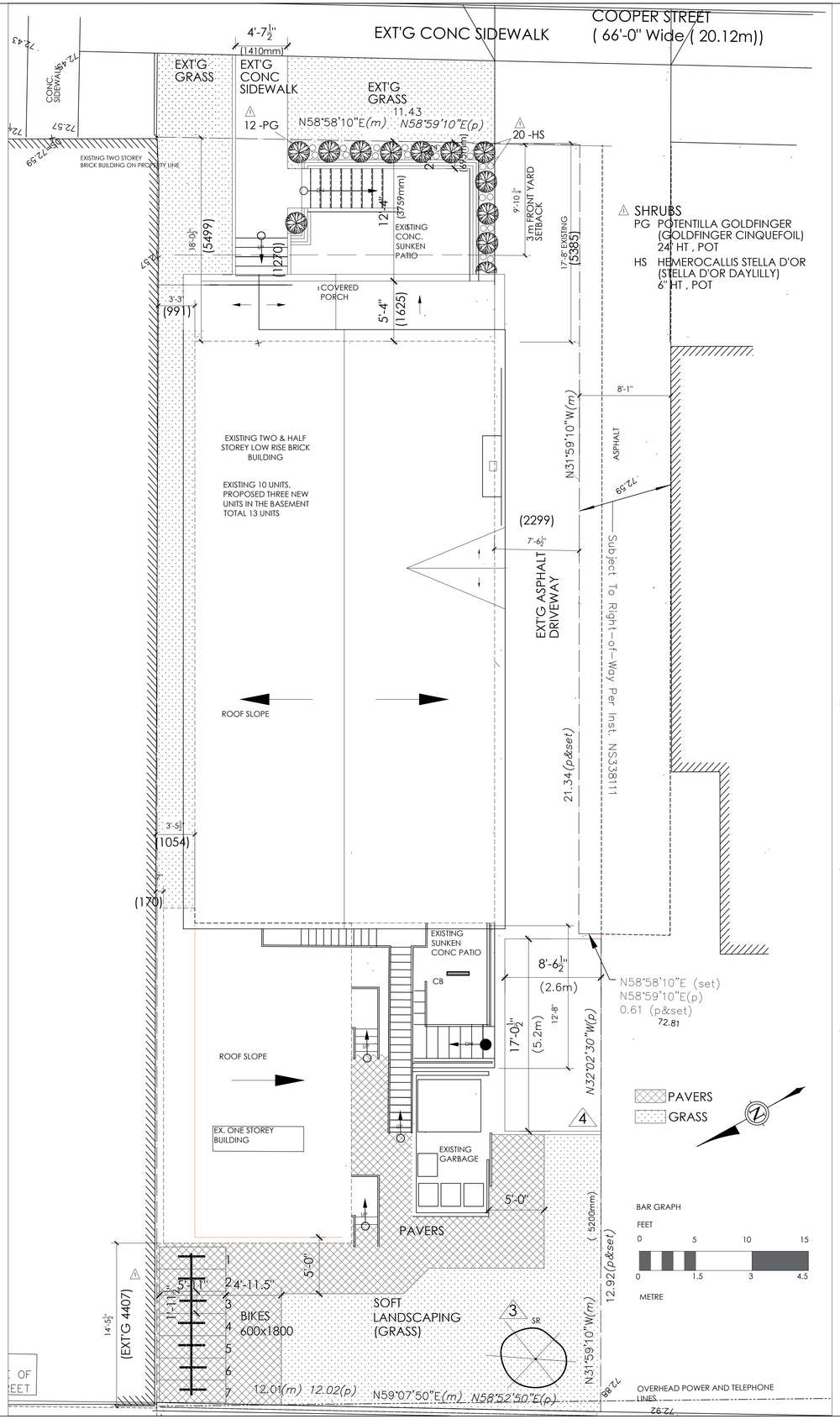


379 Cooper Street – Zoning Review

To provide 3 new dwelling units in the basement of an EXISTING 10 unit Low Rise apartment building

