

DEVELOPED FROM

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

Annis, O'Sullivan, Vollebakk Ltd. 2020



ZONING: R4UD [480] - Proposed Use: Low-rise Apartment, 9 or more units

ZONING MECHANISM	REQUIRED	PROVIDED	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 1.45m 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 1.68 to 0.5m
	EXISTING PORTION	1.5m	
	NEW ADDITION	1.68m	
	OPEN STAIRCASE AREA	0.746m	relief required
F) MINIMUM REAR YARD AREA (see by-law provision amendments outlined below)	As per section 144 by-law no. 2020-288	9.2m	9.2m based on 30% of lot depth
G) MINIMUM REAR YARD SETBACK (see by-law provision amendments outlined below)	As per section 144 by-law no. 2020-288	151.4m <sup>2</sup>	151.4m <sup>2</sup> based on 25% of lot area
H) MAXIMUM BUILDING HEIGHT	14.5m	10.2m	exceeds by 4.3m or 30%
I) AMENITY AREA	n/a	n/a	
J) VEHICLE PARKING	0	1	
K) BICYCLE STORAGE	0.5 PER UNIT	8	16 12 interior + 4 exterior

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

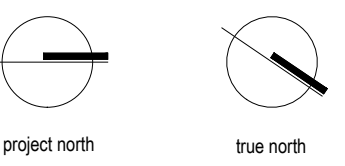
PROPOSED SITE DEVELOPMENT INFO	COMMENTS
LOT AREA	504.8m <sup>2</sup>
BUILDING HEIGHT	10.2m
PARKING SPACES	2
NUMBER OF STOREYS	3
NUMBER OF UNITS	EXISTING: 5, NEW: 6 (10 existing + 7 new)
- BACHELOR UNITS	5
- ONE-BEDROOM UNITS	3
- TWO-BEDROOM UNITS	2
LOT COVERAGE	44.6%
SOFT LANDSCAPING COVERAGE	FRONT: 34m <sup>2</sup> , REAR: 61m <sup>2</sup>
HARD LANDSCAPING	125m <sup>2</sup>

GARBAGE MANAGEMENT REQUIREMENT	REQUIRED	PROVIDED
GARBAGE	0.231 cubic yards per unit; 16x0.231=3.696	1 cubic yard garbage container
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 <sup>2</sup>	56.1m <sup>2</sup>	192.1m <sup>2</sup>
GROUND FLOOR	136.1m <sup>2</sup>	56.1m <sup>2</sup>	192.2m <sup>2</sup>
SECOND FLOOR	130.6m <sup>2</sup>	56.1m <sup>2</sup>	186.7m <sup>2</sup>
THIRD FLOOR	108.8m <sup>2</sup>	56.1m <sup>2</sup>	164.9m <sup>2</sup>
TOTAL AREAS	511.3m <sup>2</sup>	224.4m <sup>2</sup>	735.9m <sup>2</sup>

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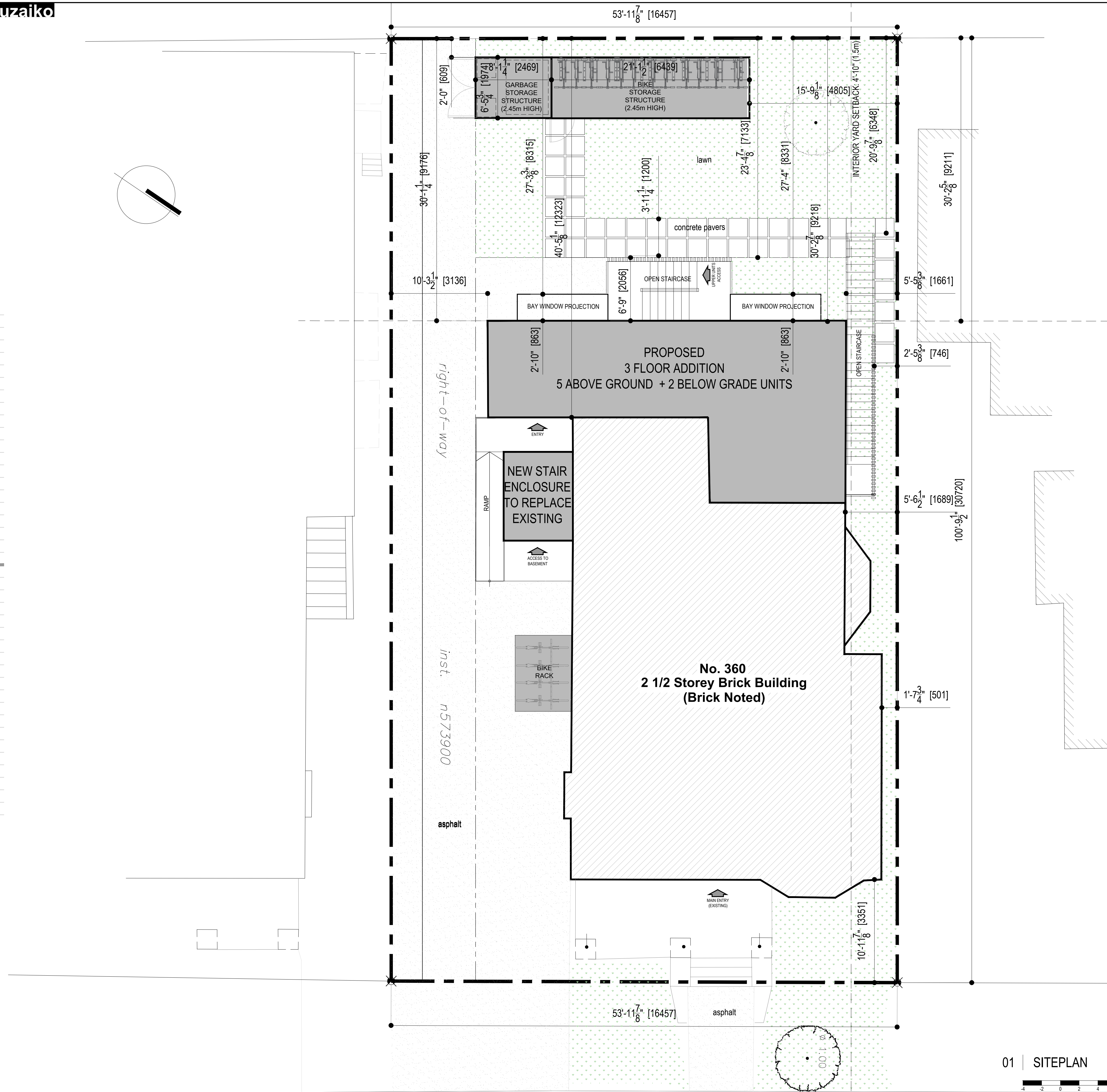
360 Friel Street  
Proposed Addition

