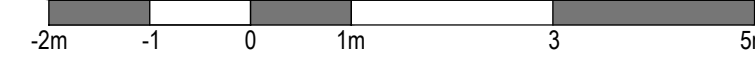


DEVELOPED FROM

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)	AREA	AREA	
	As per section 144 by-law no. 2020-289	151.4m <sup>2</sup>	111.5m <sup>2</sup>
G) MINIMUM REAR YARD SETBACK (see by-law provision amendments outlined below)	DEPTH	9.2m	6.61m
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	3	1
	VISITOR 0.1/unit after first 12 units	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/UNIT	10/UNIT	10/UNIT
	- BACHELOR UNITS	5	6
	- ONE-BEDROOM UNITS	0	0
	- TWO-BEDROOM UNITS	3	1
N) LOT COVERAGE	no min.	44.6%	building footprint 218.1m <sup>2</sup>
O) SOFT LANDSCAPING COVERAGE	FRONT 40%	34m <sup>2</sup>	relief required
	REAR 60% of the rear yard (total coverage of at least one aggregated rectangular area of at least 200m <sup>2</sup> and whose longer dimension is not more than twice its shorter dimension, for the purpose of tree planting) = 54 m <sup>2</sup>	61m <sup>2</sup>	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

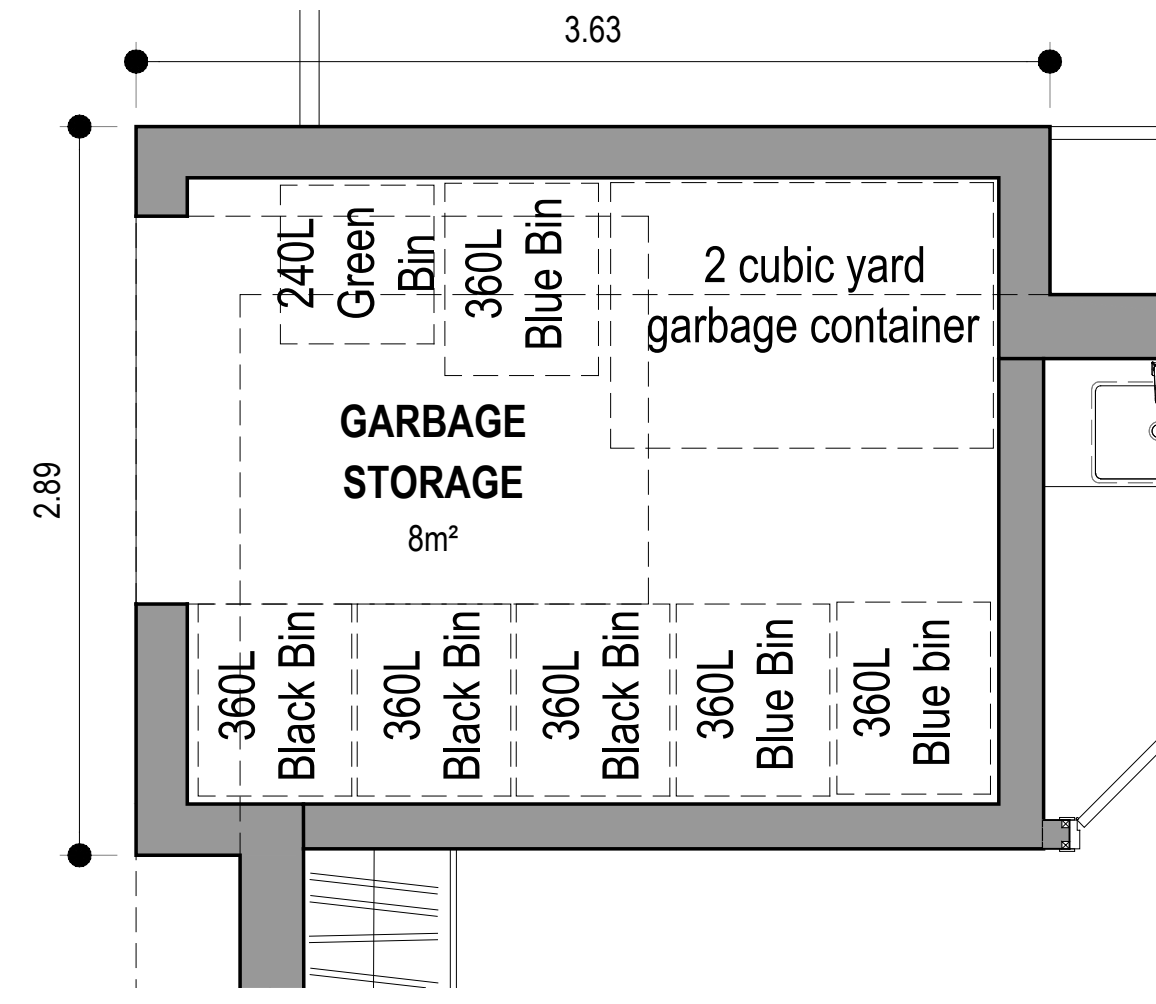
REQUIRED	PROVIDED
GARBAGE 0.231 cubic yards per unit: 16x0.231=3.696	1-2 cubic yard garbage container - Private pickup
RECYCLING for every 6 units provide 1 360L blue cart and 1 360L black cart	3-360L Blue carts and 3-360L Black carts
ORGANICS container for each unit and 1 communal 240L green container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

