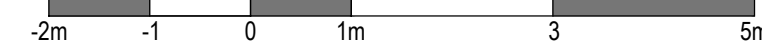


DEVELOPED FROM

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
G) MINIMUM REAR YARD SETBACK (see by-law provision amendments outlined below)	DEPTH	9.2m	6.61m
	As per section 144 by-law no. 2020-289		
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	1 0
K) BICYCLE STORAGE	0.5 PER UNIT	3	16
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	10 UNITS	10 UNITS	10 UNITS
		5	6
		0	0
		3	3
		1	1
N) LOT COVERAGE	no min.	44.6%	building footprint 218.1m ²
O) SOFT LANDSCAPING COVERAGE	FRONT 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 purpose of tree savings - 14.6%	FRONT 21.2m ²	REAR 12.3m ²
			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 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

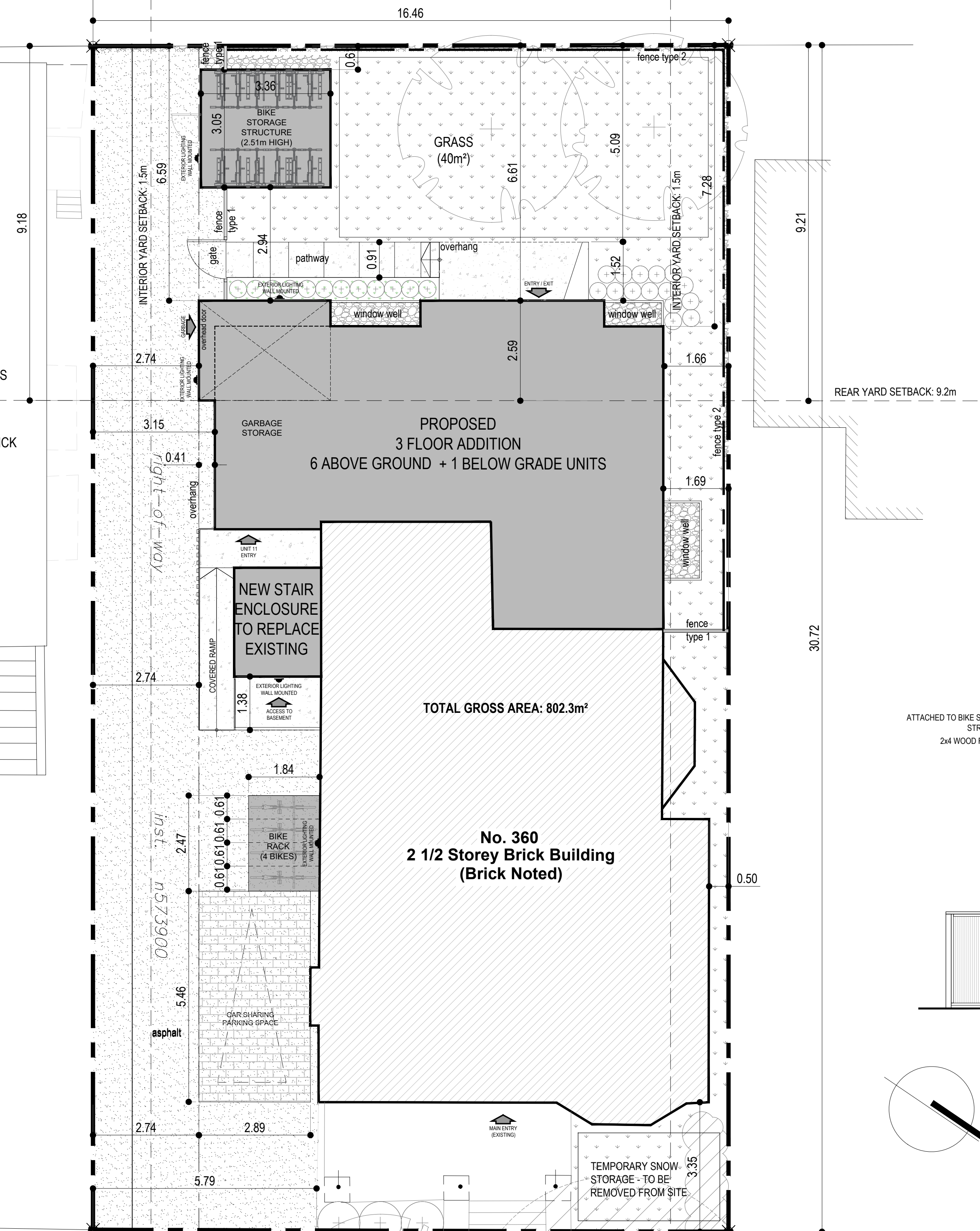
BUILDING AREA (gross areas)	EXISTING	ADDITION	TOTAL
BASEMENT	136.0m ²	72.7m ²	208.7m ²
GROUND FLOOR	136.1m ²	72.7m ²	208.8m ²
SECOND FLOOR	130.6m ²	72.7m ²	203.3m ²
THIRD FLOOR	108.8m ²	72.7m ²	181.5m ²
TOTAL AREAS	511.5m ²	290.8m ²	802.3m ²

