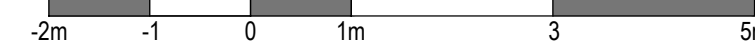


DEVELOPED FROM

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 <sup>2</sup>	504.8m <sup>2</sup>	exceeds by 54.8m <sup>2</sup> 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)	151.4m <sup>2</sup>	111.5m <sup>2</sup>	relief required Based on 25% of lot area
G) MINIMUM REAR YARD SETBACK (see by-law provision amendments outlined below)	1.5m	1.66m	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 0.5/ unit after first 12 units VISITOR 0.1/unit after first 12 units	3 1	relief required share service
K) BICYCLE STORAGE	0.5 PER UNIT	1 16	relief required 12 interior + 4 exterior
L) BUILDING HEIGHT	14.5m	10.2m	exceeds by 4.3m or 30%
M) MAXIMUM STOREYS	MAX. 4	3	exceeds by 1 storey
N) NUMBER OF UNITS	EXISTING 10 UNITS PROPOSED 10 UNITS	10 UNITS 10 UNITS	10 existing = 7 storey one barrier-free unit
- BACHELOR UNITS	5	6	
- ONE-BEDROOM UNITS	0	0	
- TWO-BEDROOM UNITS	5	4	Relief required for the removal of one unit
N) LOT COVERAGE	no min.	44.6%	building footprint 218.1m <sup>2</sup>
O) SOFT LANDSCAPING COVERAGE	FRONT 40% REAR 10% of the rear yard (right corner of at least one aggregated rectangular area of at least 2000' and whose longer dimension is not more than twice its shorter dimension, for the purpose of tree planting) = 54 m <sup>2</sup>	34m <sup>2</sup> 61m <sup>2</sup>	relief required exceeds by 7m <sup>2</sup> or 13%
P) HARD LANDSCAPING	no min.	125m <sup>2</sup>	

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

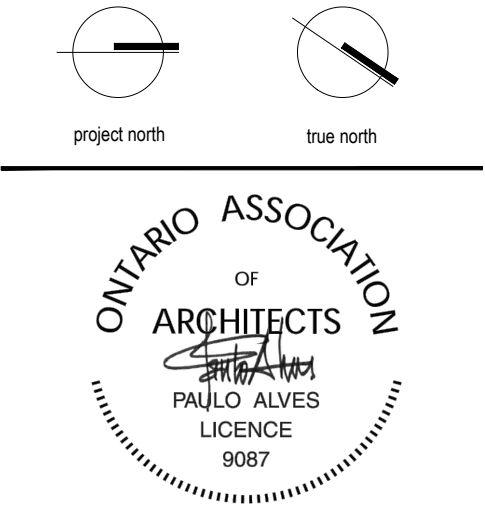
Property owner will be responsible for the removal and storage of snow for all walkways, exterior stairs, and driveway throughout the winter

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

ZONING MECHANISM	REQUIRED	PROVIDED	COMMENTS
SECTION 55: ACCESSORY STRUCTURE			
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 <sup>2</sup>	10m <sup>2</sup>	exceeds by 1.1m <sup>2</sup>



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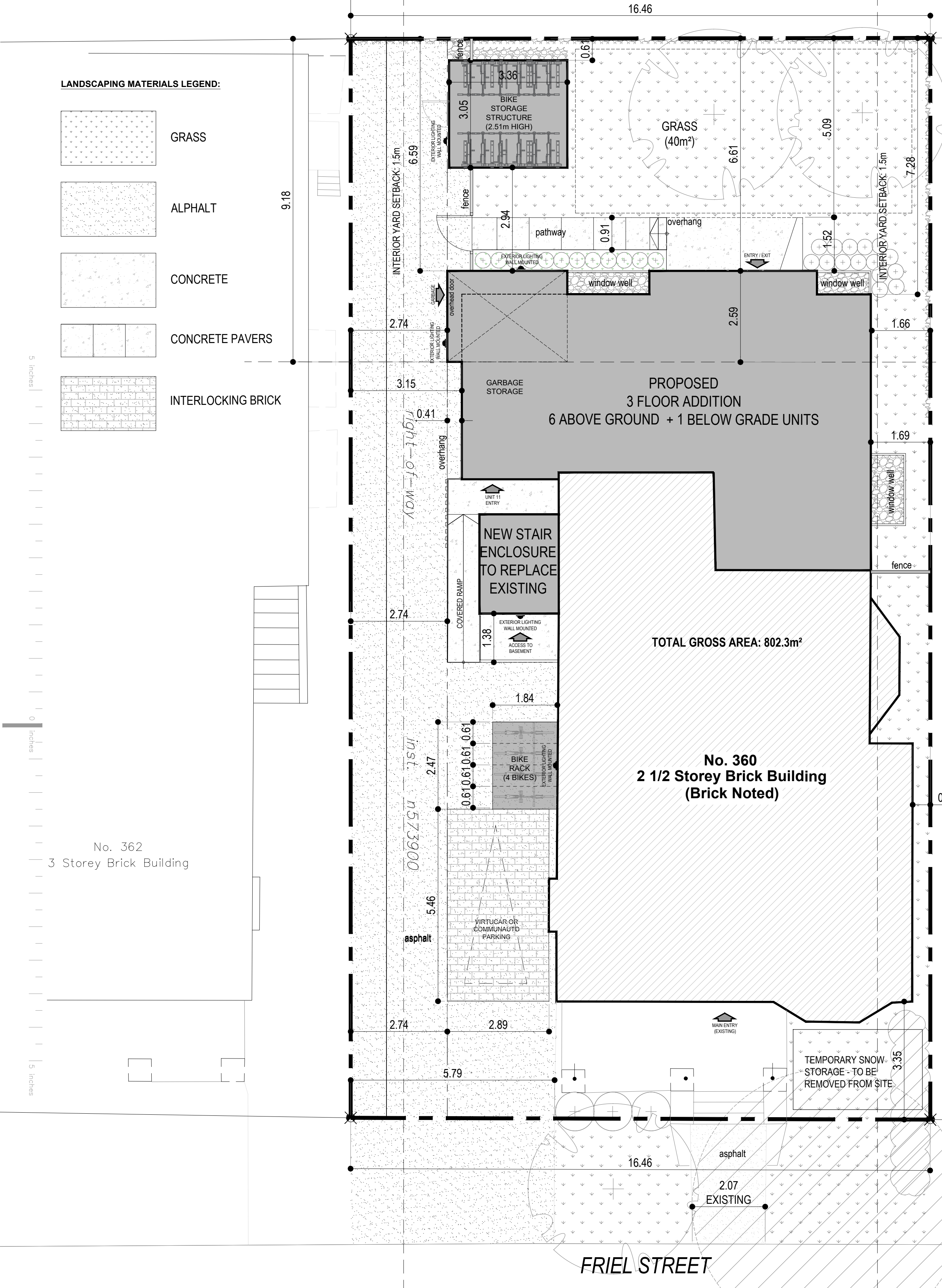
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C	RE-ISSUED FOR SPA	2022.06.27
B	RE-ISSUED FOR SPA	2022.04.13
A	FOR SITE PLAN APPLICATION	2022.02.17