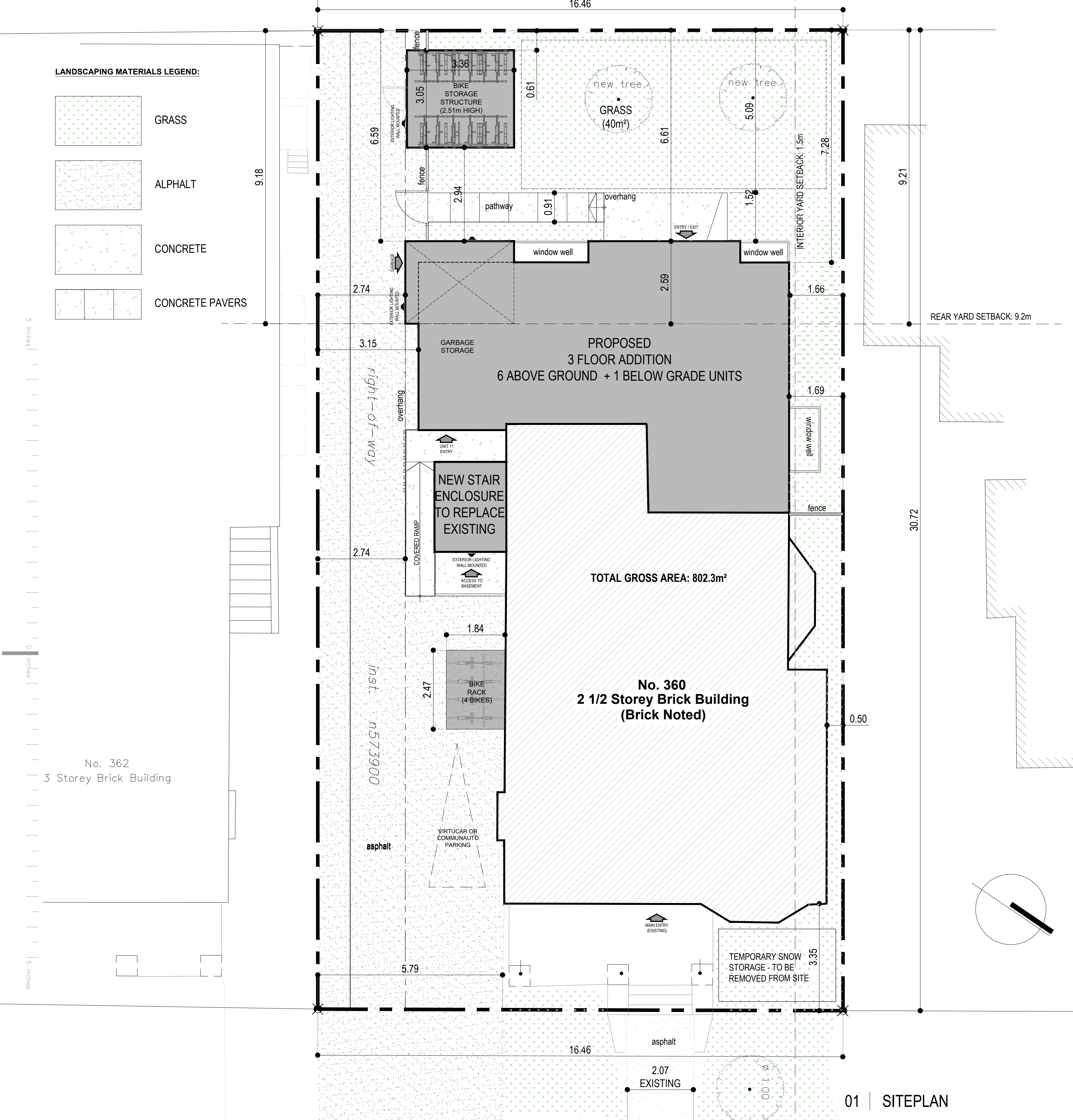
BUILDING AREA (gross areas)	EXISTING	ADDITION	TOTAL
BASEMENT	136.0m <sup>2</sup>	72.7m <sup>2</sup>	208.7m <sup>2</sup>
GROUND FLOOR	136.1m <sup>2</sup>	72.7m <sup>2</sup>	208.8m <sup>2</sup>
SECOND FLOOR	130.6m <sup>2</sup>	72.7m <sup>2</sup>	203.3m <sup>2</sup>
THIRD FLOOR	108.8m <sup>2</sup>	72.7m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

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 <sup>2</sup>	8m <sup>2</sup>	exceeds by 1.1m <sup>2</sup>

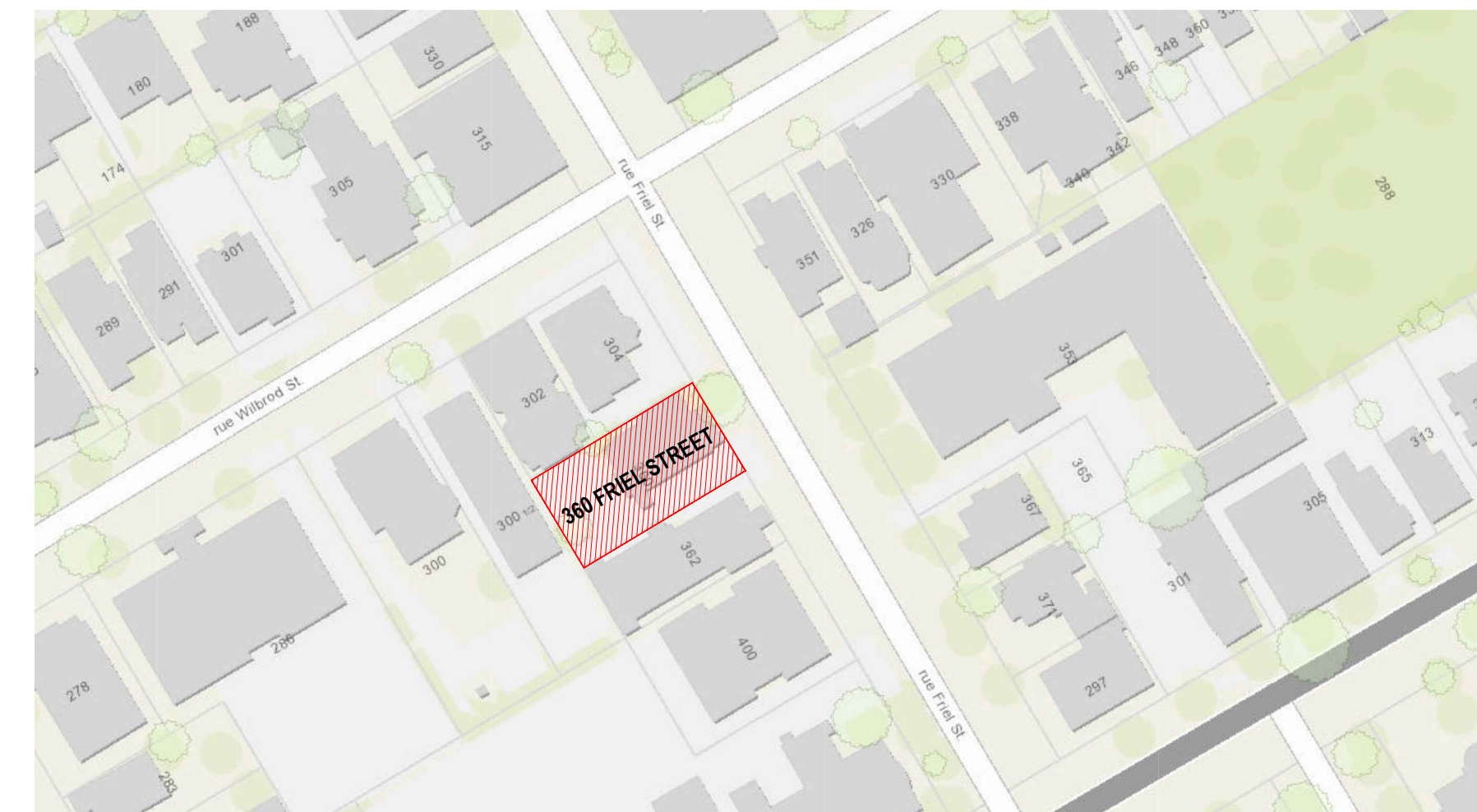
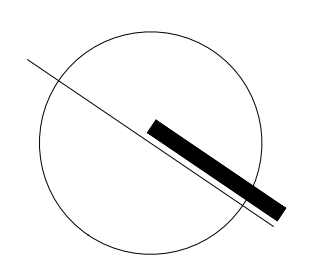