SECTION 55: ACCESSORY STRUCTURE

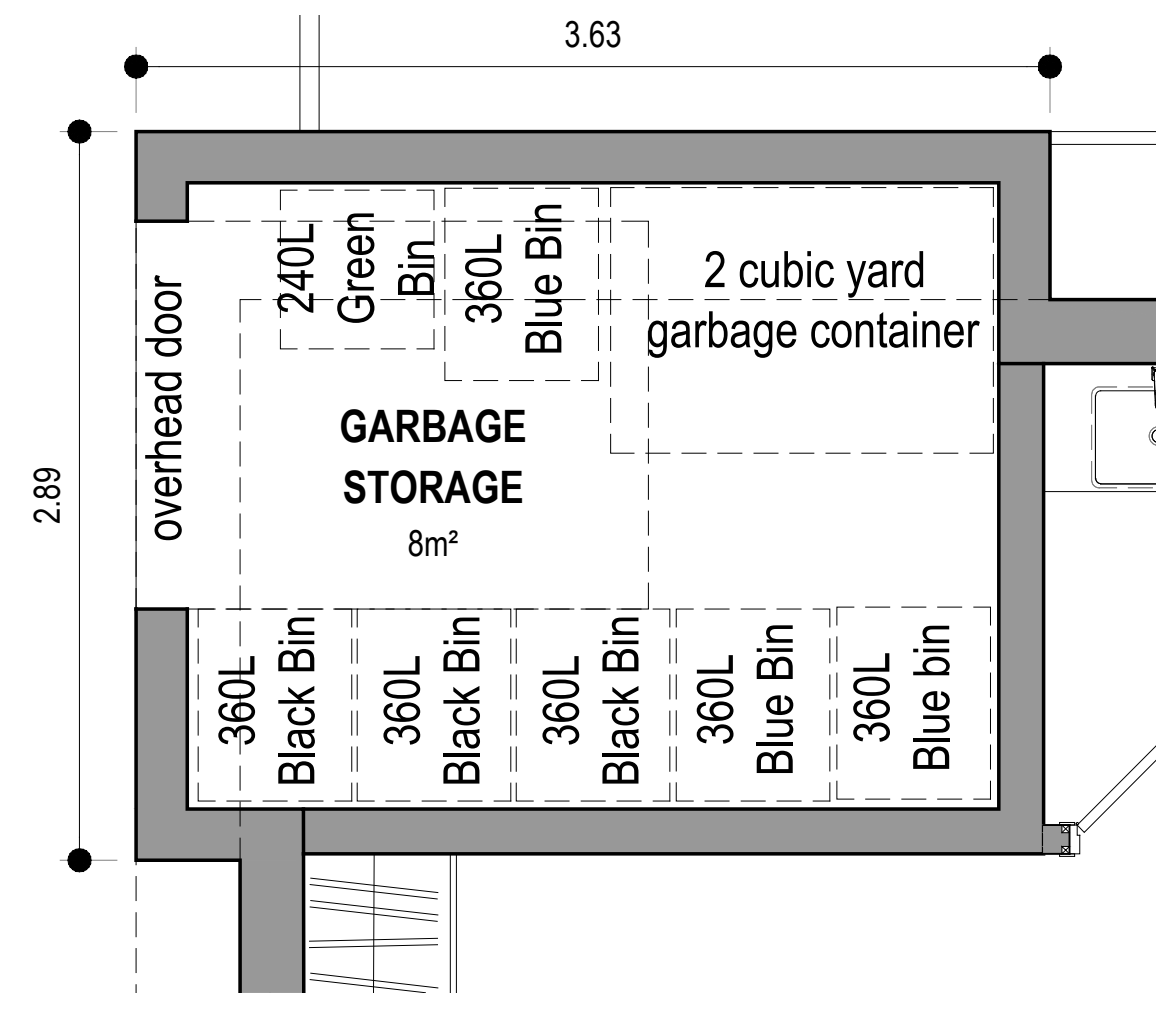
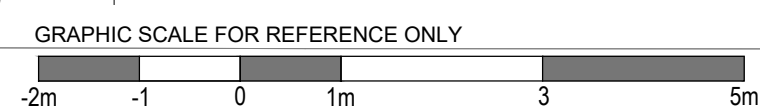
ZONING MECHANISM	REQUIRED	PROVIDED	COMMENTS
SETBACK FROM THE REAR LOT LINE	0.6m	0.61m	exceeds
MINIMUM DISTANCE FROM ANY OTHER BUILDING ON THE SAME LOT	1.2m	2.94m	exceeds by 1.74m
MAXIMUM HEIGHT	3.6m	2.51m	exceeds by 1.09m
MAXIMUM PERMITTED SIZE	10m ²	10m ²	exceeds by 1.1m ²

