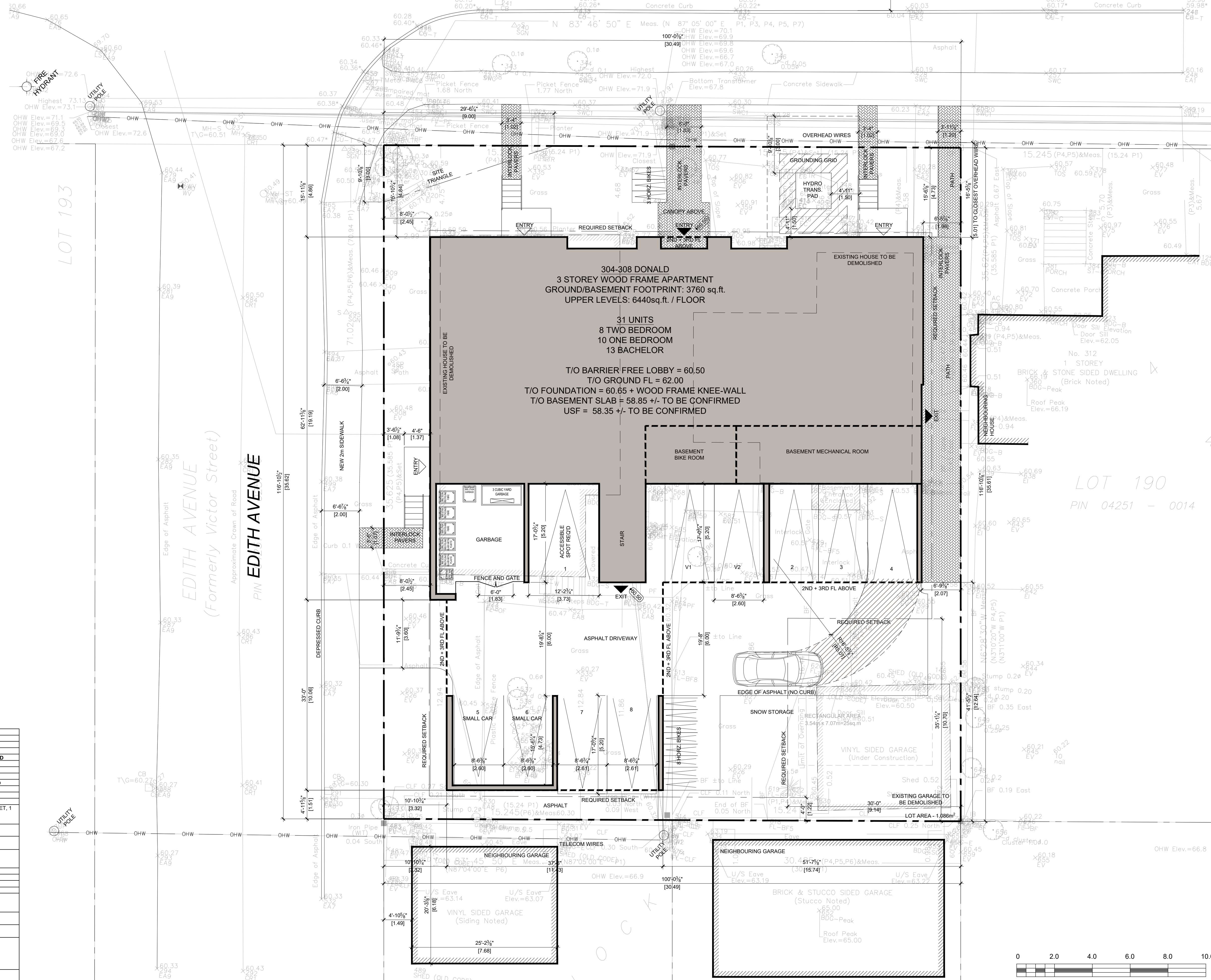
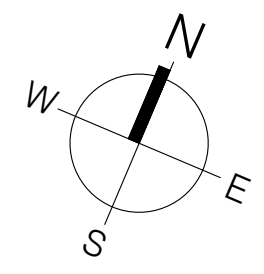


(Formerly Somerset Street)
PIN 04247 - 0250

DONALD STREET



SITE NOTES
LEGAL BOUNDARY INFORMATION WAS DERIVED FROM SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEK LTD, SURVEYOR ANDREW SHELP, DATED APRIL 1, 2024
PIN - 04251-0012 & 04251-0013 READ DOCUMENTS IN CONJUNCTION WITH:
-SITE SERVICING & GRADING PLANS BY: T.L. Mak Engineering Consultants Ltd.
-TREE INFORMATION REPORT BY: James B. Lennox & Associates Inc.
-LEGAL SURVEY BY: Annis O'Sullivan Vollebek Ltd.