360 Friel Street  
Proposed Addition

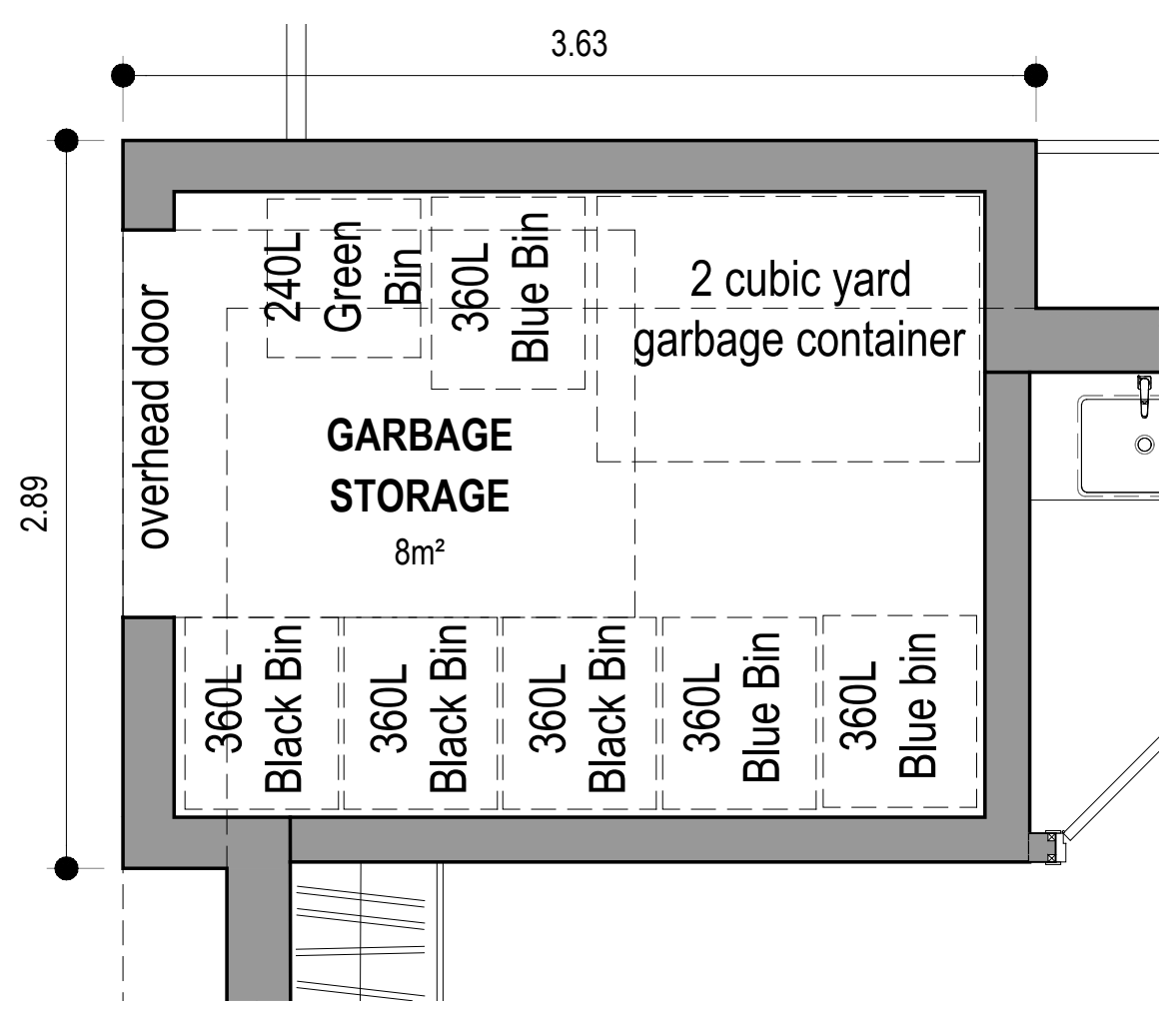
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scale	1:75
date	2021.05.12
project number	
drawing number	

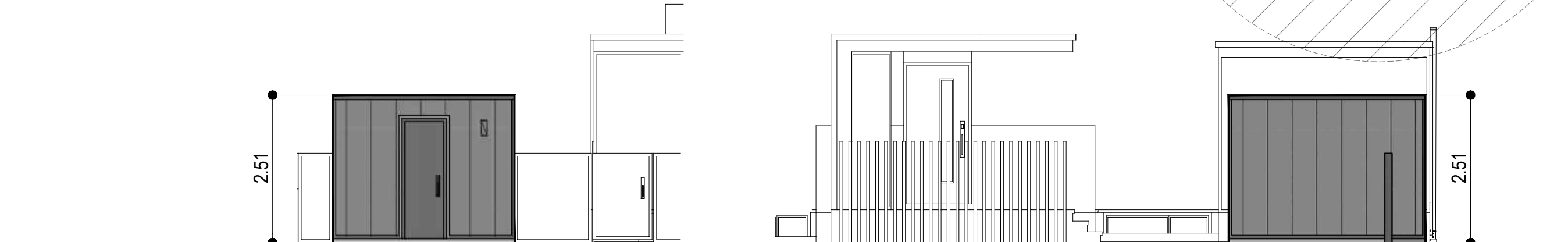
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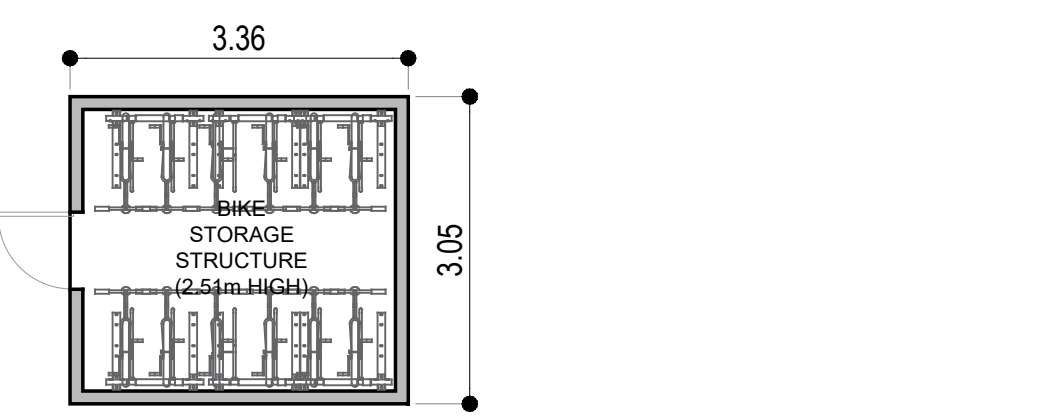
01 | SITEPLAN  
GRAPHIC SCALE FOR REFERENCE ONLY