LANDSCAPING MATERIALS LEGEND:

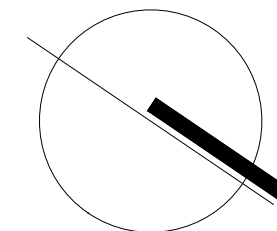
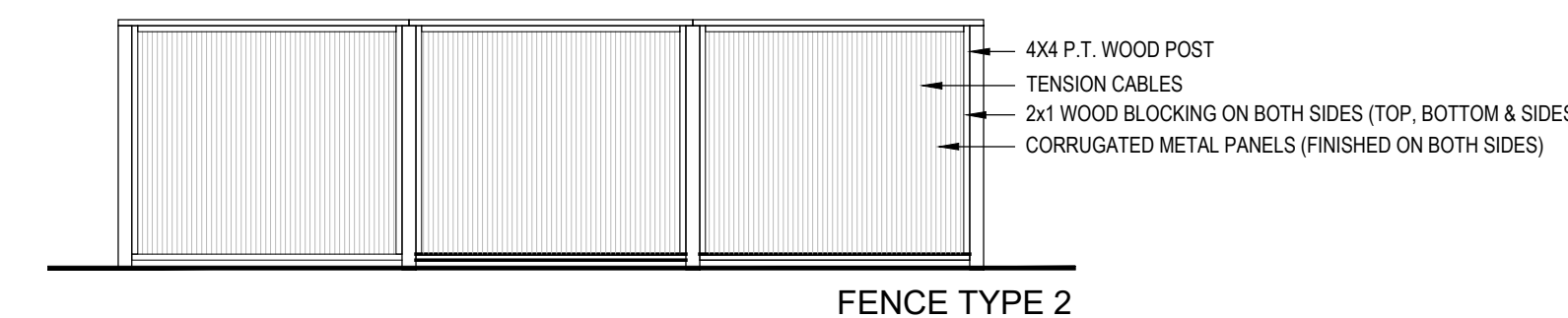