Drawing title

SITEPLAN

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

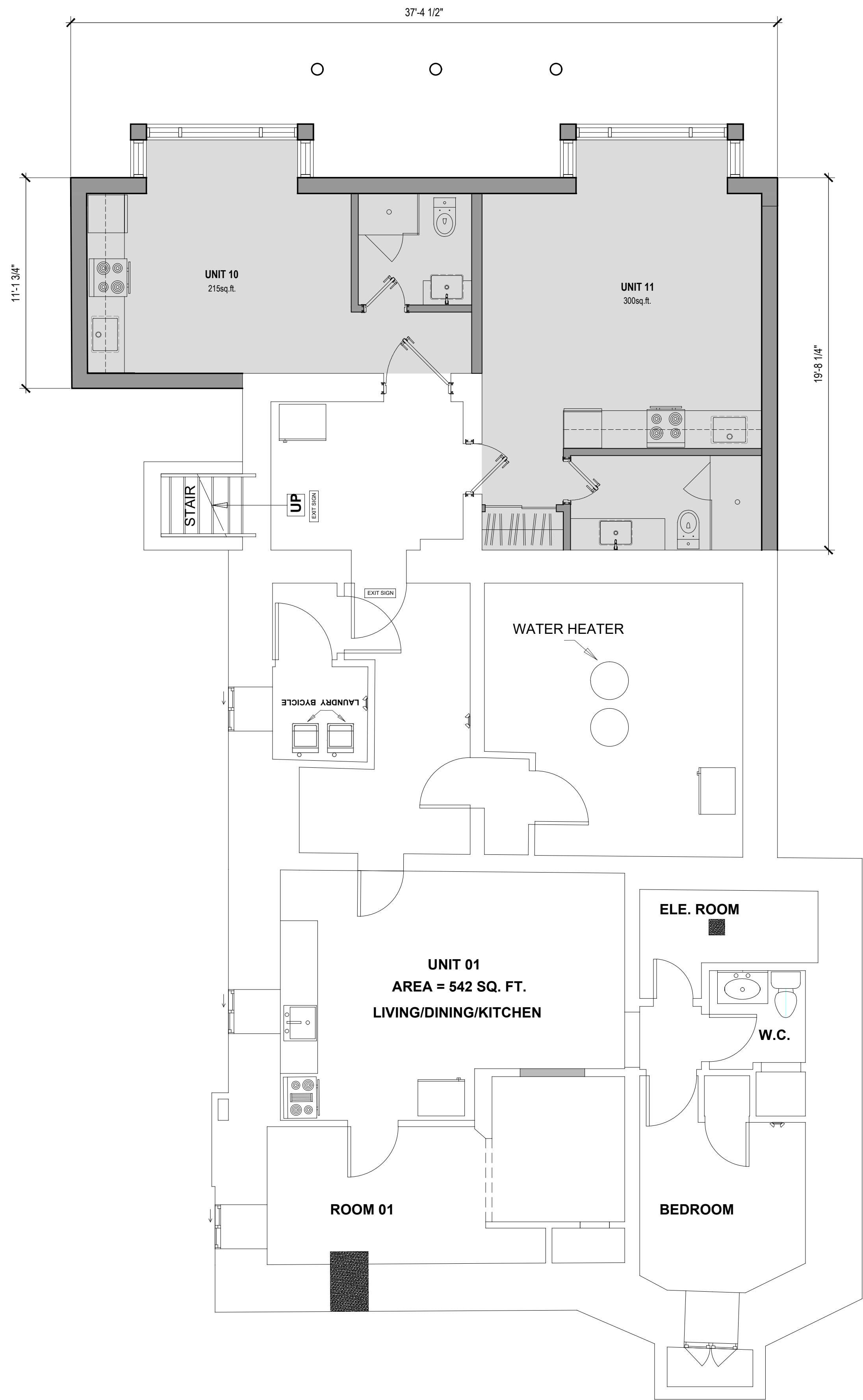
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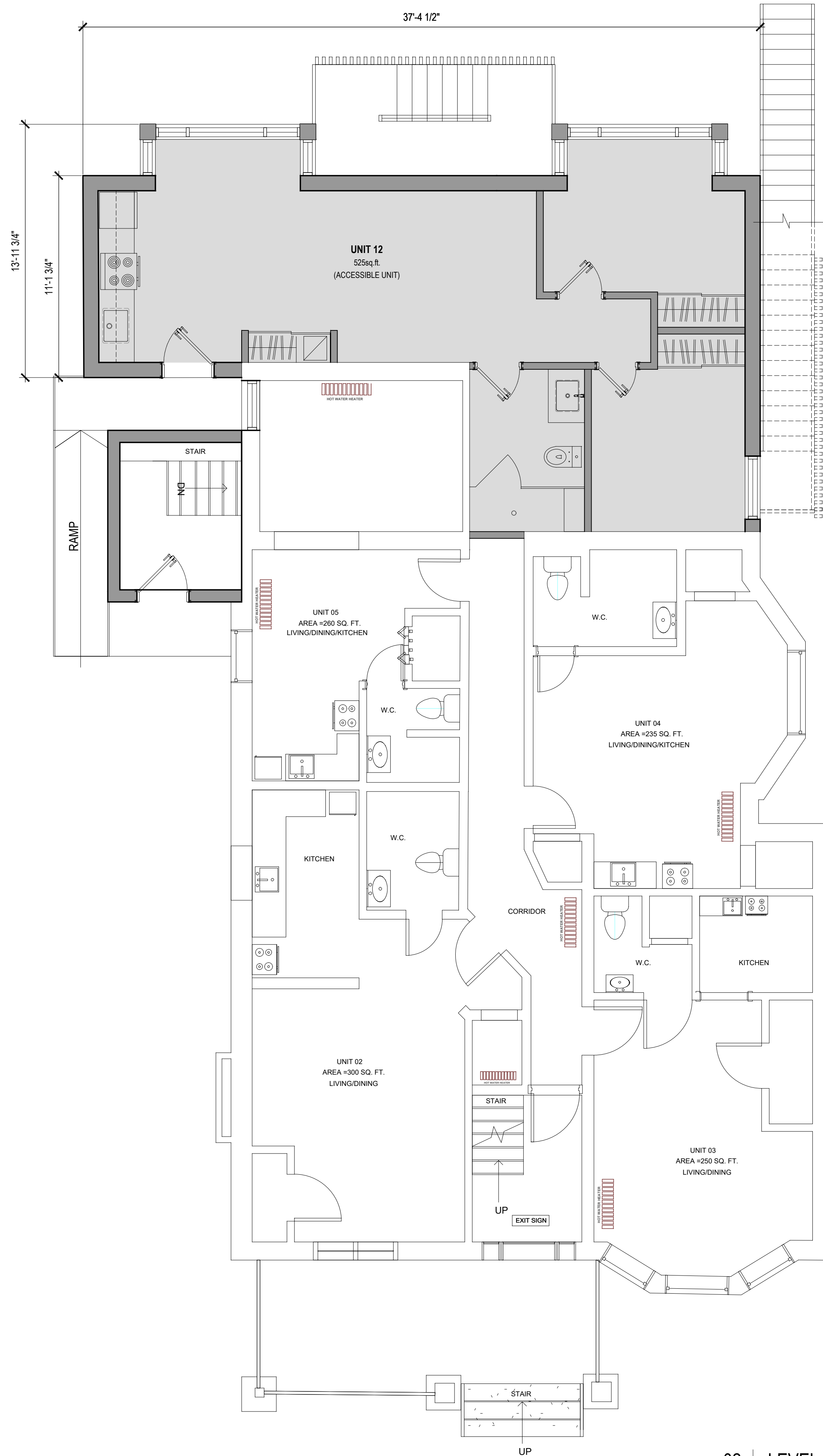
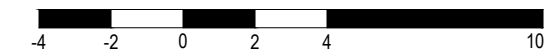
01 | SITEPLAN



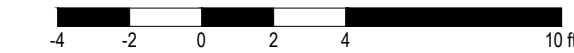
FRIEL STREET



01 | BASEMENT LEVEL



02 | LEVEL 01

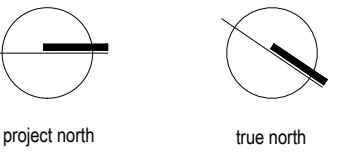


- BASEMENT**  
 UNIT 01 - EXISTING - 542sq.ft. - 2 BEDROOMS  
 UNIT 10 - NEW - 215sq.ft. - BACHELOR  
 UNIT 11 - NEW - 300sq.ft. - BACHELOR