R5B [482] H(37) – Low-rise apartment dwelling				
Zoning Provision	Required		Provided	Existing?
Minimum lot width (m)	18		11.43	Yes
Minimum lot area (m2)	540		400.28 m2	Yes
Maximum building height (m) (H(37))	37		12.5 m	Yes
Minimum front yard setback (m)	3		5.4	Yes
Minimum rear yard setback (m)	25% lot depth, need not exceed 7.5 m		4.4	Yes
Minimum interior side yard setback (m) — For any part of a building located within 21 m of a front lot line where the building wall is equal to or less than 11 m in height (m)	1.5		2.2 / 0.7	Yes
Minimum interior side yard setback (m) — In all other circumstances (m)	6			
Landscaped area (%)	30% lot area (120.1 m2)		130 m2	Yes
Amenity Space (s.137) Low-rise apartment dwelling in any zone other than R4UA to UD	15 m2 / dwelling unit up to 8 units, plus 6 m2per unit over 8	15x 8 = 120 6 x 5 = 30 150 m2	104.3 m2 total amenity (1,126.0 sqft)	
	100% of amenity area for first 8 units must be communal (at grade, in the rear yard, at least 80% soft landscaping, & located at grade in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard	120 m2 (1,292 sqft) 120 m2 in rear yard at grade 80% soft in rear yard at grade 96 m2 soft (1,033.4 sqft)	55.79 m2 in rear yard at grade 64 % SOFT (385.79 sqft) 35.78 m2	not in Req'd front yard 104.3 m2 - - 7.97 m2 96.33 m2
Amenity area provided outdoors must not be located in a required front yard (s.137(3))			7.97 m2 in REQ'D YARD	
Amenity area	Amenity area REQUIRED :	150 m2	PROVIDED :	96.33 m2
Parking (Area X) (s.101)				
Minimum required parking spaces in Area X where a residential use is located within a building of four or fewer storeys (s.101(1)(a) & (4)(a))	0 spaces (no off-street motor vehicle parking is required to be provided for a residential use located in a four-storey or less building)		0 spaces	
Visitor parking	0.1 spaces per unit after 12 units. 1x0.1 = 0.1	0.1 spaces	0 space	
Bicycle Parking (s.111)				
Minimum required bicycle spaces	0.50 spaces / dwelling unit 13 x .5 = 6.5 = 7 spaces		7 space	
Heritage (s.60)				
Permitted projections into front, corner side yard or side yard in an area to which a heritage overlay applies	Not permitted except for ramps for handicap access, or the use of a lot in Areas A or B on Schedule 1 vacant prior to April 19, 1978		1st, 2nd floor porchs in front yard	

2 SP1 ZONING INFORMATION

2 GROSS FLOOR AREA

BASEMENT	:	1,016.80 sqft	(94.46 m2)
GROUND FLOOR	:	1,090.40 sqft	(101.30 m2)
SECOND FLOOR	:	879.10 sqft	(81.67 m2)
THIRD FLOOR	:	587.50 sqft	(54.57 m2)
		3,573.80 sqft	(332.00 m2)

2 SURVEY INFORMATION FOR EXISTING LOT AND BUILDING OF
LOT 37 REG PLAN 12281
CITY OF OTTAWA
BY FARLEY SMITH AND DENIS SURVEYING LTD.

2 THIS IS AN EXISTING BUILDING
WE ARE ADDING 3 UNITS
IN THE EXISTING BASEMENT

(10 EXISTING STUDIO DWELLING UNITS PLUS
3 NEW STUDIO DWELLING UNITS IN THE BSMT)

TOTAL -13 UNITS

1 SP1 SITE PLAN
SCALE : 3/16"=1'-0"

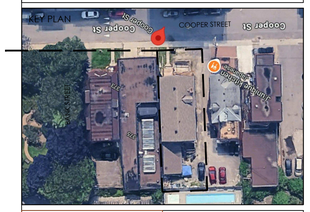
3 IN REAR YARD ADDED

SR
SYRINGA RETICULATA - IVORY SILK
JAPENESE TREE LILAC

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:06 am, Oct 24, 2025

SITE



STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
R. J. WOODMAN
LICENCE
2425

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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OWNER
2276663 ONTARIO LTD.
C/O ADIB SAAD, 244BCARLING AVE UNIT 108

APPLICANT
ARCADIS PROFESSIONAL SERVICES (CANADA) INC
SUITE 500, 333 PRESTON ST., OTTAWA , ON

SURVEY INFORMATION
FOR EXISTING LOT AND BUILDING OF
LOT 37 REG PLAN 12281
CITY OF OTTAWA
BY FARLEY SMITH AND DENIS SURVEYING LTD.

NO.	REVISION	DATE
14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04	PARKING STALL ADDED	09/29/2025
03	TREE ADDED IN REAR YARD	06/19/2025
02	ZONING CLARIFICATION	05/07/2025
01	BICYCLE PARKING RELOCATED, PORCH REV., LANDSCAPING ADDED (SHRUBS)	08/01/2024

WOODMAN ARCHITECT & ASSOCIATES LTD.
201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1L8L9
TEL: 613 228 9850, FAX 613 228 9848, mailbox@woodmanarchitect.com

CONSULTANTS:
STRUCTURAL - RAZZMAL GROUP LTD
MECHANICAL -
ELECTRICAL -

PROJECT
ALTERATIONS TO
379 COOPER STREET,
THREE UNITS ADDED IN BASEMENT
OTTAWA, ONTARIO

DRAWING:
SITE PLAN

DATE	AUG/2024	JOB NO.	1803
SCALE	1/8"=1'-0"	DRAWING NO.	SP1
DRAWN BY	S.B. A.S.,S.B.		
REVIEWED BY	R.J.W., R.W.		

2025-09-29C:\Users\tarc\OneDrive\Desktop\ADIB FINAL REV 2025\Cooper SP1-SITE PLAN 2025.dwg