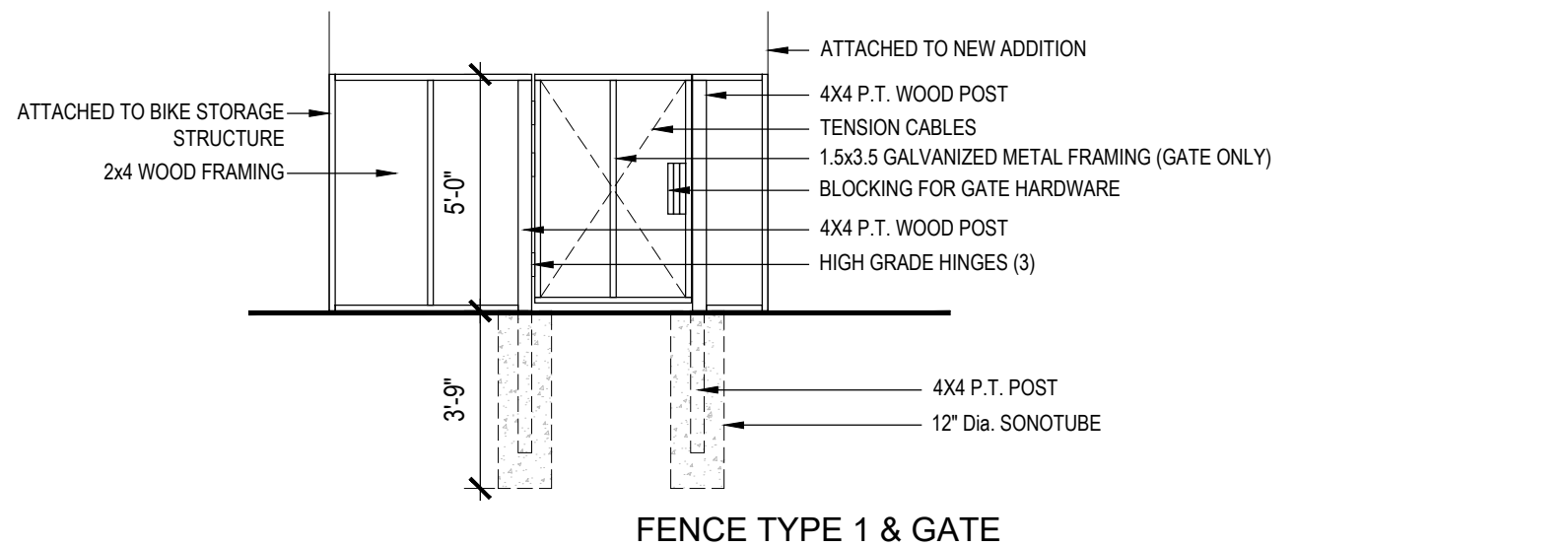
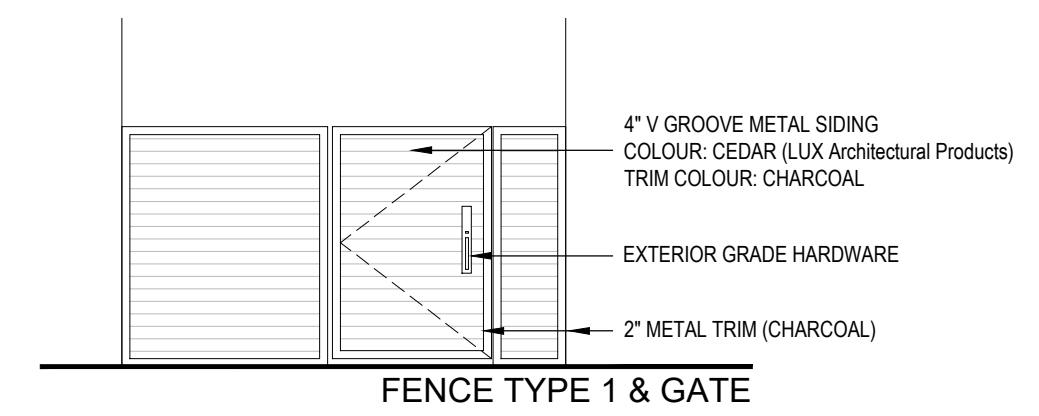
- GRASS
- ASPHALT
- CONCRETE
- CONCRETE PAVERS
- INTERLOCKING BRICK