- 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 12 - NEW - 525sq.ft. - 2 BEDROOM (ACCESSIBLE)



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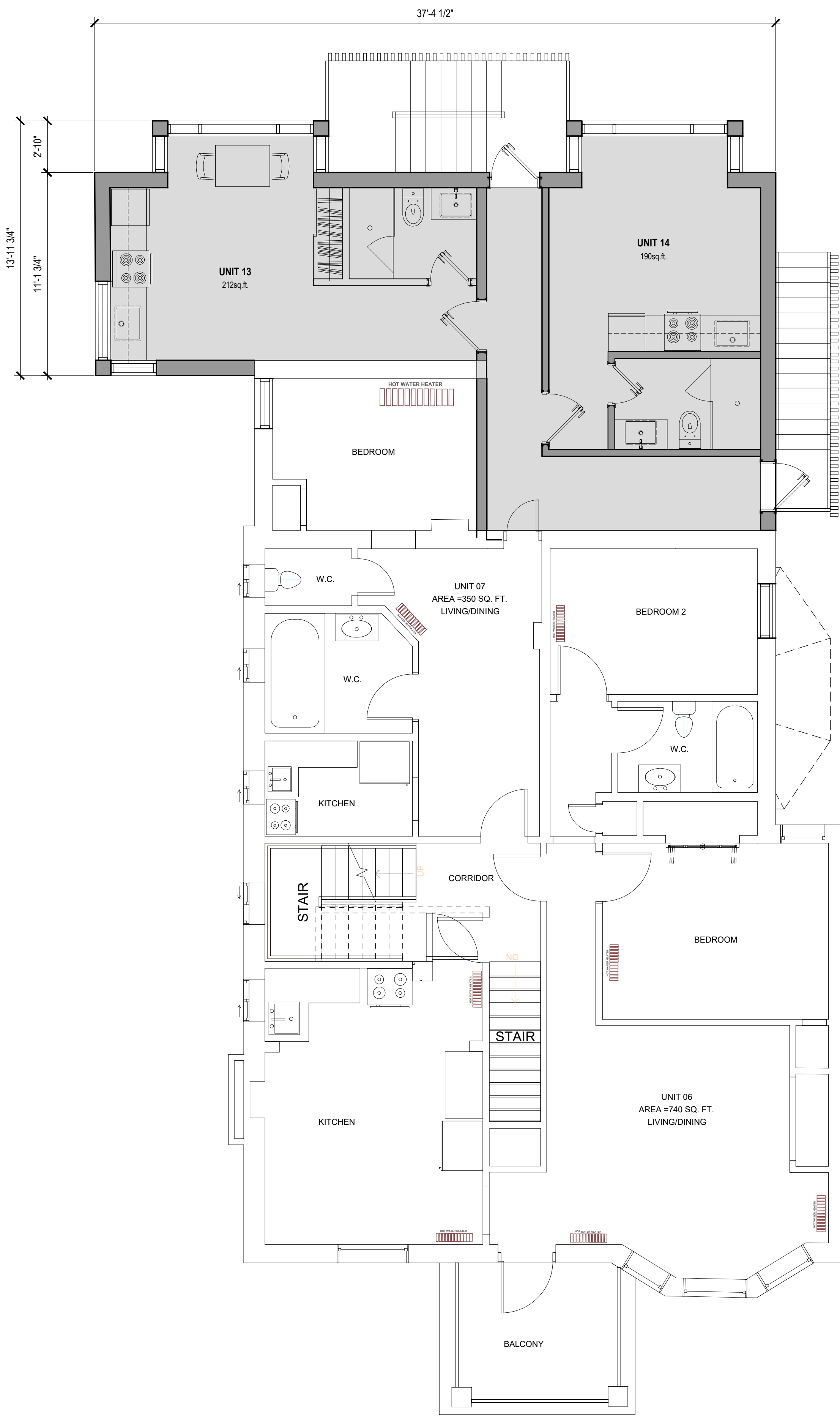