02 | GARBAGE STORAGE PLAN - 1:30

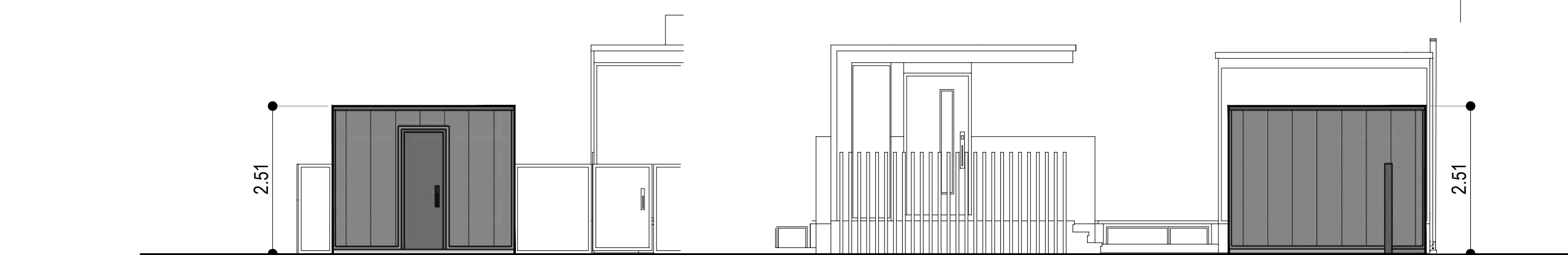


01 | SITEPLAN

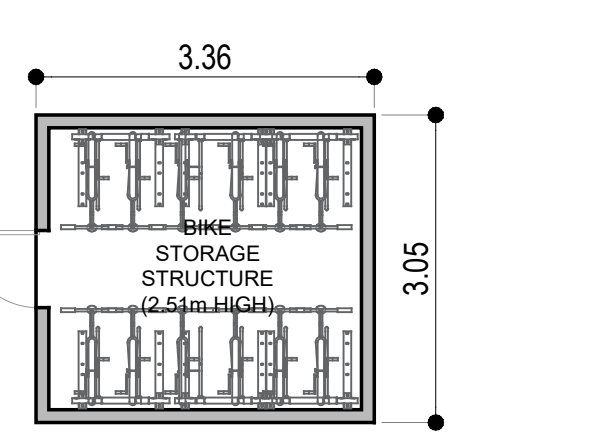
No. 304  
Stucco Building



04 | KEY PLAN - 1:1000



03 | BICYCLE STORAGE STRUCTURE - ELEVATIONS



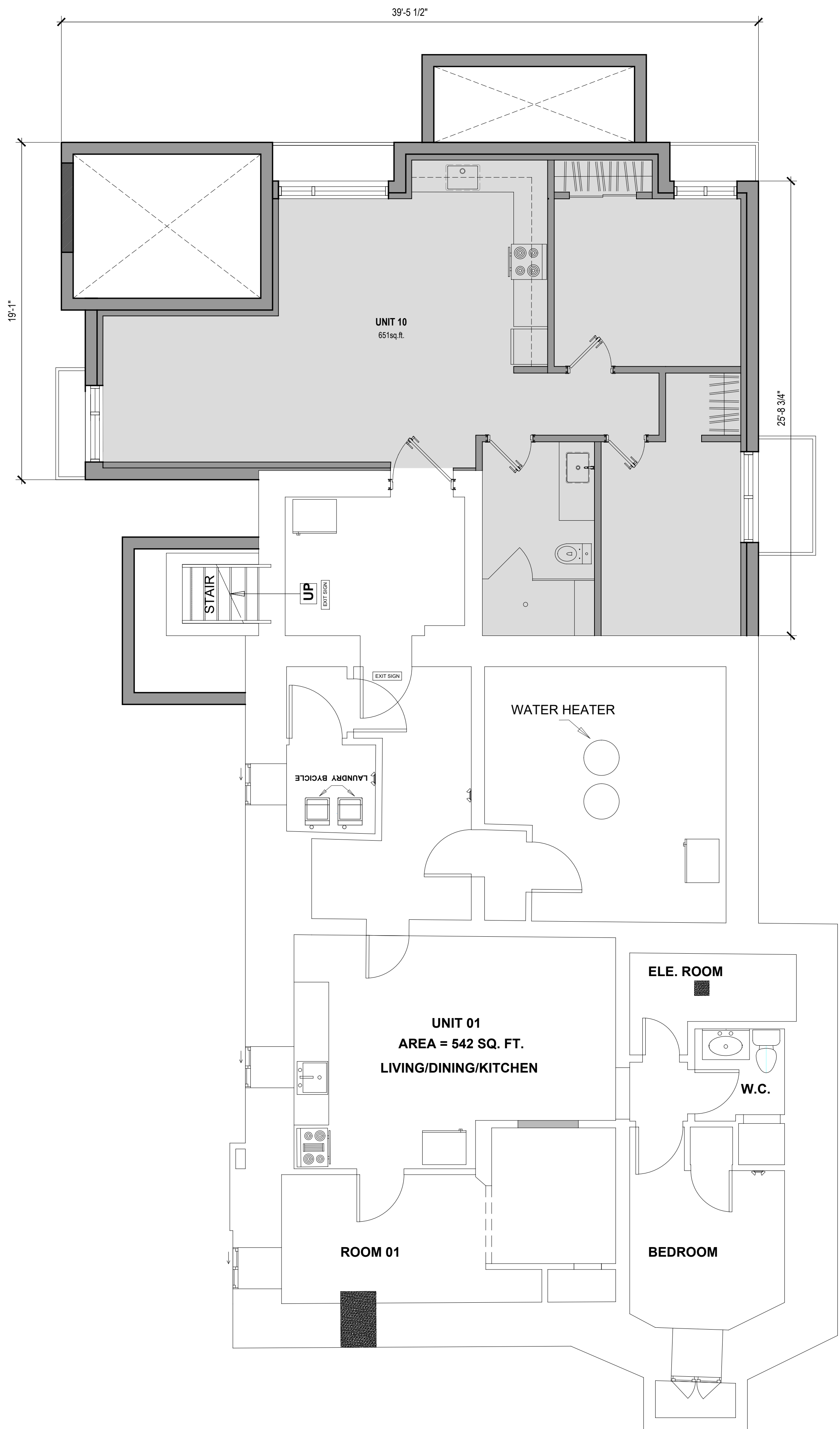
