

| ZONING PROVISIONS: R4-UD(480)-C, Low Rise Apartment (9 or more units) City of Ottawa By-Law 2008-250 | | |
|---|--|---|
| | Required | Provided |
| Maximum Number of Units | 9 or more | 40 |
| Minimum Lot Width (m) | 15.0 m | 29.4 m |
| Minimum Lot Area (m ²) | 450 m ² | 1900m ² |
| Minimum Front Yard (m) | 4.5 m | 4.6m |
| Minimum Rear Yard (m) | 30% of lot depth (30.42m x 30%) = 9.13m | 2.1 m |
| Minimum Interior Side Yard (m) | 1.5 m | 1.8m / 1.8m |
| Maximum Height (m) | 14.5 m | 14.2 m |
| Required Landscape Area | Total Landscape Area: Section 161 (8) Front Yard Soft Landscape Area: Section 161 (15)(d) - Table 161 Rear Yard Landscape Area: Section 161 (15)(10)(iv) | min. 30% of total lot area min. 40% of front yard min. 50% of the rear yard |
| Parking Requirements | Required | Provided |
| Minimum Parking Spaces (Table 101, Row R11, Column II) - 0.5 spaces / dwelling unit | 14 | n/a |
| Minimum Visitor Parking Spaces (Table 102, Row I, Column II) - 0.1 spaces / dwelling unit | 3 | 3 |
| TOTAL | 17 | 3 |
| Minimum Bicycle Parking Spaces | 20 | 45 |
| TOTAL | 20 | 45 |

| Unit Mix | Provided | % |
|--------------|-----------|---------------|
| Bachelor | 8 | 20.00 |
| One-Bedroom | 6 | 15.00 |
| Two-Bedroom | 24 | 60.00 |
| TOTAL | 40 | 100.00 |