02 | GARBAGE STORAGE PLAN - 1:30



03 | BYCICLE STORAGE STRUCTURE - ELEVATIONS

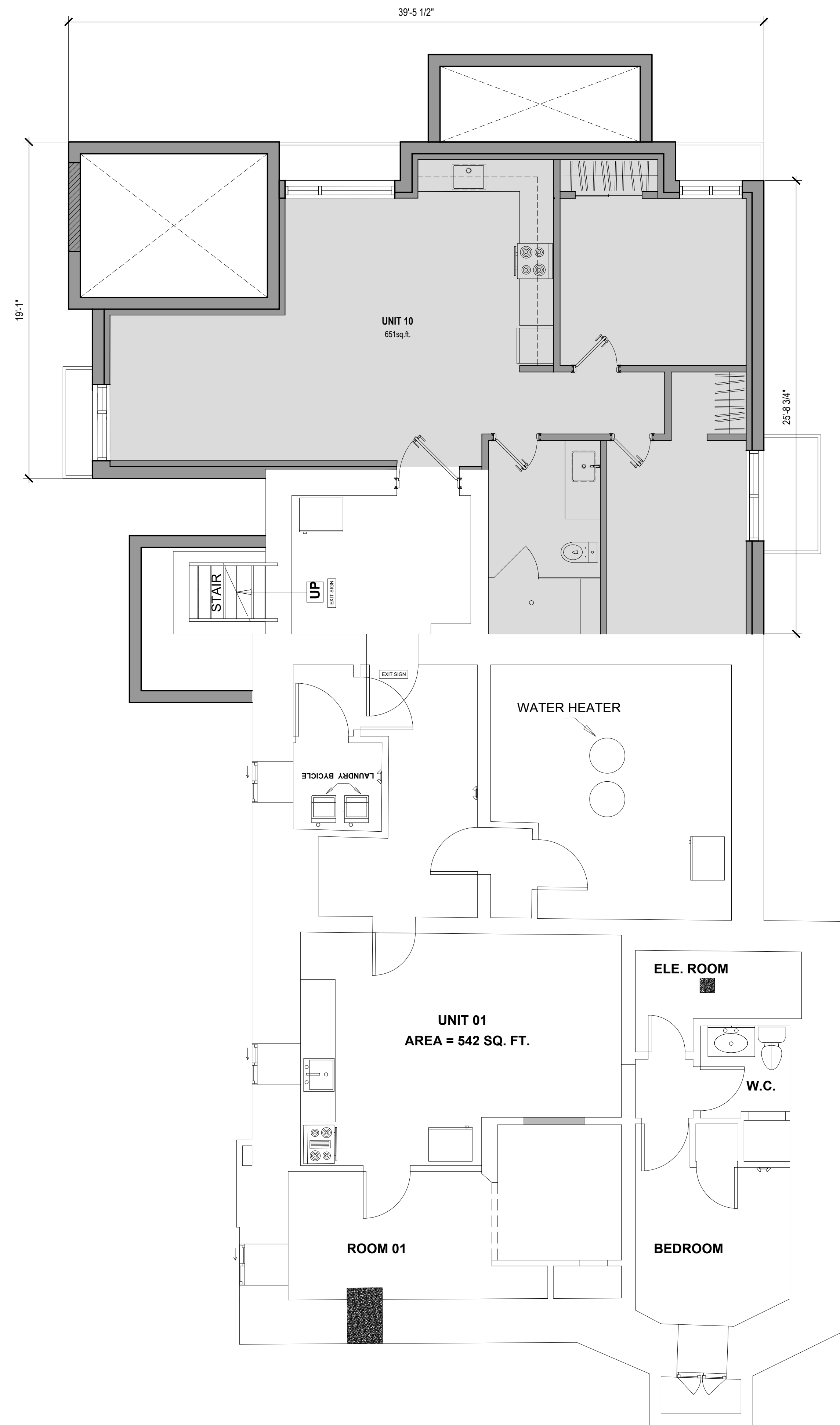


04 | BYCICLE STORAGE STRUCTURE - PLAN



04 | KEY PLAN - 1:1000

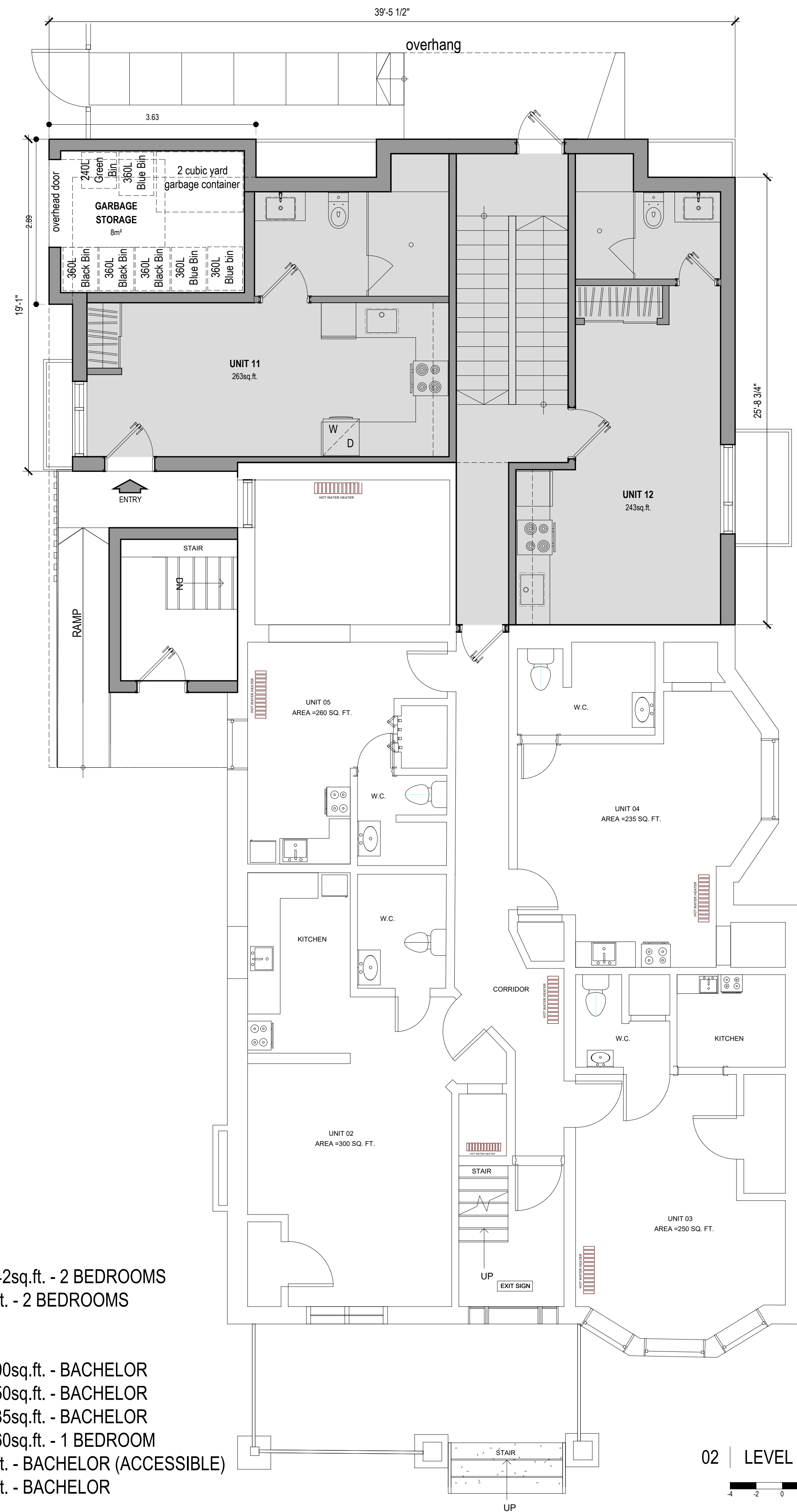




01 | BASEMENT LEVEL

**BASEMENT**  
 UNIT 01 - EXISTING - 542sq.ft. - 2 BEDROOMS  
 UNIT 10 - NEW - 651sq.ft. - 2 BEDROOMS

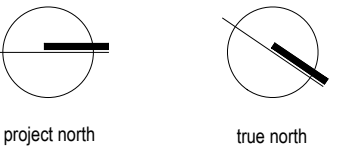
**LEVEL 1**  
 UNIT 02 - EXISTING - 300sq.ft. - BACHELOR  
