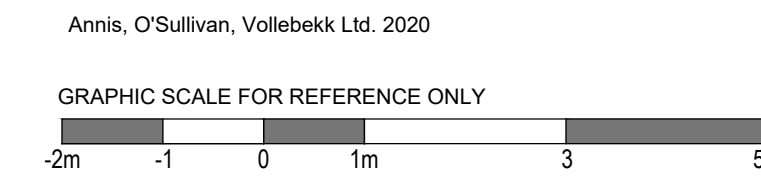


DEVELOPED FROM
 PART OF LOTS 23 AND 24
 South Wilbrod Street
 REGISTERED PLAN 6
 CITY OF OTTAWA



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	existing building setback
D) MINIMUM FRONT YARD SETBACK	4.5m	3.4m	existing building setback
E) MINIMUM INTERIOR SIDE YARD SETBACK	EXISTING PORTION NEW ADDITION	1.5m 1.66m	varies from 1.68 to 0.5m exceeds by 0.16m or 11%
F) MINIMUM REAR YARD AREA (see by-law provision amendments outlined below)	As per section 144 (by-law no. 2020-289)	AREA 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)	As per section 144 (by-law no. 2020-289)	DEPTH 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	0.5/ unit after first 12 units 0.5 PER UNIT	3 1 0 relief required share service
K) BICYCLE STORAGE	RESIDENTIAL VISITOR	0.5/ unit after first 12 units 0.5 PER UNIT	1 0 12 relief required 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	9 (30 MARK)	EXISTING PROPOSED	9 existing + 7 new one barrier-free unit
- BACHELOR UNITS	4	6	
- ONE-BEDROOM UNITS	2	0	
- THREE-BEDROOM UNITS	3	1	May be located 80m to the rear of the lot
N) LOT COVERAGE	no min.	44.6%	building footprint 218.1m ²
O) SOFT LANDSCAPING COVERAGE	FRONT REAR	21.2m ² 12.3m ²	relief required based on 40% requirement 61m ² exceeds by 7m ² or 13%
P) HARD LANDSCAPING	no min.	125m ²	