04 | BICYCLE STORAGE STRUCTURE - PLAN

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B	RE-ISSUED FOR SPA	2022.04.13
A	FOR SITE PLAN APPLICATION	2022.02.17
issue	description	date

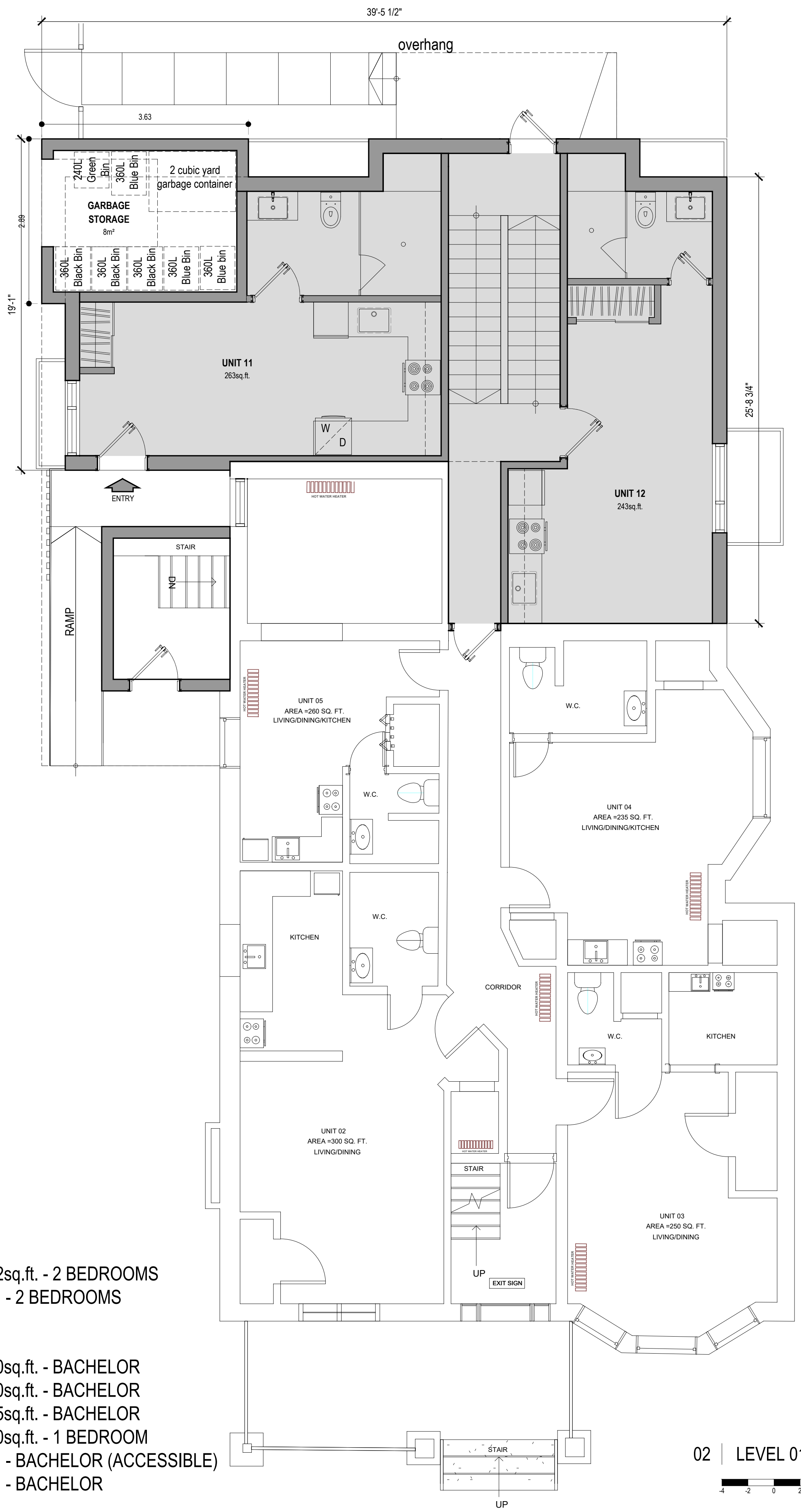
**360 Friel Street**  
**Proposed Addition**