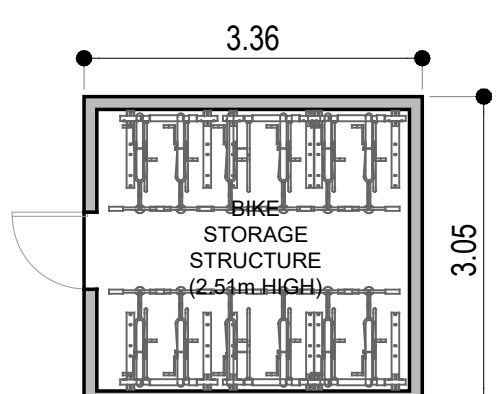
01 | SITEPLAN



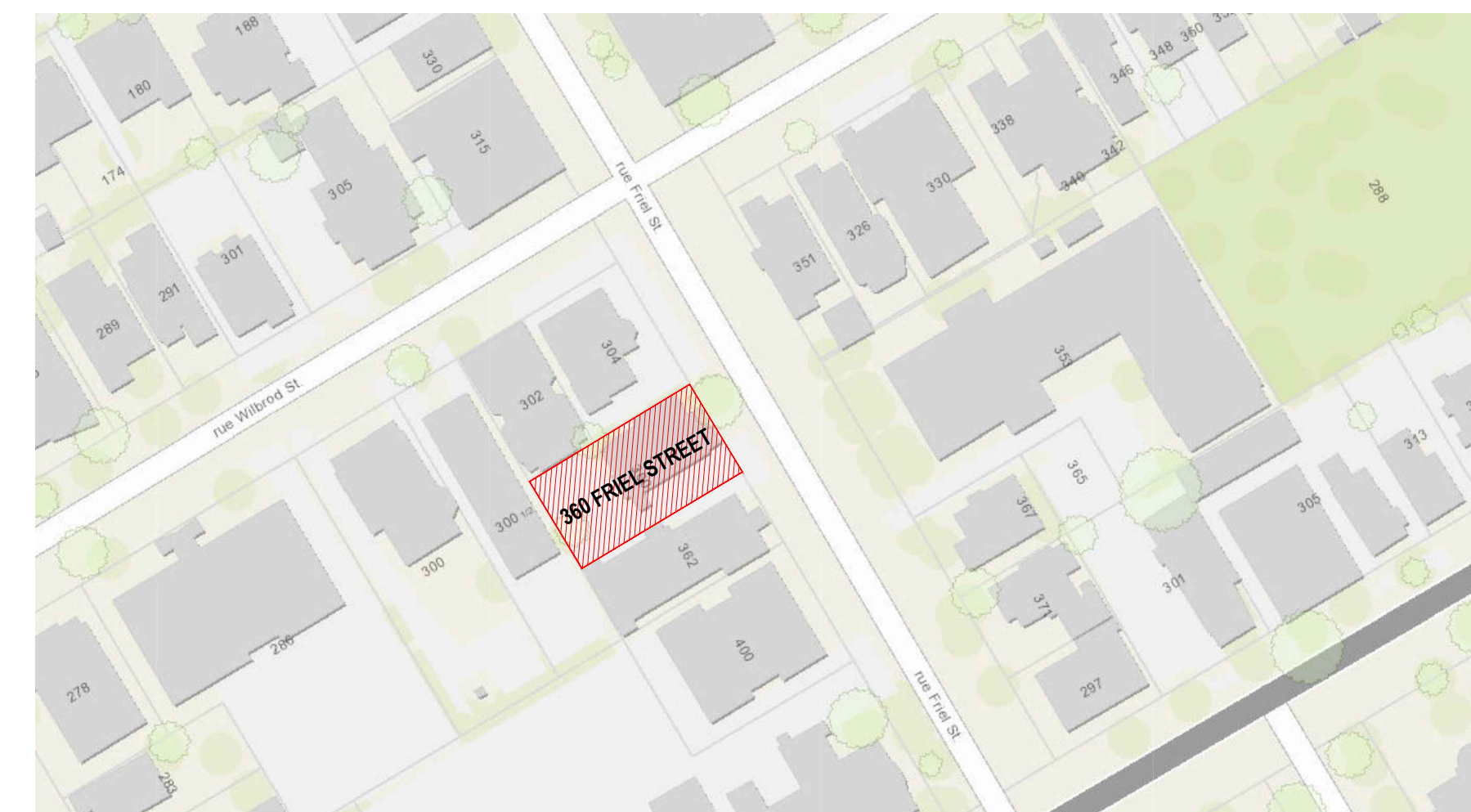
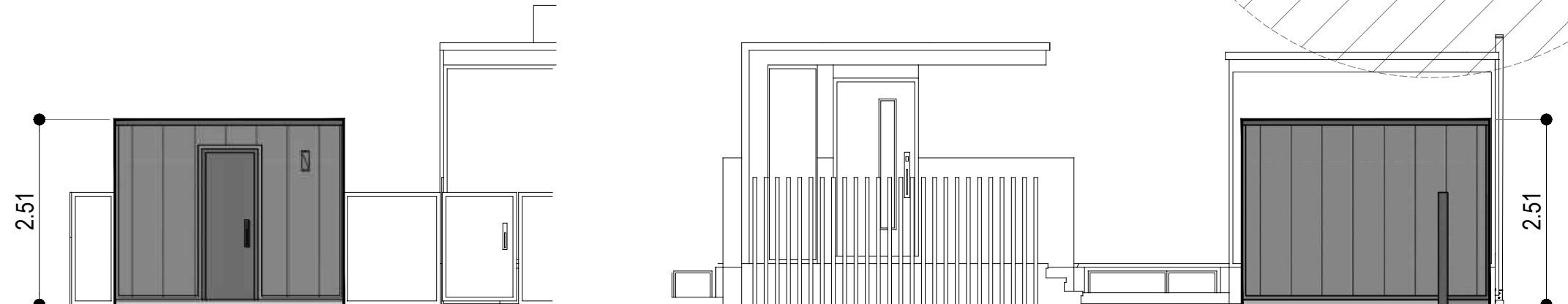
02 | GARBAGE STORAGE PLAN - 1:30



04 | BICYCLE STORAGE STRUCTURE - PLAN



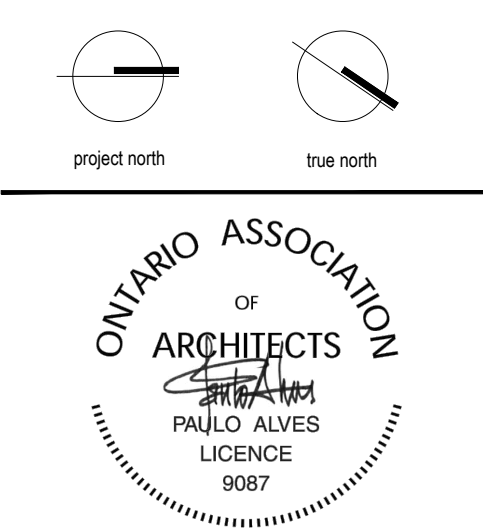
03 | BICYCLE STORAGE STRUCTURE - ELEVATIONS



04 | KEY PLAN - 1:1000



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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	

A0.1 rev D

Zoning By-law Amendment and Site Plan Control Applications: D07-12-21-0166 D02-02-21-0130