 UNIT 03 - EXISTING - 250sq.ft. - BACHELOR  
 UNIT 04 - EXISTING - 235sq.ft. - BACHELOR  
 UNIT 05 - EXISTING - 260sq.ft. - 1 BEDROOM  
 UNIT 11 - NEW - 263sq.ft. - BACHELOR (ACCESSIBLE)  
 UNIT 12 - NEW - 243sq.ft. - BACHELOR



02 | LEVEL 01



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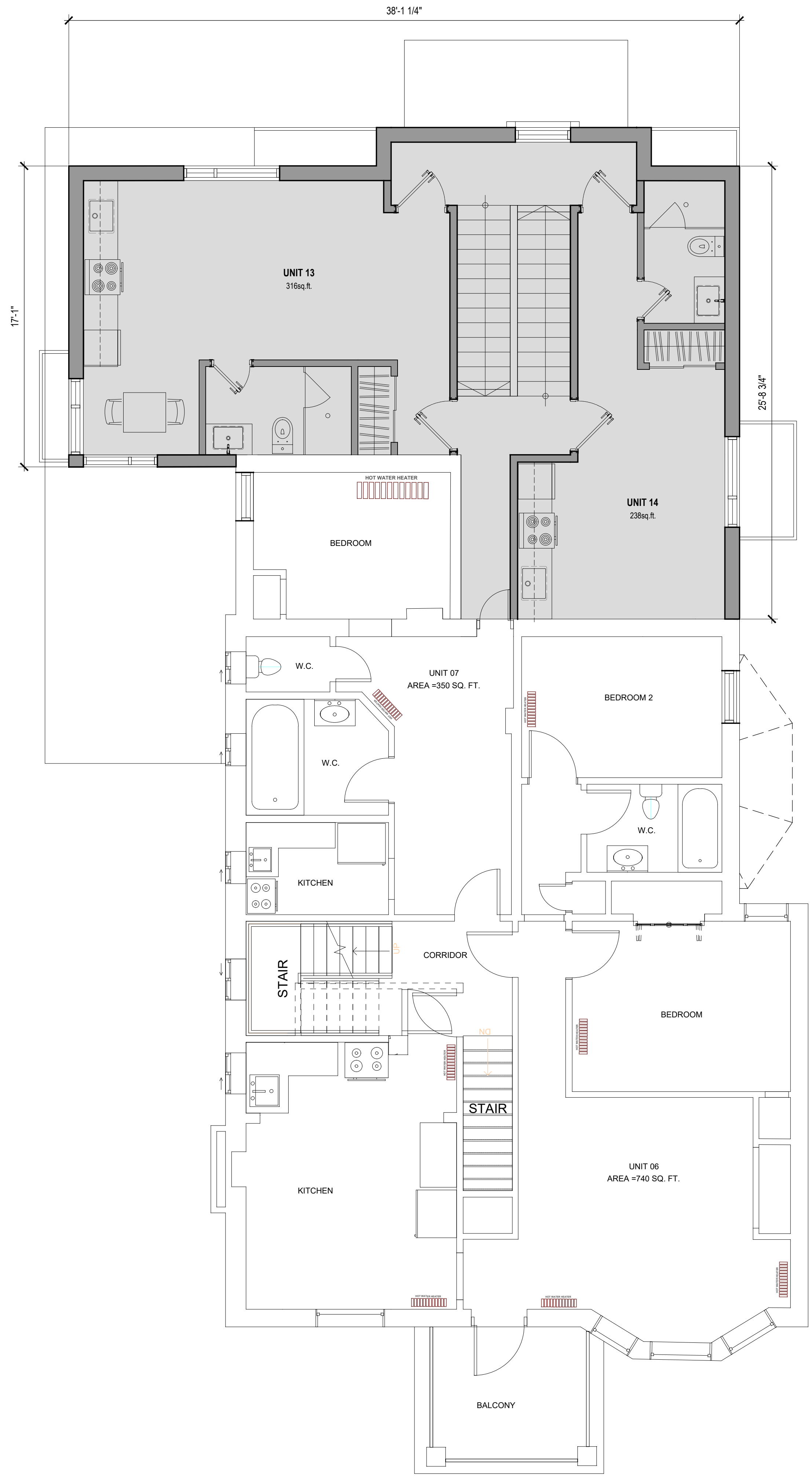
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C	RE-ISSUED FOR SPA	2022.06.27
B	RE-ISSUED FOR SPA	2022.04.13
A	FOR SITE PLAN APPLICATION	2022.02.17