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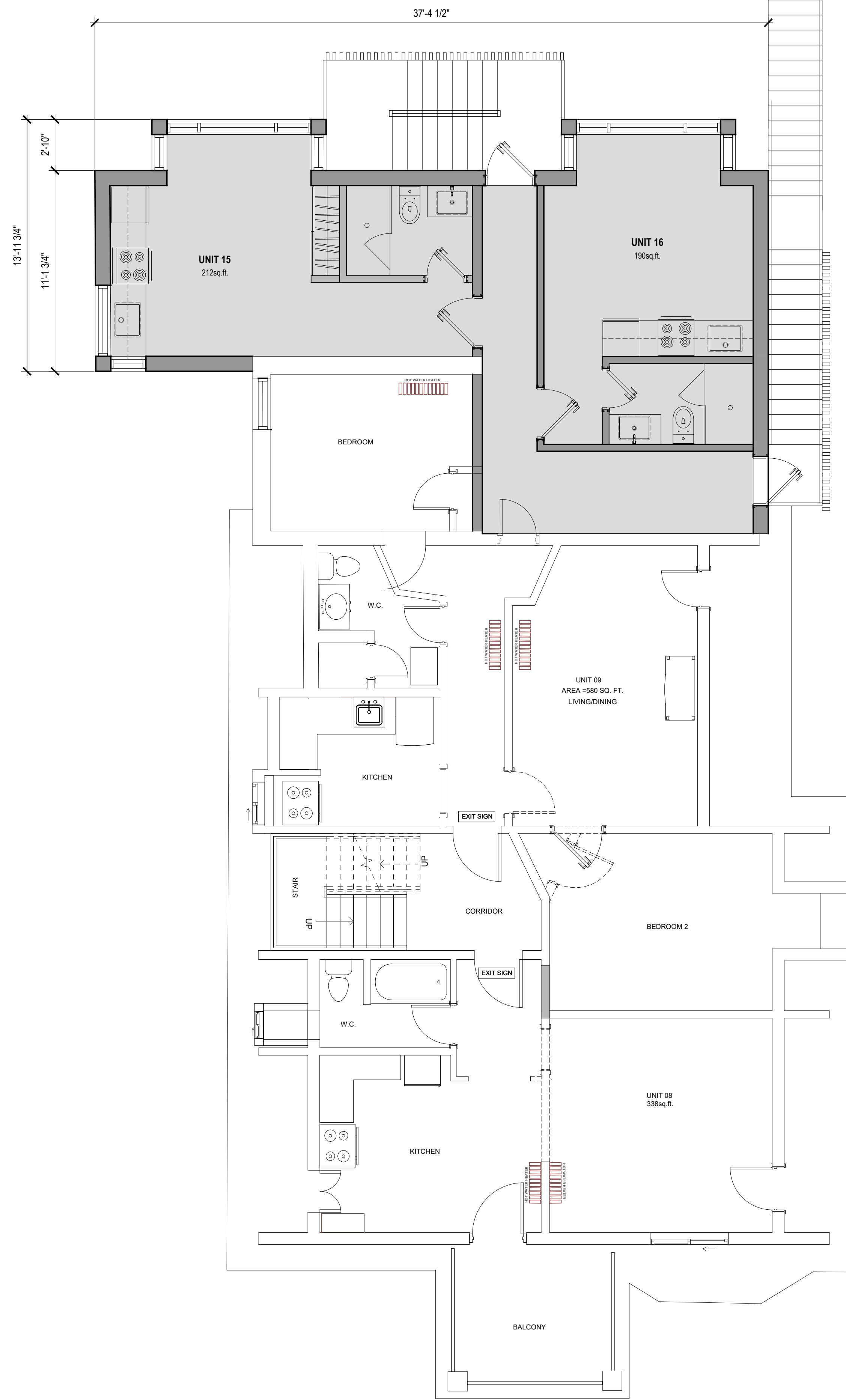
360 Friel Street  
Proposed Addition

FLOOR PLANS

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01 | LEVEL 02



02 | LEVEL 03

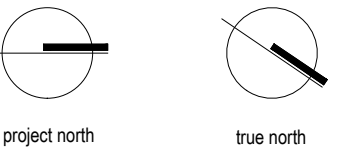


- LEVEL 2**  
 UNIT 06 - EXISTING - 740sq.ft. - 2 BEDROOMS  
 UNIT 07 - EXISTING - 350sq.ft. - 1 BEDROOM  
 UNIT 13 - NEW - 212sq.ft. - BACHELOR  
 UNIT 14 - NEW - 190sq.ft. - BACHELOR

- LEVEL 3**  
 UNIT 08 - EXISTING - 338sq.ft. - BACHELOR  
 UNIT 09 - EXISTING - 580sq.ft. - 2 BEDROOMS  
 UNIT 15 - NEW - 212sq.ft. - BACHELOR  
 UNIT 16 - NEW - 190sq.ft. - BACHELOR



