

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	4900m 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) min. 30% of total lot area Front Yard Soft Landscape Area: Section 161 (15)(d) - Table 161 min. 40% of front yard Rear Yard Landscape Area: Section 161 (15)(d)(iii)(iv) min. 50% of the rear yard	± 28.6% ± 51.7% ± 60.6%
Confirmed Streetscape Character: ABA - Single or Shared Driveway permitted (Part 5, Section 140 (b)(b) and (c))	max. 3.8m width	3.0m
Parking Requirements		
Minimum Parking Spaces (Table 101, Row R11, Column II) - 0.5 spaces / dwelling unit Part 4, Sec 101 (3)(a) - Schedule 1A, Area "X" Near Major Transit Station (no required parking first 12 units)	14	n/a
Minimum Visitor Parking Spaces (Table 102, Row I, Column II) - 0.1 spaces / dwelling unit Part 4, Sec 102 (1) (a) and (b) - Schedule 1A, Area "X"	3	3
TOTAL	17	3
Minimum Bicycle Parking Spaces Part 4, Sec 111 (1) - Table 111A, Row (b)(i), Column I (ii) (0.5 spaces/unit) - (40 x 0.5) = 20	20	Interior: 41 (spaces) Exterior: 4 (first year)
TOTAL	20	45

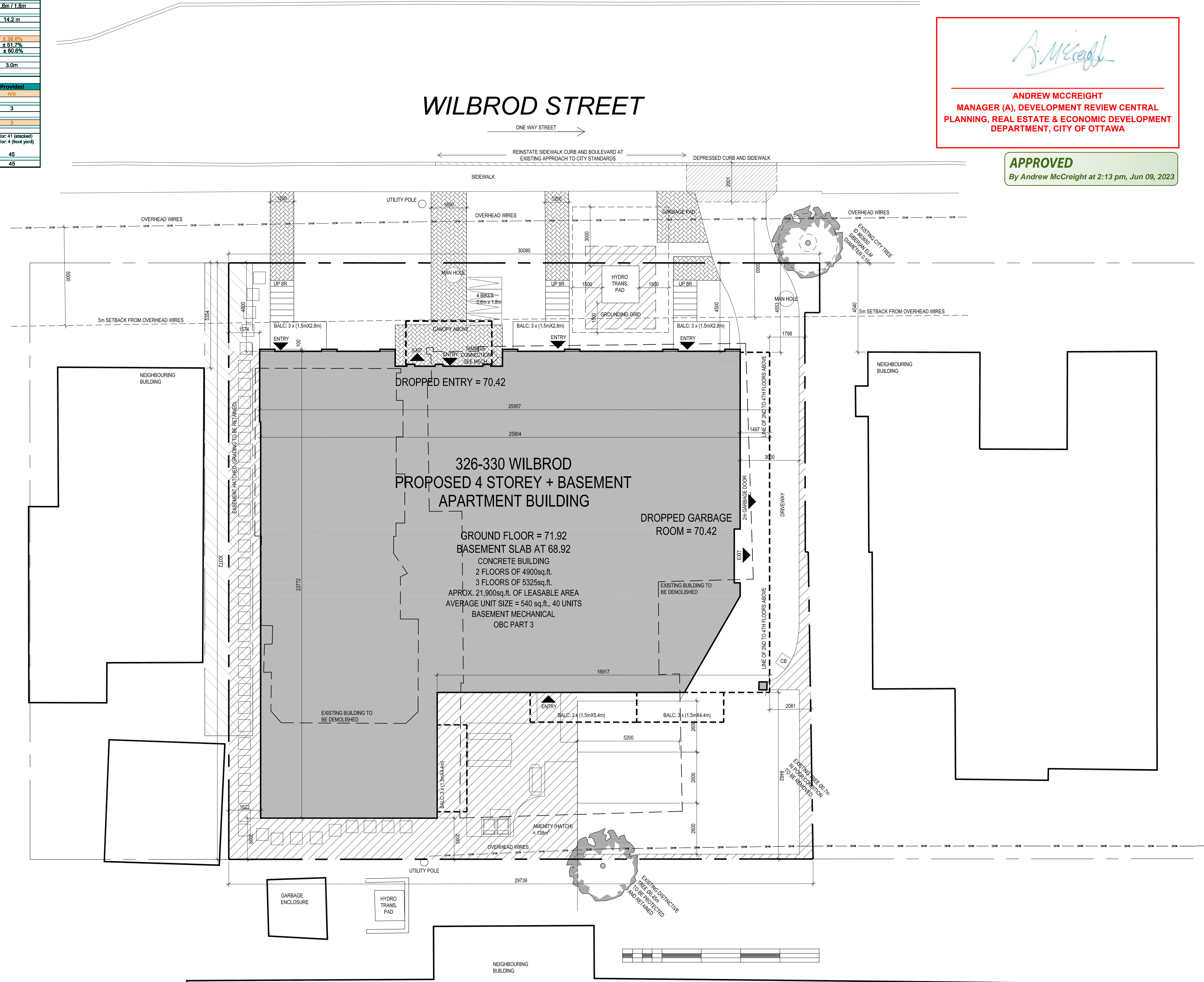
*NOTE: All measurements taken using Bluebeam Revu based on Architectural Plans provided by RJH Inc. and should be considered approximate values.

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

240 sq.m. OF AMENITY SPACE IS REQUIRED
138 sq.m. OF AMENITY IS PROVIDED IN THE REAR AND SIDE YARDS
102 sq.m. OF AMENITY IS PROVIDED ON BALCONIES
240 sq.m. TOTAL AMENITY SPACE PROVIDED

30% OF LOT IS REQUIRED TO BE LANDSCAPED
26.6% LANDSCAPING PROVIDED

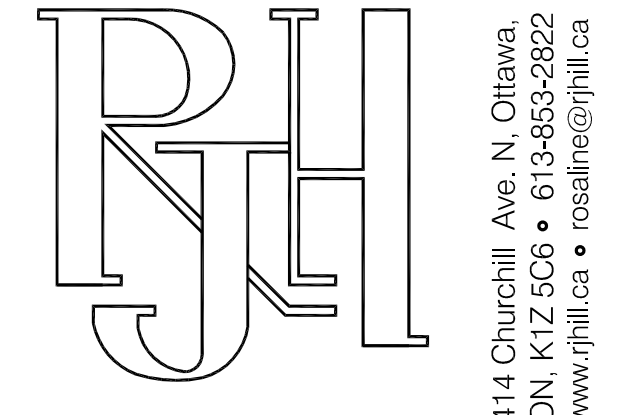
50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED
60.6% PROVIDED



Andrew McCreight

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

APPROVED
By Andrew McCreight at 2:13 pm, Jun 09, 2023



Rosaline J. Hill Architect Inc.

No.	Y / M / D	REVISION
7.	2023 03 31	REVISED BALCONY AMENITY
7.	2023 02 13	REVISED PARKING
6.	2023 01 16	REVISED PARKING
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: AW/RV Date: JAN 2022
Project No: 2107 Scale: 1:100

A-100

PLOTTED PL BY: MJC