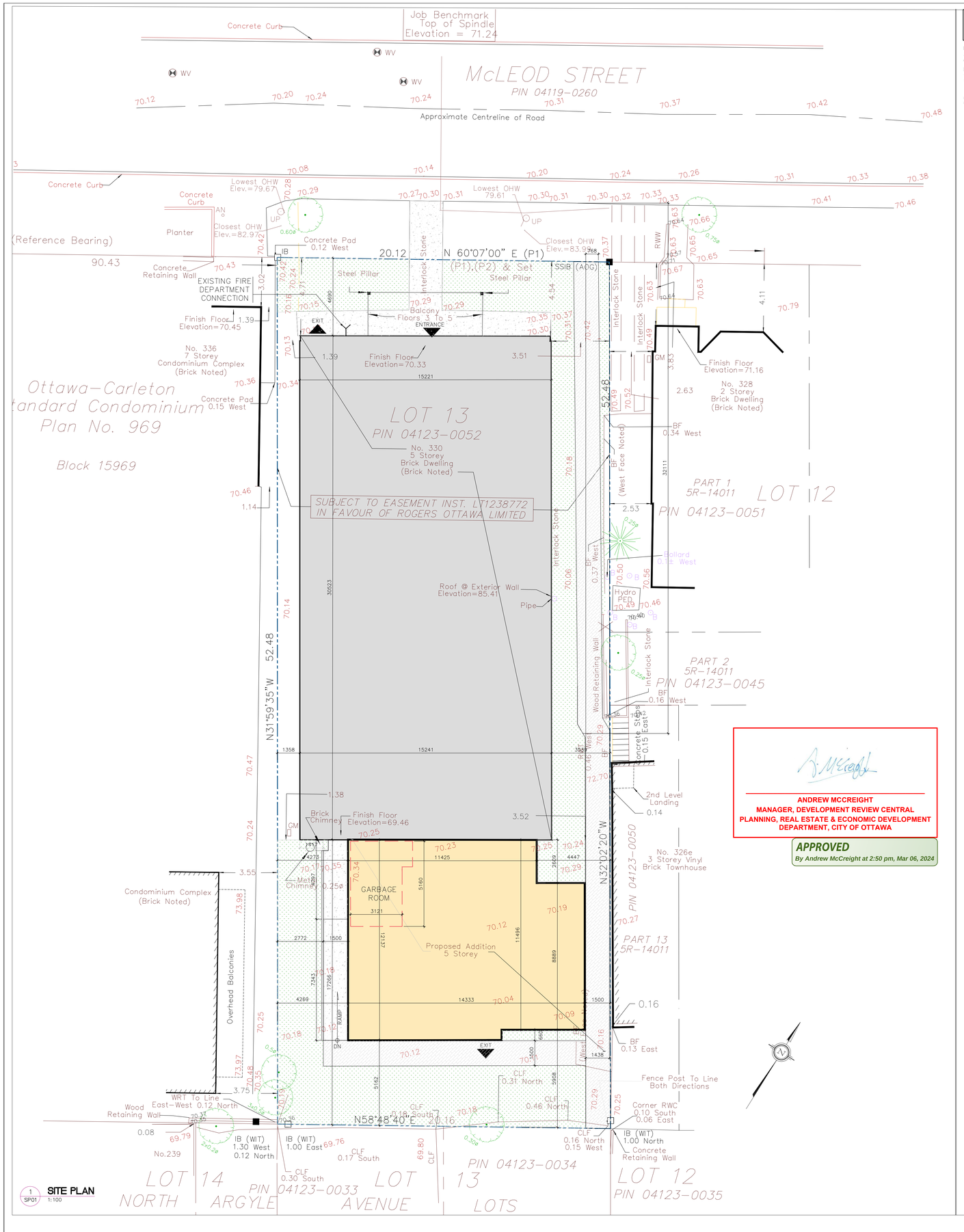


1 SP01 **SITE PLAN** 1:100

ALL SITE SERVICE, GRADING AND DRAINAGE RELATED ALTERATION, REFER TO CIVIL ENGINEERS DRAWINGS.

PART OF LOT 13 (SOUTH McLEOD STREET) REGISTERED PLAN 30 CITY OF OTTAWA
ALL SURVEY INFORMATION TAKEN FROM TOPOGRAPHIC SURVEY AS PREPARED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. DATED ON THE 22nd DAY OF OCTOBER 2019.

ELEVATION NOTES

1. Elevations shown are geodetic and are referred to the CGVD28 geodetic datum.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.