FLOOR PLANS

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



01 | BASEMENT LEVEL



02 | LEVEL 01

- 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**

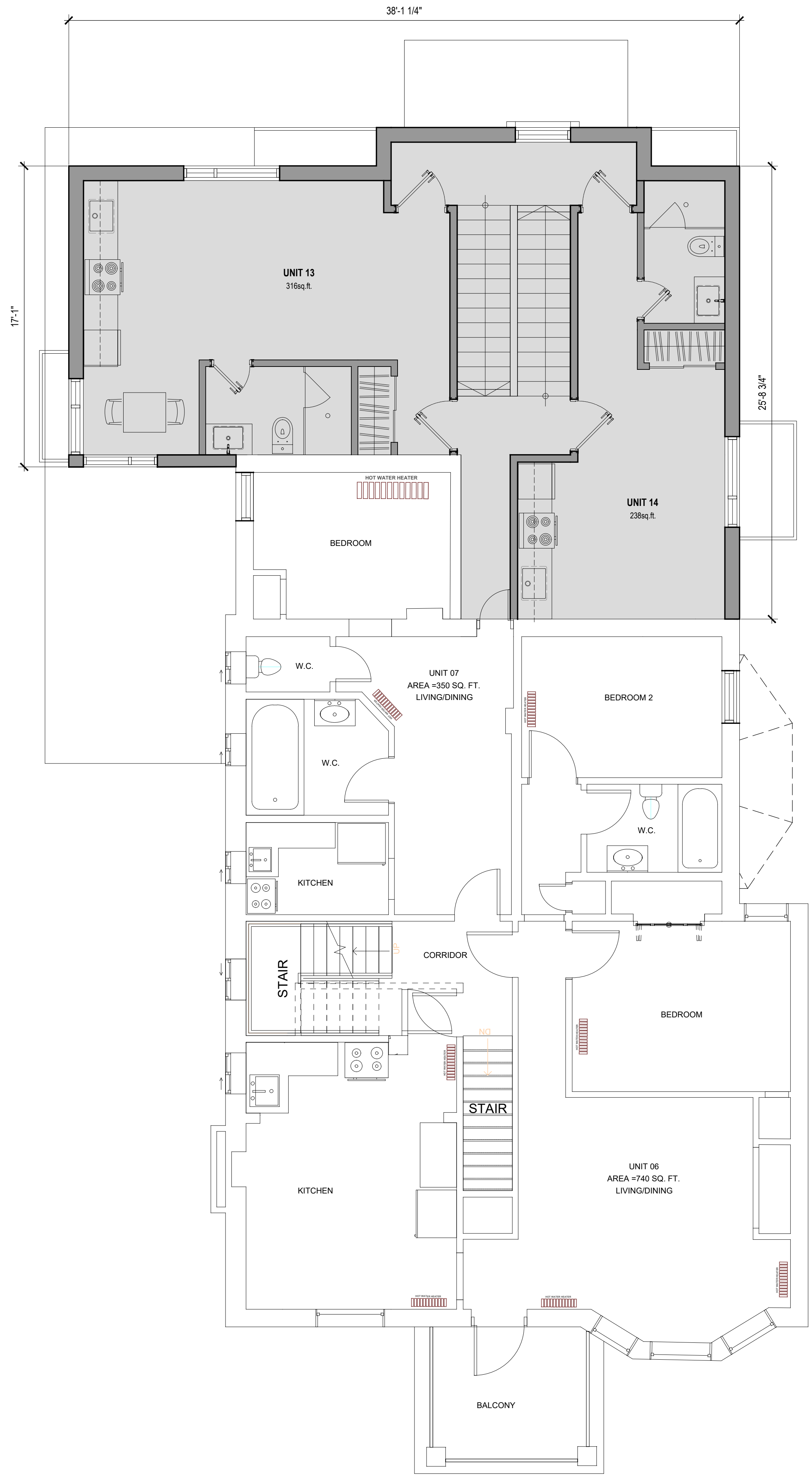
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B	RE-ISSUED FOR SPA	2022.04.13
A	FOR SITE PLAN APPLICATION	2022.02.17
issue	description	date

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

Drawing title

FLOOR PLANS

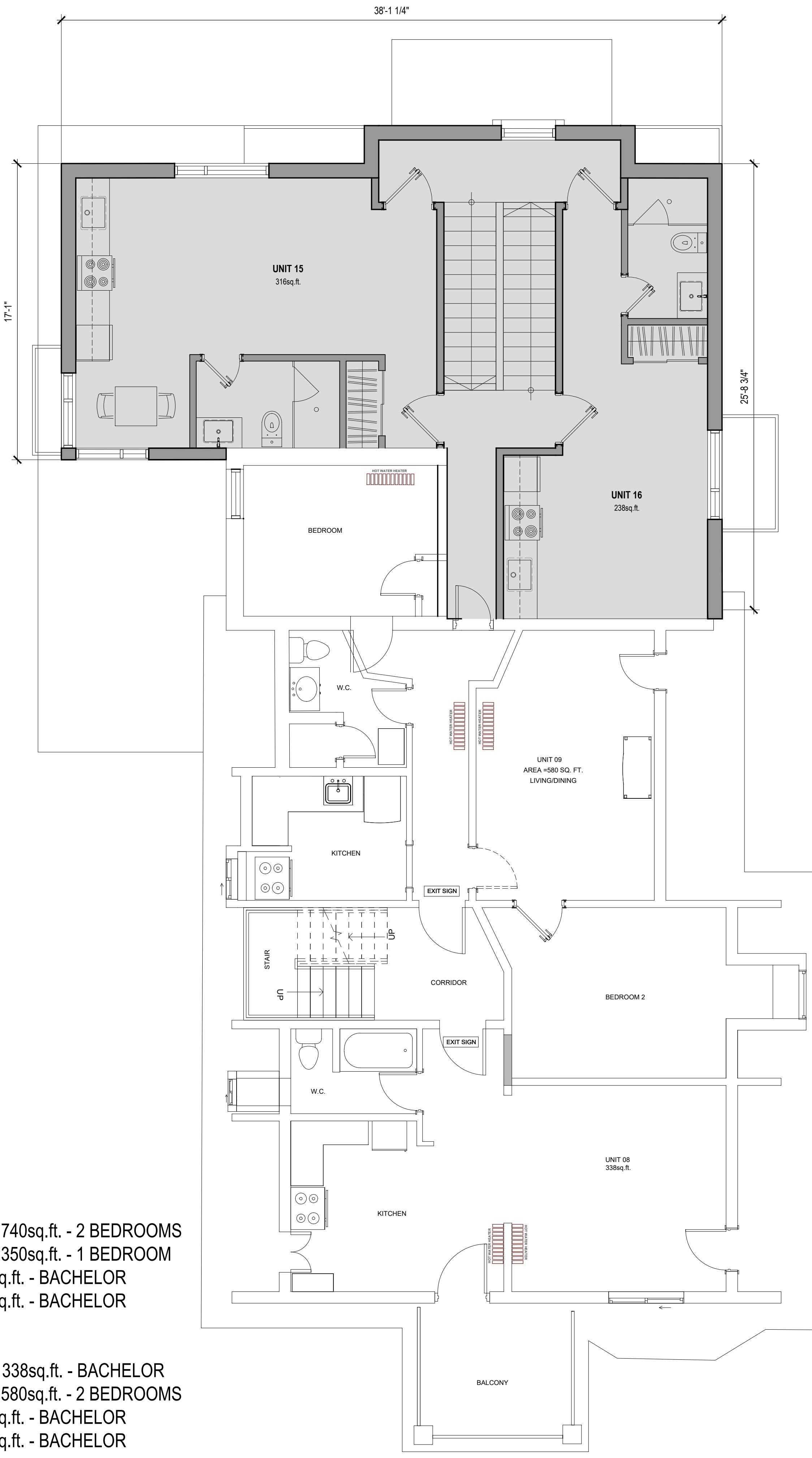
drawn by	P.A.
scale	3/16"=1'-0"
date	2021.05.12
project number	
drawing number	