LEGEND

AC	- AIR CONDITIONING UNIT
BW	- BAY WINDOW
CB	- CATCH BASIN
CC	- CONCRETE CURB
CP	- CONCRETE PAD
DP	- DEPRESSED CURB
FH	- FIRE HYDRANT
K	- KIOSK (BELL, ROGERS, TRAFFIC)
LS	- LIGHT STANDARD
MB	- MAILBOX (CANADA POST)
MH	- MAINTENANCE HOLE
OHW	- OVERHEAD WIRE
RW	- RETAINING WALL
SBFY	- SETBACK FRONT YARD
SBRY	- SETBACK REAR YARD
SBSY	- SETBACK SIDE YARD
SE	- SUNKEN ENTRY
T	- TRANSFORMER
UP	- UTILITY POLE
WS	- WATER ENTRY & SERVICING
WW	- WINDOW WELL

NOTES:
• RAUC ZONING DESIGNATION
• AREA X AS PER SCHEDULE 1A

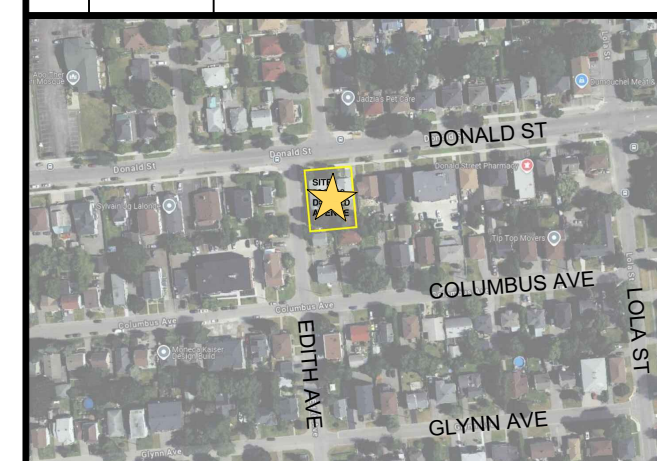
PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	15m	30.5m
MIN. LOT WIDTH (T.162B(11))	38m	30.5m
MIN. LOT AREA	450m ²	1096m ²
MAX. LOT AREA (T.162B(12))	1070m ²	1096m ² - VARIANCE REQ'D
MAX. HEIGHT	11m	-
MIN. SIDE YARD SETBACK	1.5m	1.9m
MIN. FRONT YARD SETBACK	4.5m	4.8m
MIN. CORNER SETBACK (S.123(4b))	2.7m (MATCH NEIGHBOUR)	2.49m - VARIANCE REQ'D
MIN. REAR YARD SETBACK (T.144A)	30% OF LOT DEPTH (10.7m)	12.6m
MIN. REAR CORNER (S.144(5b))	1.2m	1.5m
MIN. INTERIOR YARD (S.144(6))	30% OF LOT WIDTH (8.1m)	15.7m
MIN. PRINCIPAL ENTRANCES PROVIDING STREET ACCESS (S.161(15))	1	3 FACING DONALD STREET, 1 FACING EDITH AVENUE
MIN. PRINCIPAL ENTRANCE FOR EVERY 12m (S.161(15.ii))	1 (TOTAL 3)	3
MIN. GLAZING ON FRONT FACADE (S.161(15.ii))	25%	-
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S.161(15.iii))	20%	34%
MIN. 2 BDRM UNITS (S.161(16b))	25%	8 (25.8%)
MIN. VISITOR PARKING SPACES (S.101(3a))	0.5 PER DWELLING UNIT (10)	8 - VARIANCE REQ'D
MIN. BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (2)	31
MIN. BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (16)	31
AMOUNT OF BIKE PKG WHICH MAY BE LOCATED IN A LANDSCAPED AREA AT-GRADE	50% OF REQ'D (8), OR 15 SPACES, WHICHEVER IS GREATER	11
MIN. SOFT LANDSCAPING IN THE FRONT YARD (S.161)	40%	66%
MIN. SOFT LANDSCAPING IN THE REAR YARD (S.161(15b.iii))	50%	50%
MIN. AGGREGATED RECTANGULAR AREA WHOSE LONGER DIMENSION IS NOT MORE THAN TWICE ITS SHORTER DIMENSION (S.161(15b.iv))	25m ²	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S.161(15e)). PROVIDED	-	-



ARCHITECTURE + PLANNING

414 Churchill Avenue North
Ottawa, Ontario, K1Z 5C6
613-953-9822 roseline@rjhllca rjhllca

3.	2024-08-14	ISSUED FOR SITE PLAN CONTROL
2.	2024-07-25	ISSUED FOR COORDINATION
1.	2024-05-28	ISSUED FOR COORDINATION



CONSULTANTS

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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.

DONALD / EDITH APARTMENTS

304-308 Donald St, Ottawa, Ontario

SITE PLAN

Drawn By:	Date:	AUG 2024	A0.1
AW/RV/RR	Scale:		
Project No:	2408	1:100	