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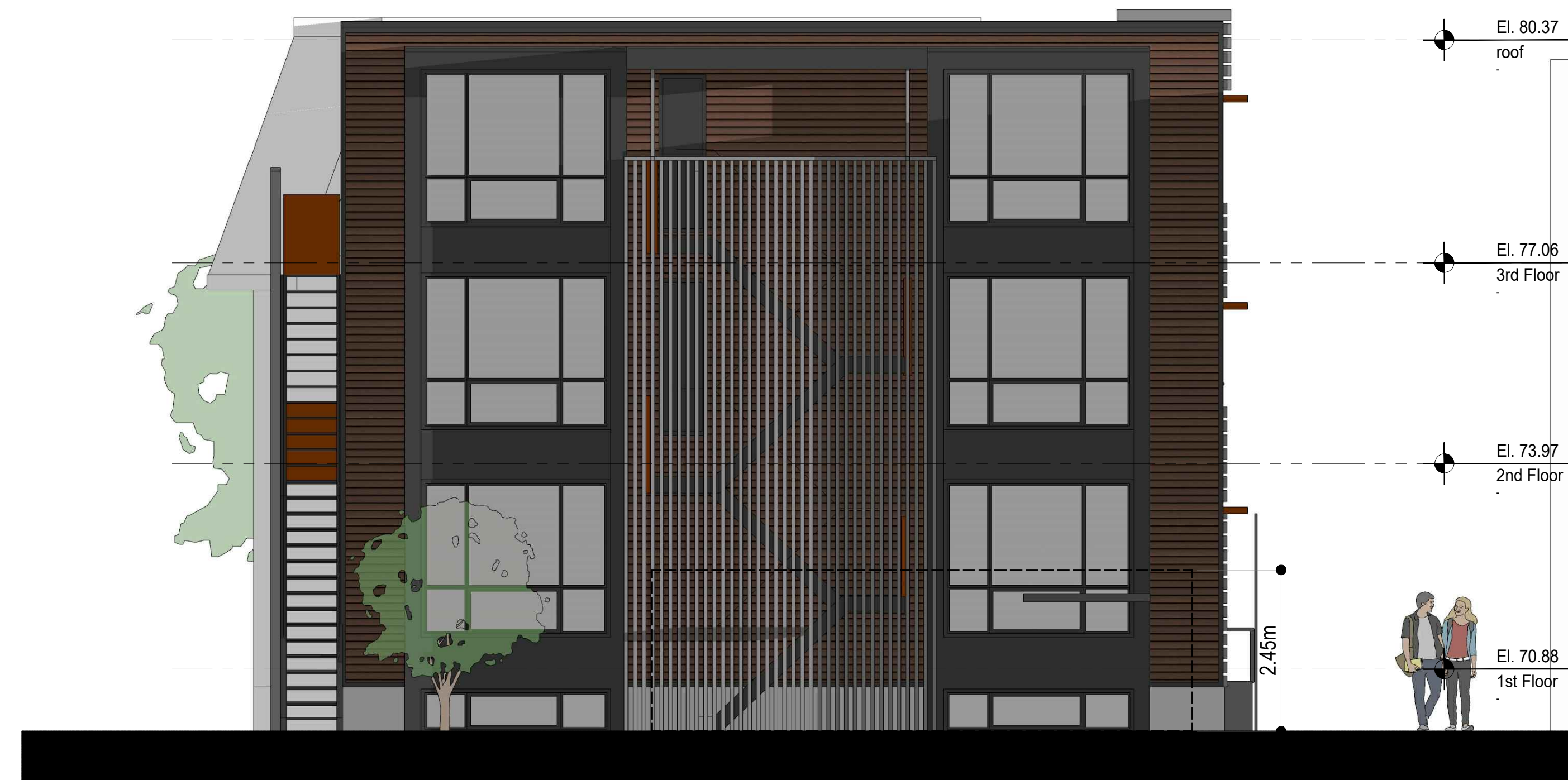
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Proposed Addition**

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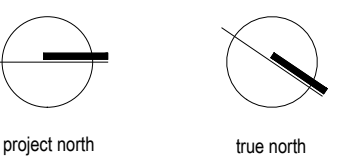
01 | EAST ELEVATION



02 | WEST ELEVATION



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**360 Friel Street  
Proposed Addition**

ELEVATIONS

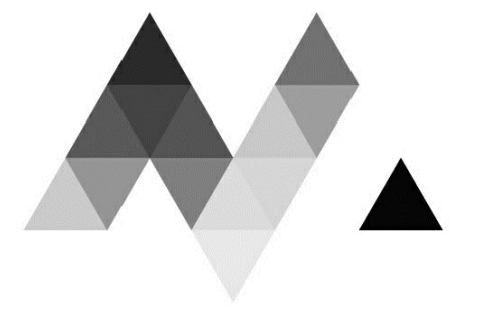
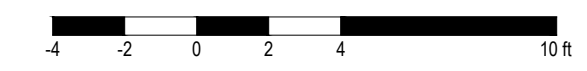
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REAR LOTLINE