**360 Friel Street**  
 Proposed Addition

FLOOR PLANS

drawn by	P.A.
scale	3/16"=1'-0"
date	2021.05.12
project number	
drawing number	

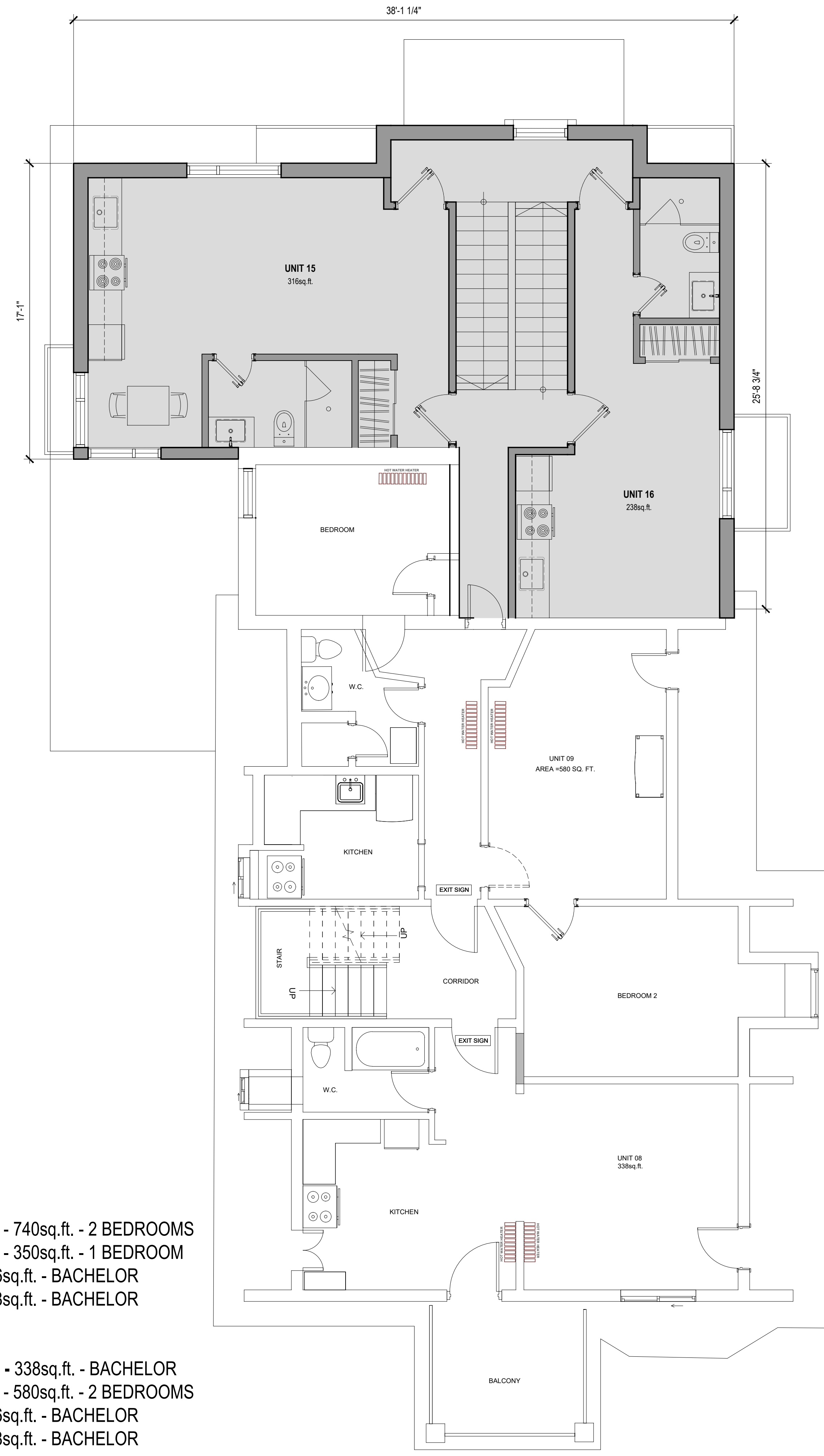
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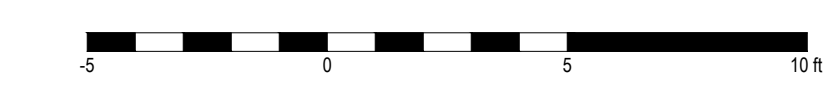
01 | LEVEL 02



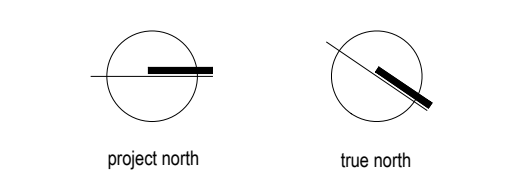
- LEVEL 2**  
 UNIT 06 - EXISTING - 740sq.ft. - 2 BEDROOMS  
 UNIT 07 - EXISTING - 350sq.ft. - 1 BEDROOM  
 UNIT 13 - NEW - 316sq.ft. - BACHELOR  
 UNIT 14 - NEW - 238sq.ft. - BACHELOR
- LEVEL 3**  
 UNIT 08 - EXISTING - 338sq.ft. - BACHELOR  
 UNIT 09 - EXISTING - 580sq.ft. - 2 BEDROOMS  
 UNIT 15 - NEW - 316sq.ft. - BACHELOR  
 UNIT 16 - NEW - 238sq.ft. - BACHELOR



02 | LEVEL 03



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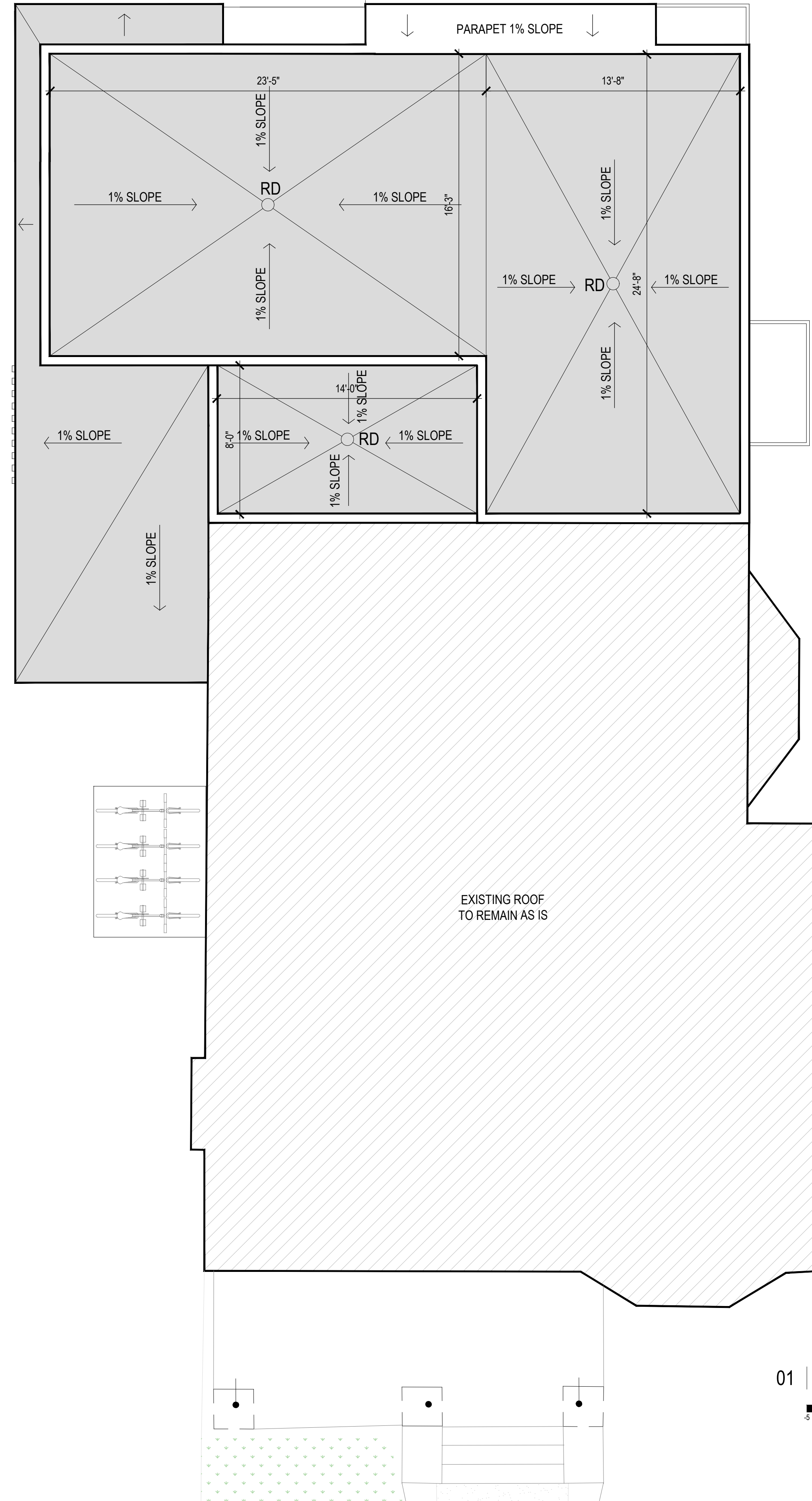
**360 Friel Street**  
 Proposed Addition