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**



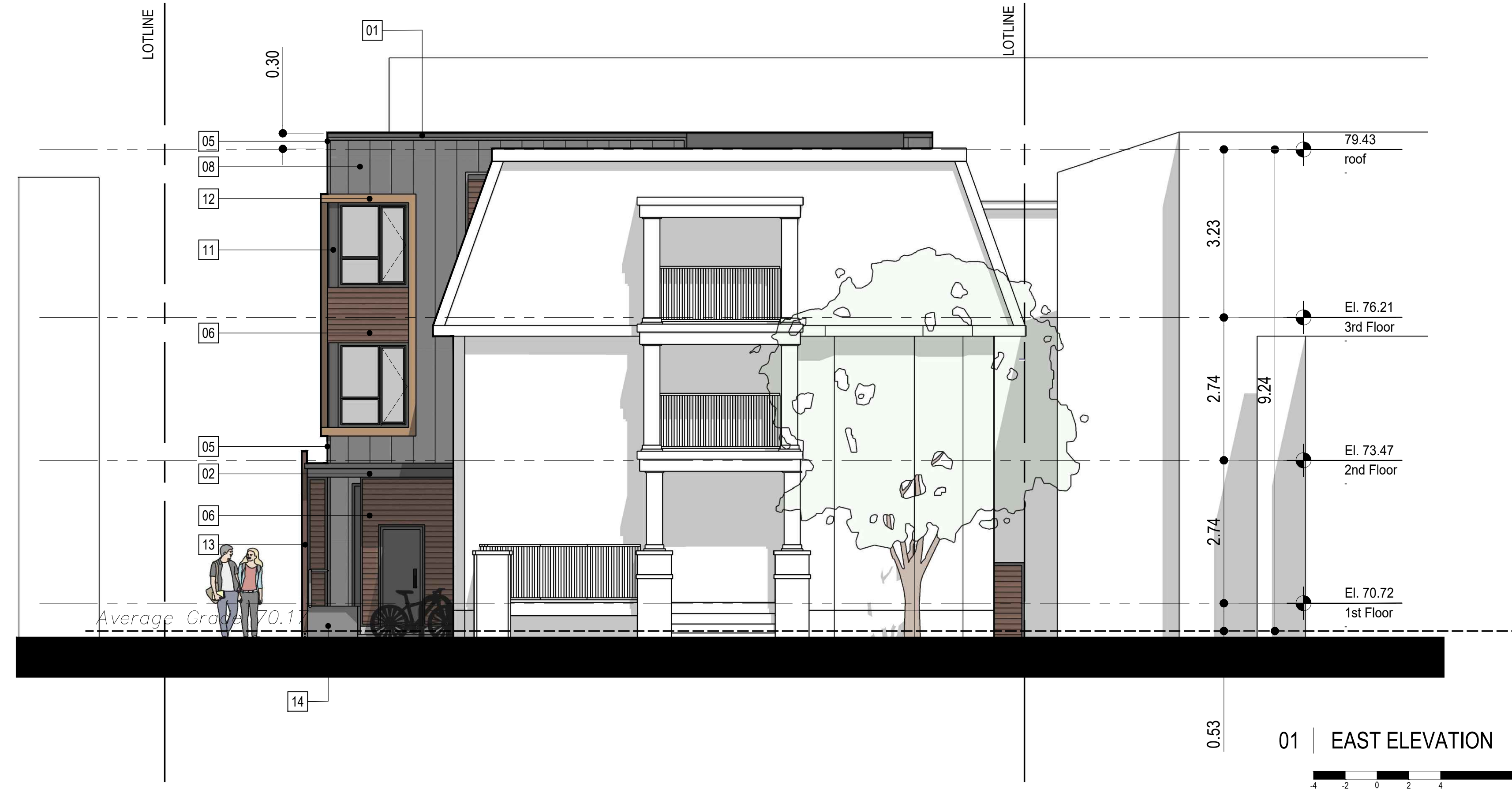
02 | LEVEL 03



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

PRODUCTS / MATERIALS:

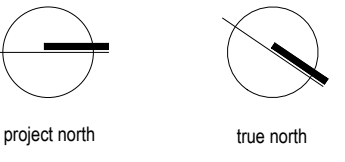
- 01 PRE-FINISHED METAL PARAPET CAP  
COLOUR: CHARCOAL
- 02 PRE-FINISHED METAL FASCIA AND  
4" V GROOVE METAL SOFFIT  
FASCIA COLOUR: CHARCOAL  
SOFFIT COLOUR: CEDAR (LUX Architectural Products)
- 03 ARCHITECTURAL METAL PANELS (OVM)  
COLOUR: CHARCOAL
- 04 ARCHITECTURAL METAL PANELS (OVM)  
COLOUR: COPPER
- 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