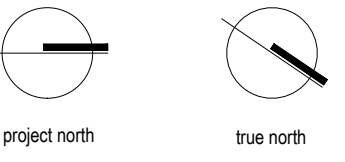


01 | NORTH ELEVATION



**MUZAIKO**  
ARCHITECTURE

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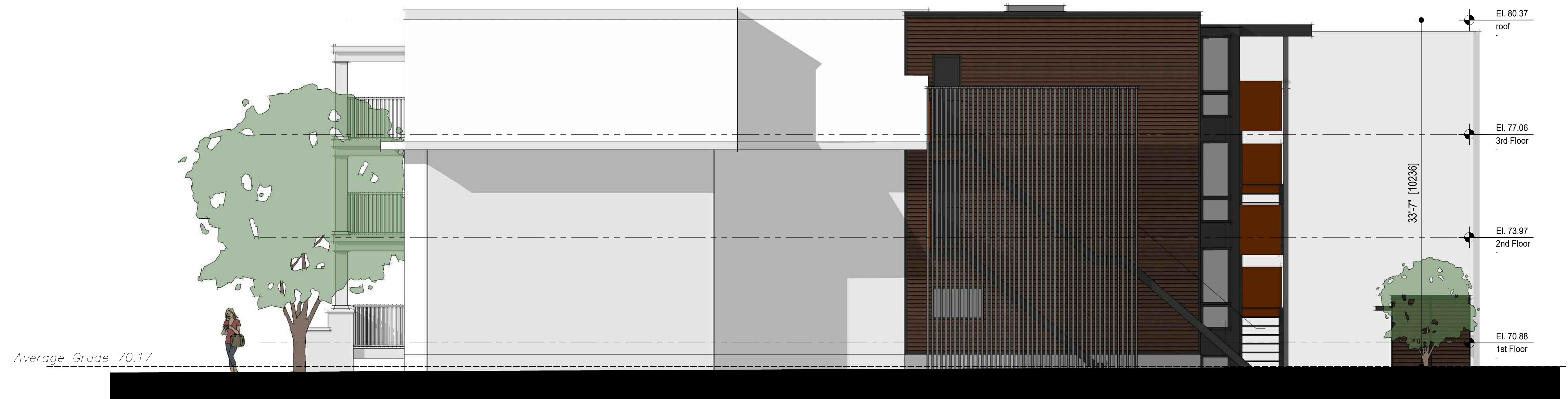
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**360 Friel Street**  
**Proposed Addition**

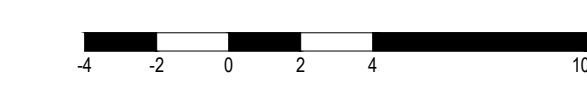
ELEVATIONS

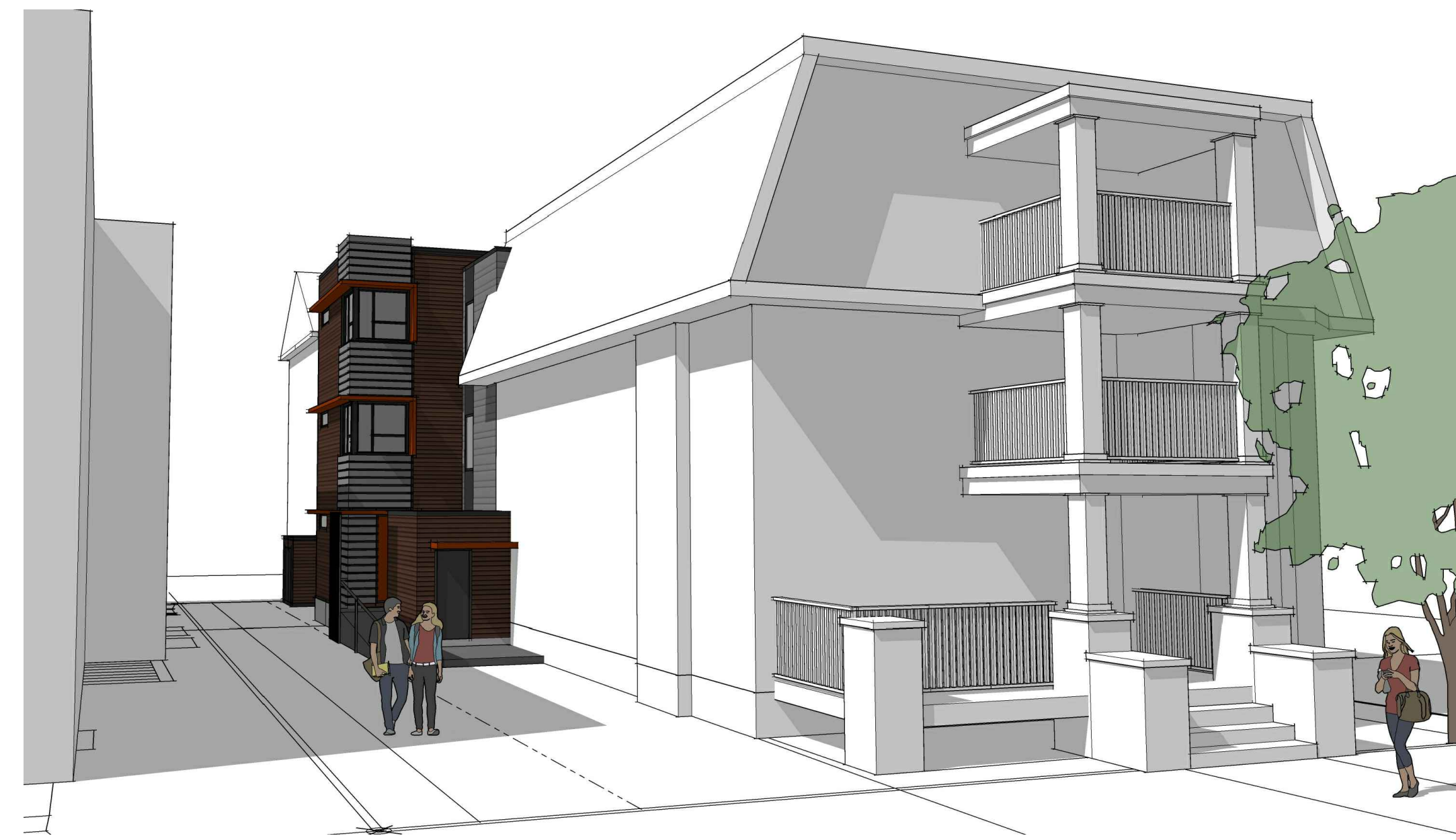
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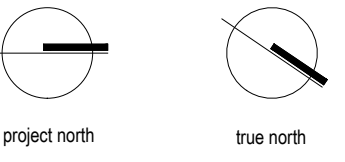