Drawing title

**FLOOR PLANS**

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scale	3/16"=1'-0"
date	2021.05.12
project number	
drawing number	

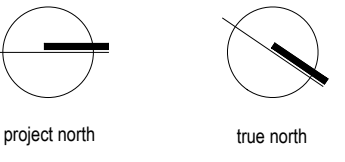
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01 | ROOF PLAN



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issue	description	date

**360 Friel Street  
Proposed Addition**

drawing title

**ROOF PLAN**

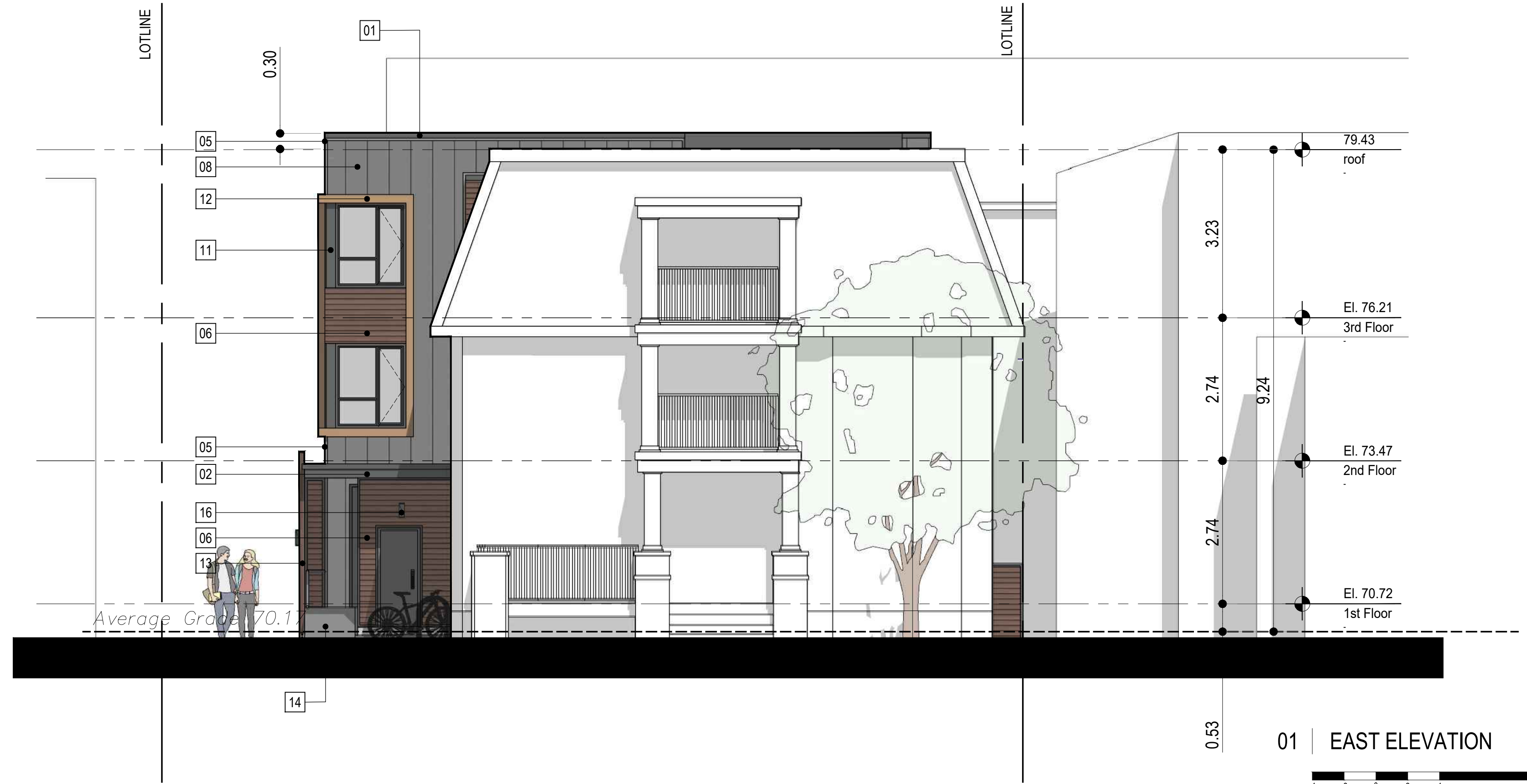
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A1.3 \_rev C

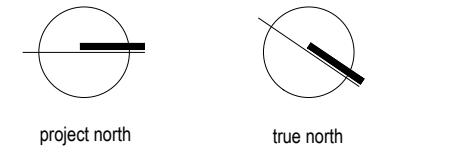


PRODUCTS / MATERIALS:

- 01 PRE-FINISHED METAL PARAPET CAP  
COLOUR: CHARCOAL
- 02 PRE-FINISHED METAL FASCIA AND  
4" V GROOVE METAL SOFFIT  
FASCIA COLOUR: CHARCOAL  
SOFFIT COLOUR: CEDAR (LUX Architectural Products)
- 03 ARCHITECTURAL METAL PANELS (OVM)  
COLOUR: CHARCOAL
- 04 ARCHITECTURAL METAL PANELS (OVM)  
COLOUR: COPPER
- 05 SIDING TRIM  
COLOUR: CHARCOAL
- 06 4" V GROOVE METAL SIDING  
COLOUR: CEDAR (LUX Architectural Products)  
TRIM COLOUR: CHARCOAL
- 07 POURED CONCRETE STEPS
- 08 METAL SIDING (OVM)  
COLOUR: REGEND GREY
- 09 ALUMINUM RAIL
- 10 CEMENT PAVING TO A MINIMUM  
OF 8" BELOW GRADE
- 11 METAL CAP TRIM  
COLOUR: CHARCOAL
- 12 METAL CAP TRIM  
COLOUR: COPPER
- 13 6X6 GLULAM POST - STAINED
- 14 POURED CONCRETE RAMP
- 15 NORTWOOD COMPOSITE LOUVER PRIVACY SCREEN  
COLOUR: DEEP GREY
- 16 EXTERIOR LIGHT FIXTURE