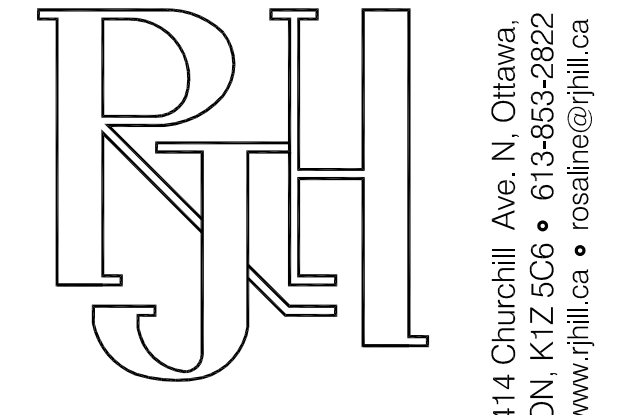
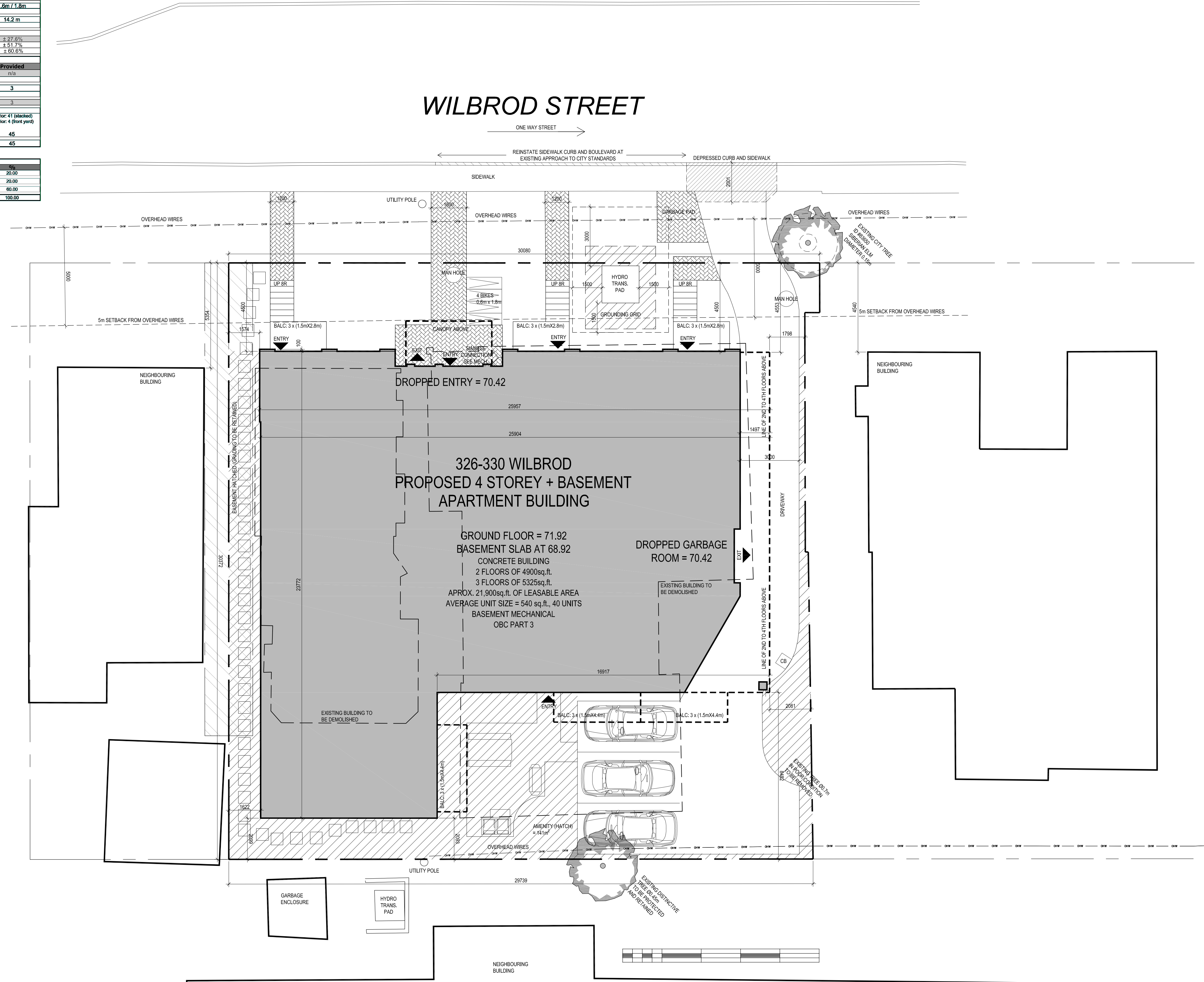
*NOTE: All measurements taken using Bluebeam Revu based on Architectural Plans provided by RJH Inc. and should be considered approximate values

40% OF THE FRONT YARD IS REQUIRED TO BE SOFT LANDSCAPED
51.7% LANDSCAPING PROVIDED

240 sq.m. OF AMENITY SPACE IS REQUIRED
145 sq.m. OF AMENITY IS PROVIDED IN THE REAR AND SIDE YARDS
99 sq.m. OF AMENITY IS PROVIDED ON BALCONIES
244 sq.m. TOTAL AMENITY SPACE PROVIDED

30% OF LOT IS REQUIRED TO BE LANDSCAPED
27.6% LANDSCAPING PROVIDED

50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED
60.6% PROVIDED



Rosaline J. Hill Architect Inc.

| No. | Y / M / D | REVISION |
|-----|------------|--------------------------------|
| 5. | 2022 11 25 | REVISED PER SITE PLAN COMMENTS |
| 4. | 2022 08 25 | REVISED REAR YARD AMENITY |
| 3. | 2022 07 04 | REVISED PER SITE PLAN COMMENTS |
| 2. | 2022 05 13 | ISSUED FOR PRICING |
| 1. | 2022 03 25 | ISSUED FOR SITE PLAN CONTROL |

PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION WAS DERIVED FROM ANNIS, O'SULLIVAN, VOLLEBECK LTD. SURVEY DATED AUGUST 6, 2021

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.



WILBROD APARTMENTS
326-330 WILBROD ST. OTTAWA ON.

SITE PLAN

| | | |
|-------------|----------|-------|
| Drawn By: | Date: | A-100 |
| AW/RV | JAN 2022 | |
| Project No: | Scale: | |
| 2107 | 1:100 | |