02 | WEST ELEVATION



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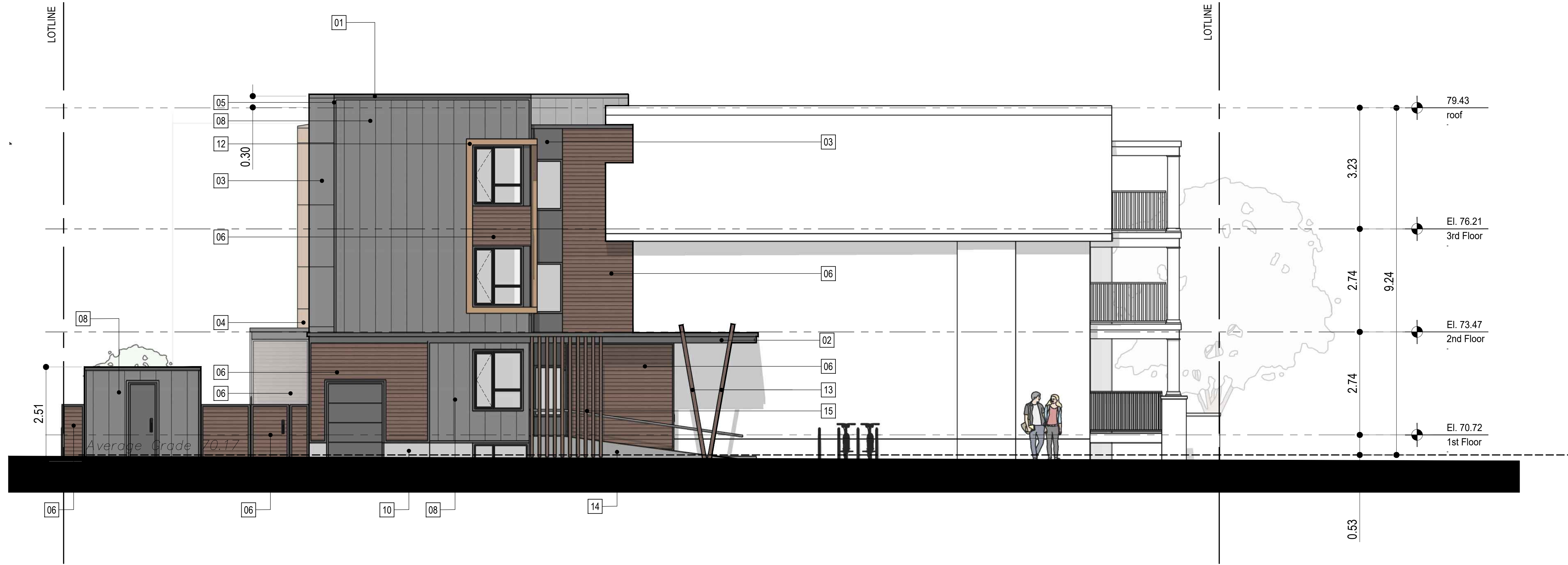
**360 Friel Street  
Proposed Addition**

ELEVATIONS

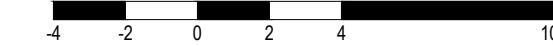
drawn by	P.A.
scale	3/16"=1'-0"
date	2021.05.12
project number	
drawing number	

A2.1 rev B

- 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
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  - 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



01 | SOUTH ELEVATION



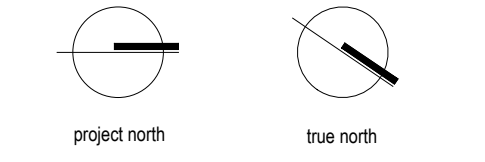
02 | NORTH ELEVATION



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



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A	FOR SITE PLAN APPLICATION	2022.02.17
issue	description	date

**360 Friel Street  
Proposed Addition**

drawing title

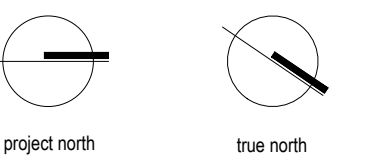
**ELEVATIONS**

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

**A2.2** \_rev B

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

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**360 Friel Street  
Proposed Addition**