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**360 Friel Street  
Proposed Addition**

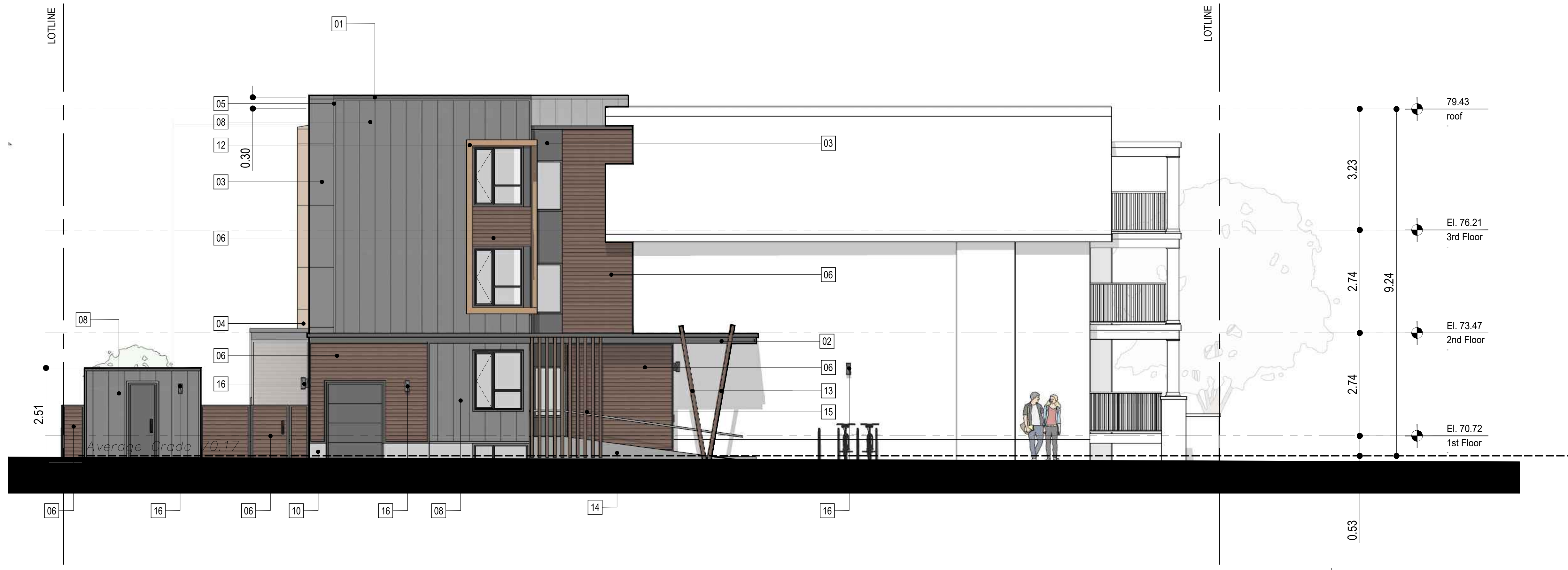
ELEVATIONS

drawn by	P.A.
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project number	
drawing number	

A2.1 \_rev C



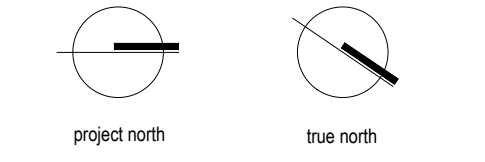
- PRODUCTS / MATERIALS:**
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COLOUR: CHARCOAL
  - 02 PRE-FINISHED METAL FASCIA AND  
4" V GROOVE METAL SOFFIT  
FASCIA COLOUR: CHARCOAL  
SOFFIT COLOUR: CEDAR (LUX Architectural Products)
  - 03 ARCHITECTURAL METAL PANELS (OVM)  
COLOUR: CHARCOAL
  - 04 ARCHITECTURAL METAL PANELS (OVM)  
COLOUR: COPPER
  - 05 SIDING TRIM  
COLOUR: CHARCOAL
  - 06 4" V GROOVE METAL SIDING  
COLOUR: CEDAR (LUX Architectural Products)  
TRIM COLOUR: CHARCOAL
  - 07 POURED CONCRETE STEPS
  - 08 METAL SIDING (OVM)  
COLOUR: REGEND GREY
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COLOUR: CHARCOAL
  - 12 METAL CAP TRIM  
COLOUR: COPPER
  - 13 6X6 GLULAM POST - STAINED
  - 14 POURED CONCRETE RAMP
  - 15 NORTWOOD COMPOSITE LOUVER PRIVACY SCREEN  
COLOUR: DEEP GREY
  - 16 EXTERIOR LIGHT FIXTURE



01 | SOUTH ELEVATION



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A	FOR SITE PLAN APPLICATION	2022.02.17
issue	description	date

**360 Friel Street  
Proposed Addition**

Drawing title

ELEVATIONS

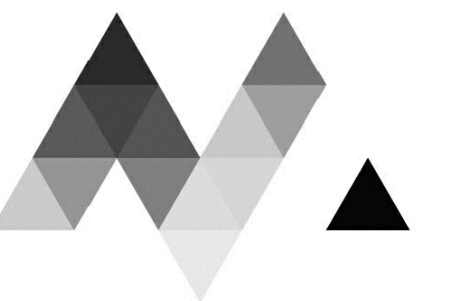
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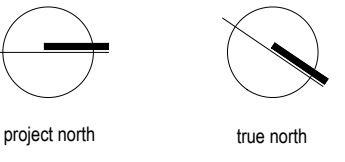
02 | NORTH ELEVATION