Bearings are astronomic, derived from the Southerly Limit of McLeod Street, shown on to be N58°49'30"E on plan (P2). Site Area = 1056.9 square metres

LEGEND:

- EXISTING BUILDING
- PROPOSED ADDITION
- MANHOLE, REFER TO CIVIL (E. M.H.)
- NEW INTERLOCK/PAVERS
- NEW SOD
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT, REFER TO CIVIL
- CATCH BASIN, REFER TO CIVIL (C.B.)
- BUILDING ENTRANCE
- DIRECTIONAL ARROW
- PROPERTY LINE
- SIDE YARD BACK
- EXISTING CITY LIGHT STANDARD
- NEW LIGHT STANDARD (20.17)
- FIRE ROUTE SIGN
- STOP SIGN
- CENTERLINE
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- CONCRETE FLOOR

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 2:50 pm, Mar 06, 2024

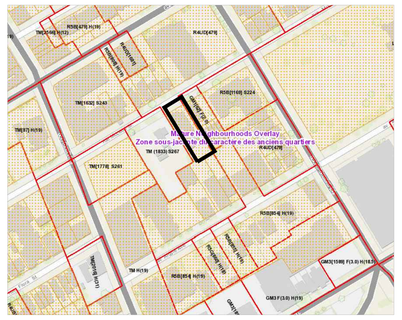
330 McLeod Zoning Table

Zoning Mechanism R4UD Zone (Section 162)	**Required** Low-rise apartment, 9 or more units	**Proposed**	**Compliance**
Minimum Lot Area	450 m^2	1,056.79 m^2	YES
Minimum Lot Width	15 m	20.12 m	YES
Maximum Building Height	14.5 m	15.5 m	NO
Minimum Front Yard Setback Section 144	Yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street. = 3.5 m	4.54 m (existing building)	YES
Minimum Rear Yard Setback Section 144	At least 25% of the lot area and a setback of 30% of the lot depth = 15.7 m setback = 264.07 m^2 area	Setback: 5.1 m Area: approx. 104.23 m^2 (9.8% of lot area)	NO
Minimum Interior Side Yard Setback	1.5 m	Existing Building: East – 3.5 m West – 1.3 m Proposed Addition: East – 1.5 m West – 4.2 m	YES NO YES YES
Amenity Area Section 137	Total: 7.5 m^2 / rooming unit for first 8 units, 3 m^2 / additional rooming unit = 270 m^2 Communal: 100% of the amenity area	Total: 389.5 m^2 Rear Yard: 151 m^2	YES
	Communal amenity area must: - be located at grade and in the rear yard; - be landscaped; - consist of at least 80% soft landscaping; and - be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane.	 See landscape plan 92% Rear yard	NO YES YES NO
Urban Exception 479	Additional permitted use: Dwelling Unit		YES

Parking Provisions	**Required**	**Proposed**	**Compliance**
Vehicle Parking Spaces Area X Schedule 1A Rooming House: 0.25 spaces/unit (after 12 units) Visitor: Not required	Residential: 16.5 spaces (78 rooming units, existing and proposed) Total: 16 spaces	Residential: 0 spaces	NO
Bicycle Parking Spaces Rooming unit: 0.25 spaces/unit	Residential: 20 spaces	46 spaces	YES
Bicycle Space Provisions	Horizontal: 0.6 m x 1.8 m Vertical: 0.5 m x 1.5 m Stacked: 0.37 x 1.8 m Aisle: 1.5 m	0.37 m x 1.8m	YES

LEVEL	G.F.A					
	SQ FT			SQ M		
	EXISTING	NEW	TOTAL	EXISTING	NEW	TOTAL
BASEMENT	1145	1238	2383	106	115	221
MAIN LEVEL	1382	1330	2712	128	124	252
2	3485	1330	4815	324	124	447
3	3485	1330	4815	324	124	447
4	3485	1330	4815	324	124	447
TOTAL	9 497	5 228	14 725	882	486	1 368

NUMBER OF UNITS	
EXISTING BUILDING	48
PROPOSED BUILDING	30
TOTAL	78



2 SP01 **KEY PLAN** N.T.S.

KEY PLAN

ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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#	Description	DD/MM/YR
1	ISSUED FOR REVIEW	17/06/22
2	ISSUED FOR APPROVAL	10/18/22
3	ISSUED FOR COORDINATION	10/28/22
4	ISSUED FOR APPROVAL	12/19/22
5	ISSUED FOR APPROVAL	20/07/23

PLANNER:
FOTENN

CLIENT:
SMART LIVING PROPERTIES

ARCHITECT:
WOODMAN ARCHITECT & ASSOCIATES LTD.
4 BEECHWOOD, SUITE 201 OTTAWA, ONTARIO, CANADA K1L 8L9
TEL: 613 228 9850 • FAX 613 228 9848 • mailbox@woodmanarchitect.com

CONSULTANTS:
STRUCTURAL –
MECHANICAL –
CIVIL –
ELECTRICAL –
LANDSCAPING –

CLIENT:

PROJECT
330 MCLEOD

DRAWING:
SITE PLAN

DATE	13/05/2022
SCALE	1:100
DRAWN BY	JG/AS
REVIEWED BY	RW
JOB NO.	2211 - A
DRAWING NO.	SP01