drawing title

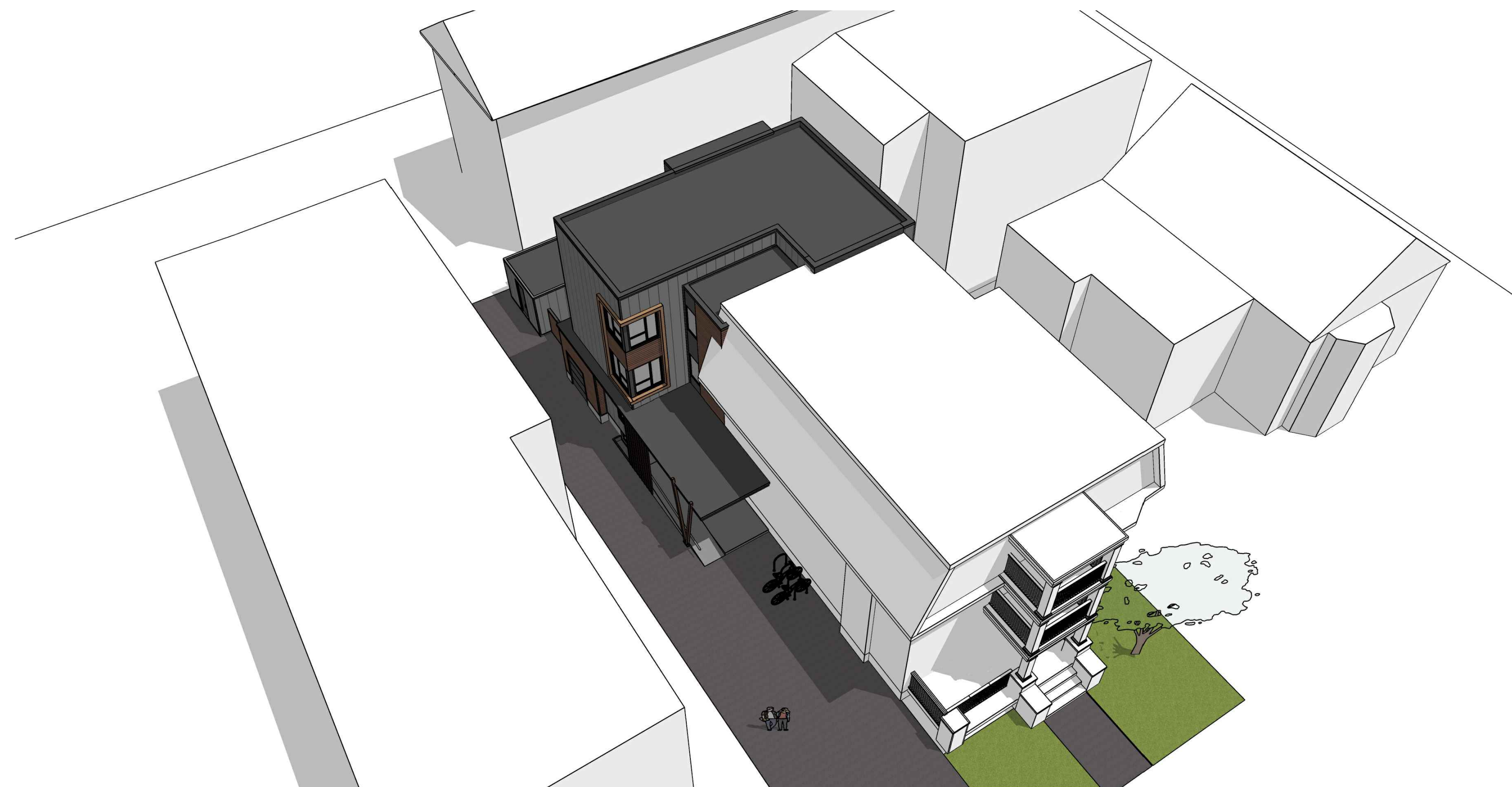
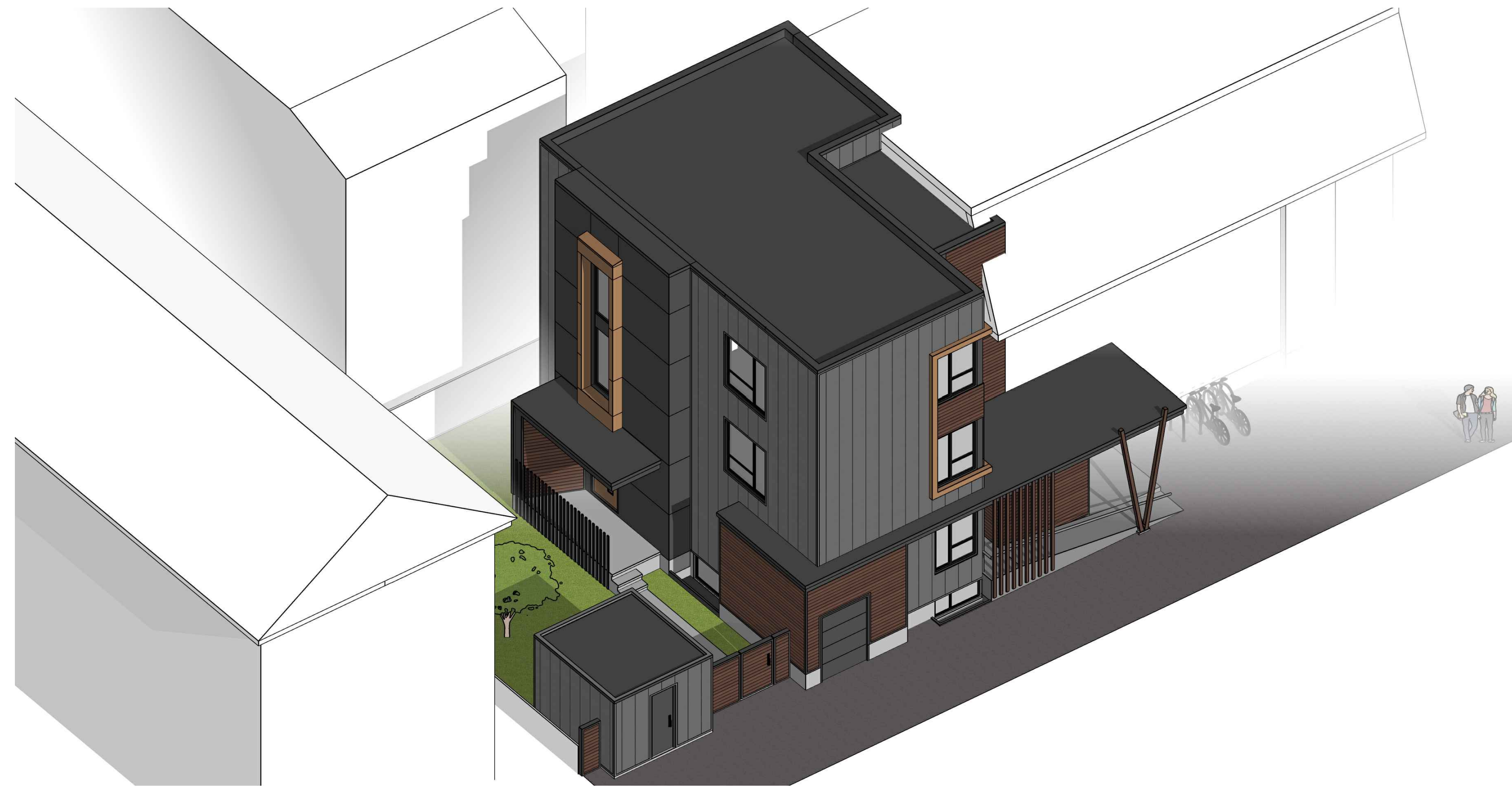
IEWS

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

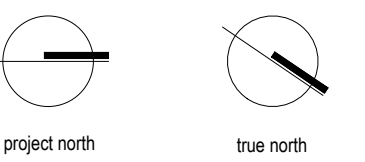
**A3.1** \_rev **B**



5 inches | 0 inches | 5 inches



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**360 Friel Street  
Proposed Addition**

drawing title

**VIEWS**

drawn by	P.A.
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date	2021.05.12
project number	-
drawing number	-

**A3.2** \_rev **B**

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