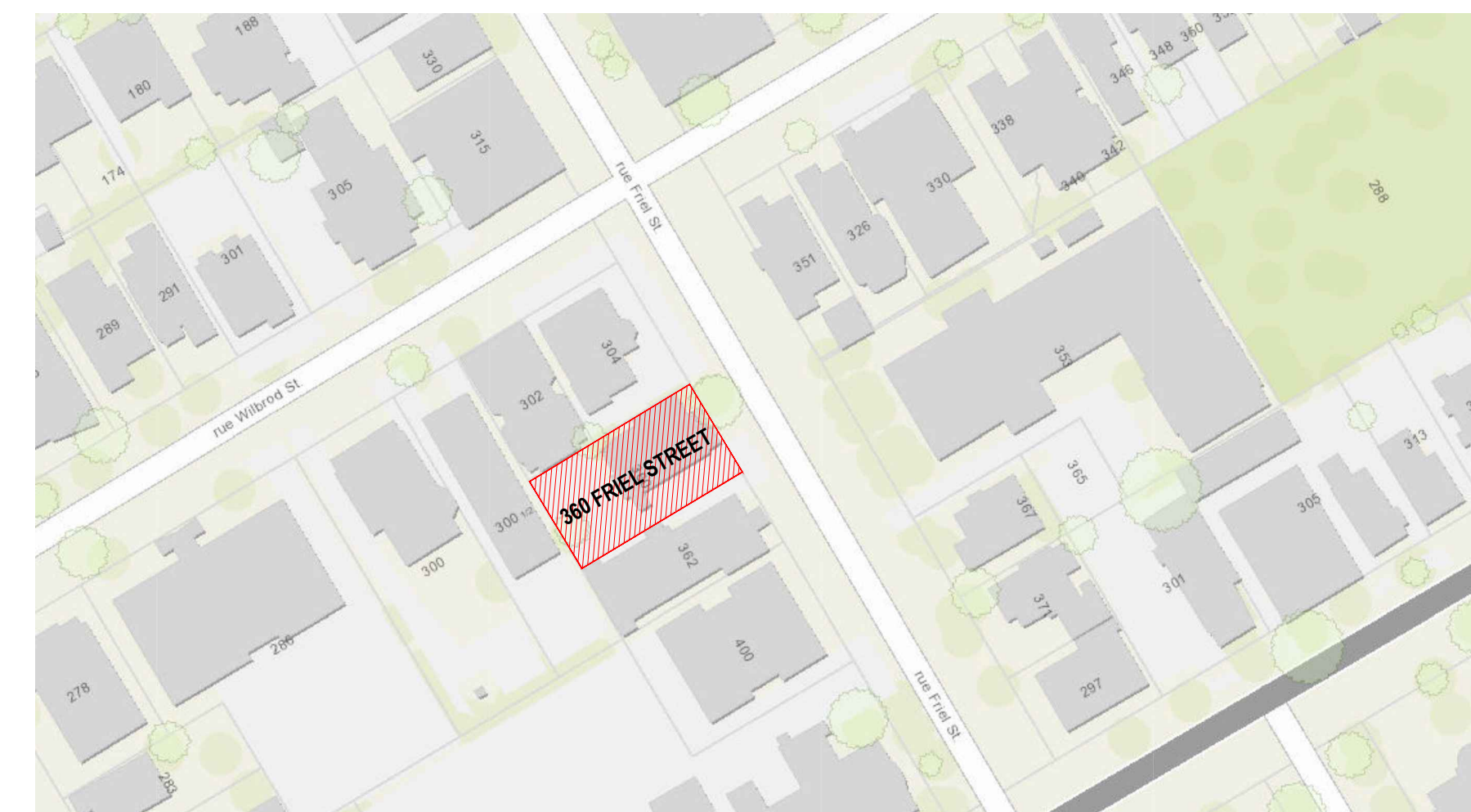
Section 144 - Alternative Yard Setbacks for Low-rise Residential Uses in the Greenbelt for the minimum required rear yard setback. The rear yard must comprise at least 25 percent of the lot area, and the minimum rear yard setback is pursuant to Table 144A

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

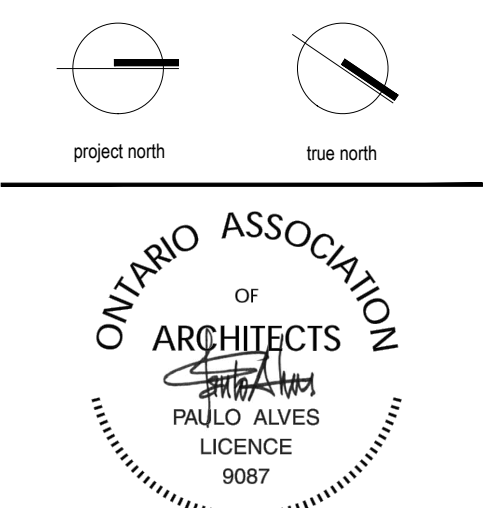
Property owner will be responsible for the removal and storage of snow for all walkways, exterior stairs, and driveway throughout the winter

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

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
H	ISSUED FOR PERMIT	2022.10.11
G	65% Submission	2022.09.06
F	ISSUED FOR ENGINEERING	2022.10.03
E	35% Submission	2022.09.12
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