**MUZAIKO**  
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**360 Friel Street**  
**Proposed Addition**

drawing title

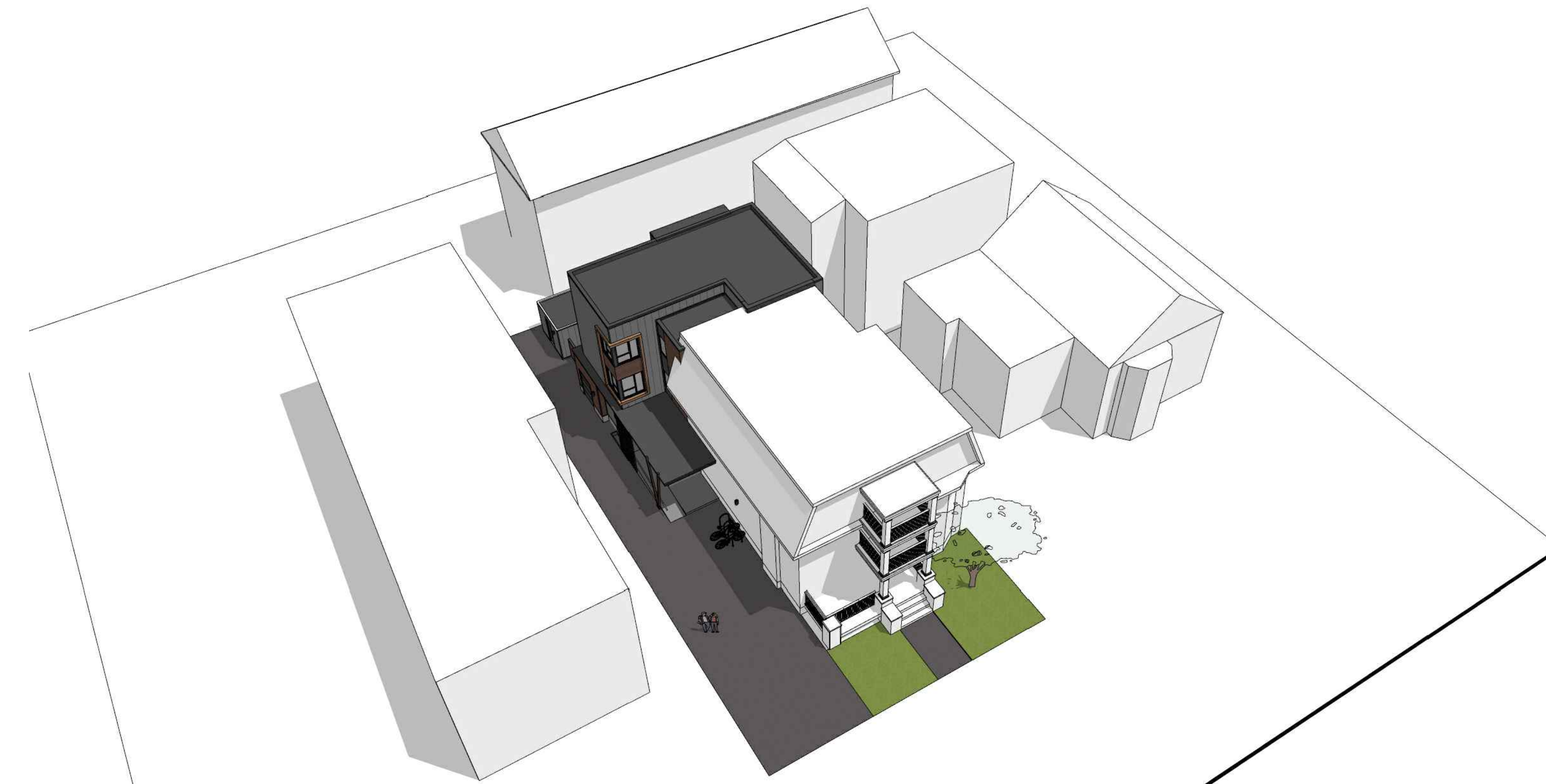
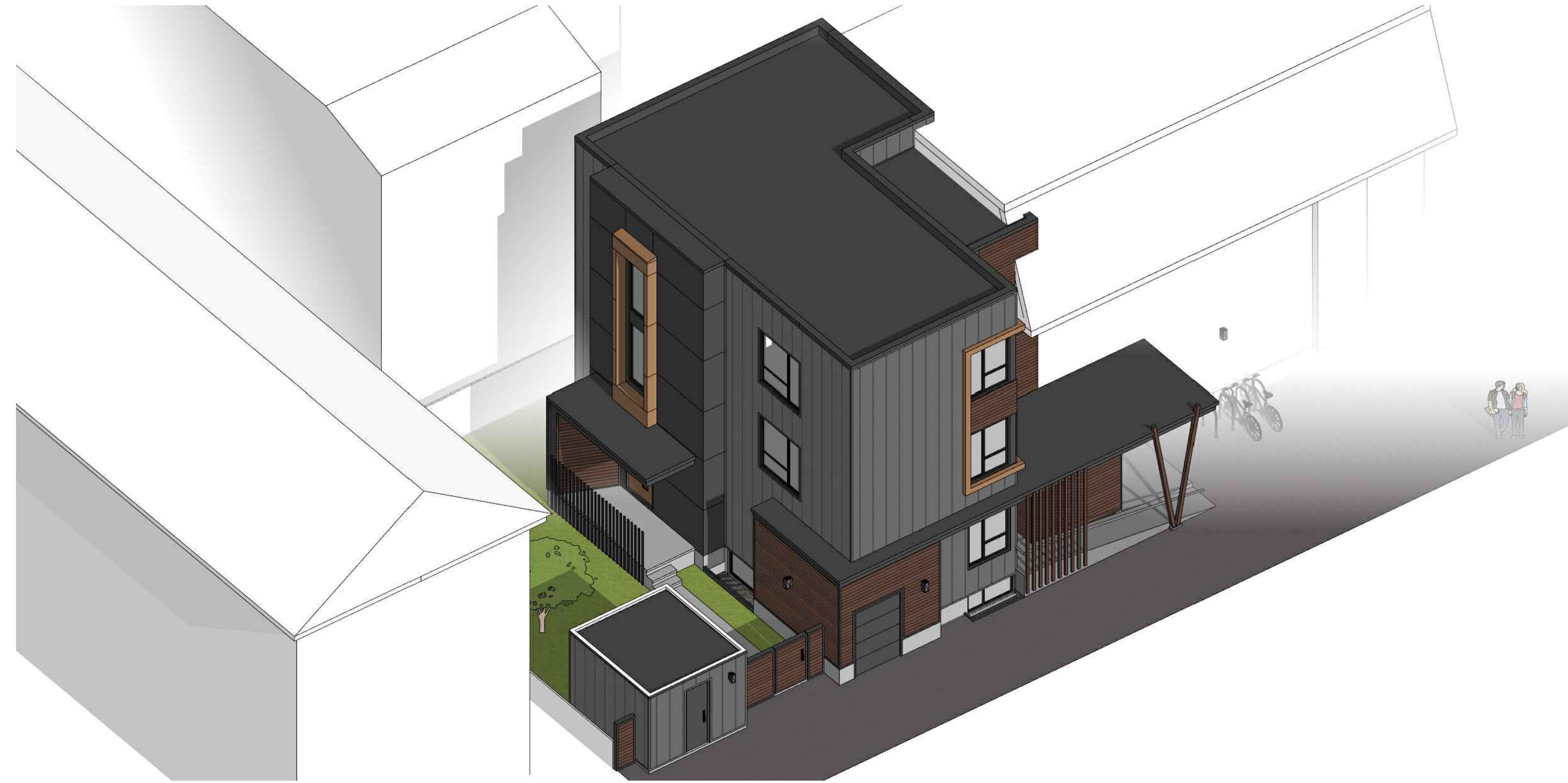
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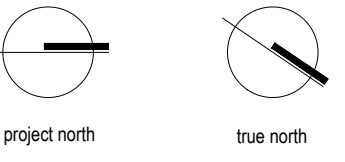
**A3.1**      \_rev **C**

ANSI D 22 x 34      5 inches      0      5 inches





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**360 Friel Street  
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drawing title

**VIEWS**

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scale	3/16"=1'-0"
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project number	
drawing number	

A3.2 \_rev C

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