02 | SOUTH ELEVATION





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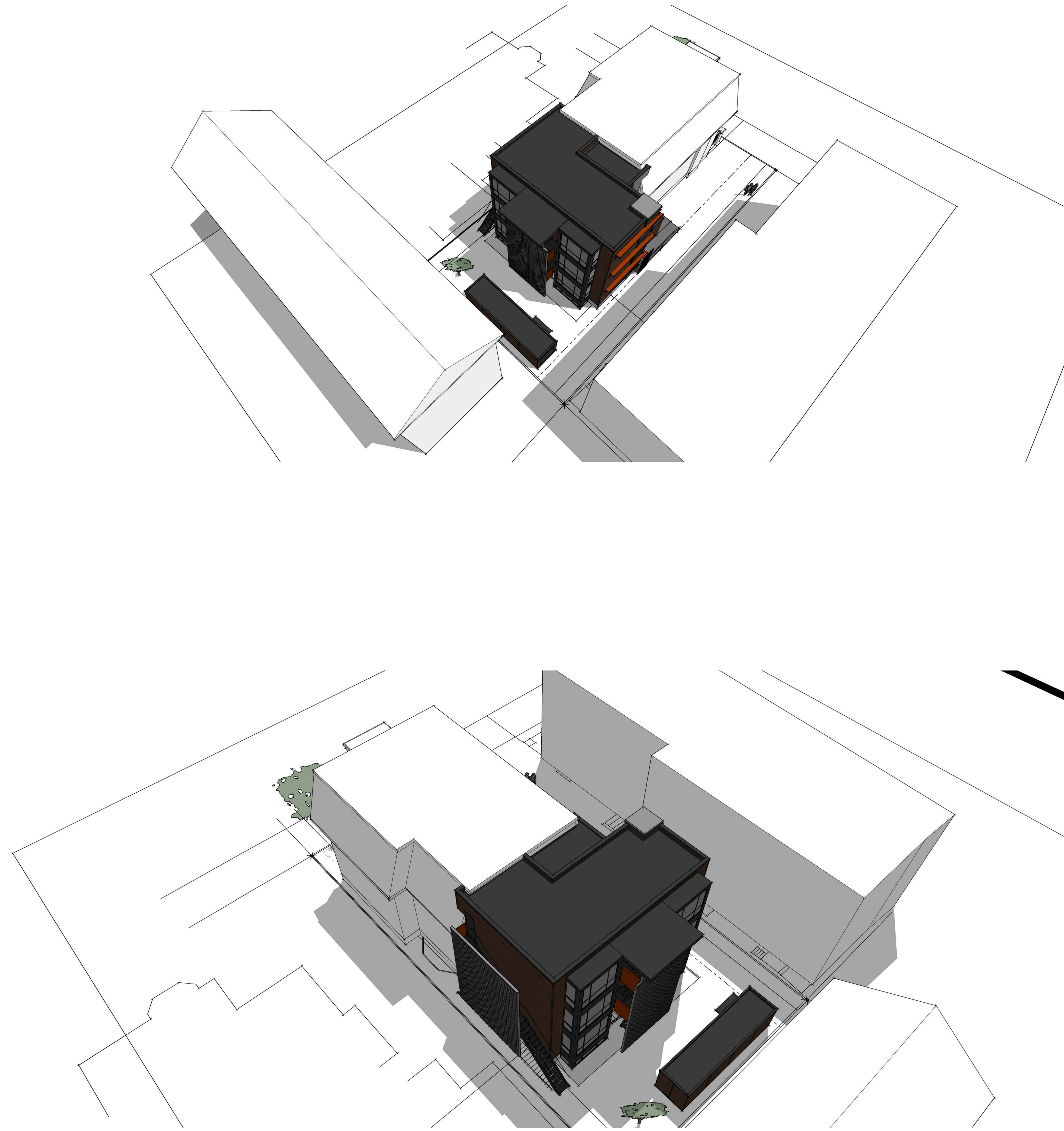
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**360 Friel Street  
Proposed Addition**

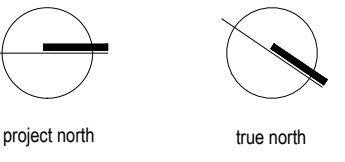
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**VIEWS**

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