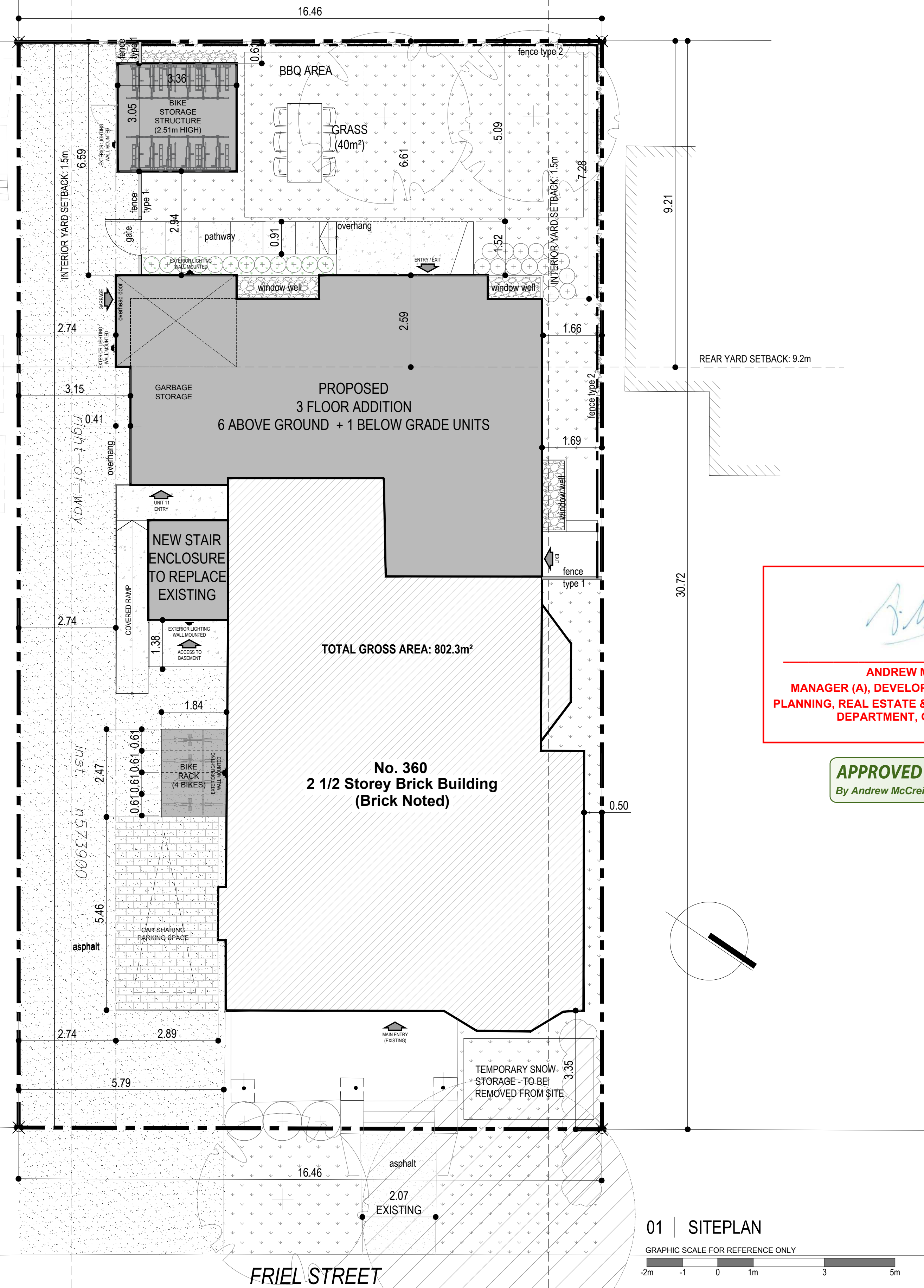
360 Friel Street
 Proposed Addition

SITEPLAN

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

LANDSCAPING MATERIALS LEGEND:

- GRASS
- ALPHALT
- CONCRETE
- CONCRETE PAVERS
- INTERLOCKING BRICK



Andrew McCreight
ANDREW MCCREIGHT
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT
 DEPARTMENT, CITY OF OTTAWA

APPROVED
 By Andrew McCreight at 4:02 pm, Nov 10, 2022

01 | SITEPLAN
 GRAPHIC SCALE FOR REFERENCE ONLY