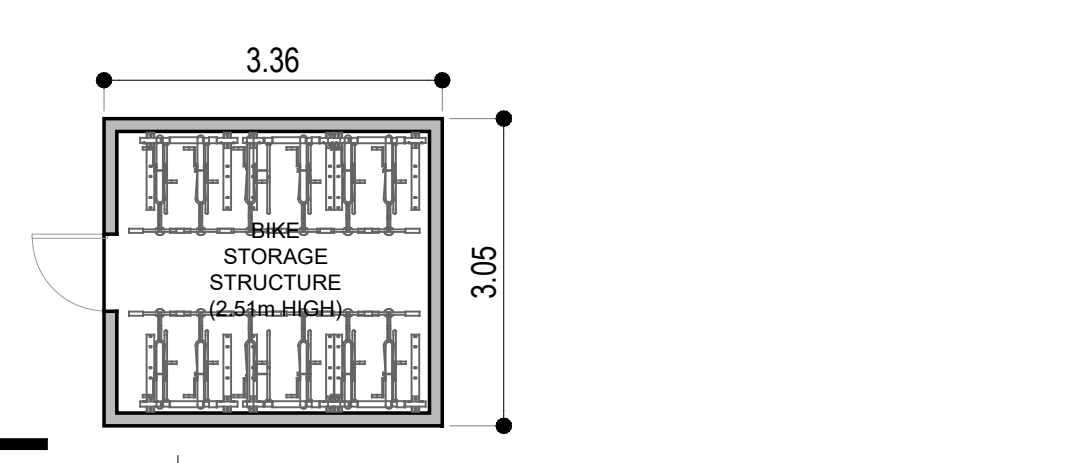
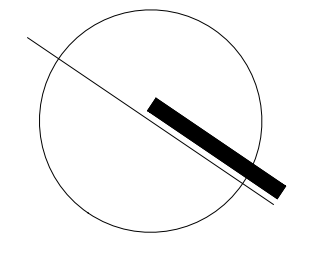
FENCE TYPE 1 & GATE



FENCE TYPE 1 & GATE



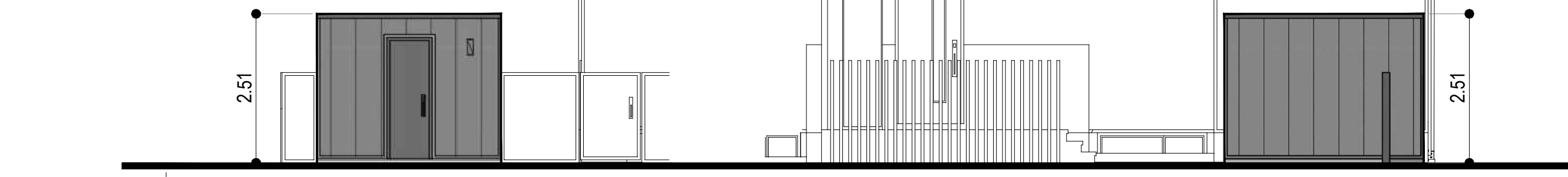
FENCE TYPE 2



04 | BYCICLE STORAGE STRUCTURE - PLAN



04 | KEY PLAN - 1:1000



03 | BYCICLE STORAGE STRUCTURE - ELEVATIONS