

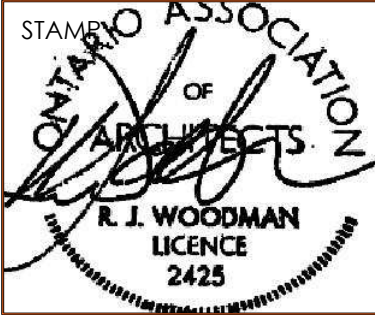
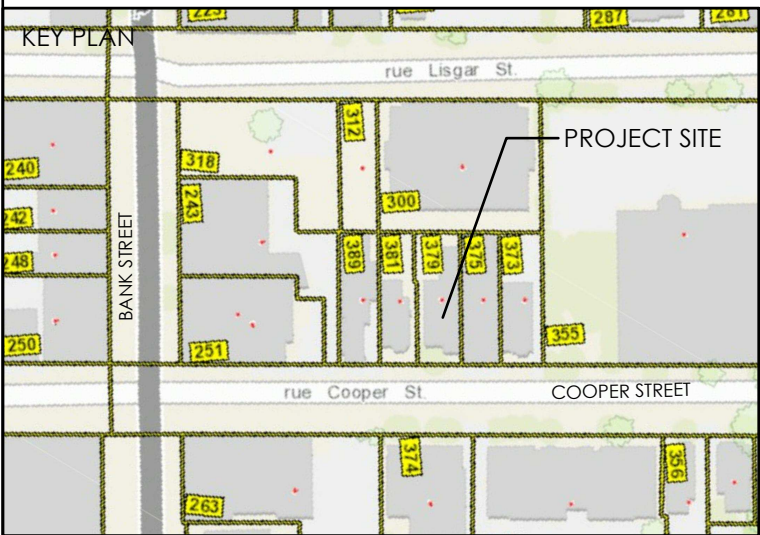
379 Cooper Street – Zoning Review  
To provide 3 new dwelling units in the basement of an EXISTING 10 unit Low Rise apartment building

| R5B [482] H(37) – Low-rise apartment dwelling  |  |  |   |   |
|--|--|--|---|---|
| Zoning Provision   |  | Required   | Provided  | Existing?   |
| Minimum lot width (m)  |  | 18   | 11.43   | Yes   |
| Minimum lot area (m <sup>2</sup> )   |  | 540  | 400.28 m <sup>2</sup>   | 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   |
|  | In all other circumstances (m)   | 6  |   |   |
|  |  |  |   |   |
| Landscaped area (%)  |  | 30% lot area (120.1 m <sup>2</sup> )   | 130 m <sup>2</sup>  | Yes   |
| Amenity Space (s.137)  |  |  |   |   |
| Low-rise apartment dwelling in any zone other than R4UA to UD  |  | 15 m <sup>2</sup> / dwelling unit up to 8 units, plus 6 m <sup>2</sup> per unit over 8   | 15x 8 = 120<br>6 x 5 = 30<br>150 m <sup>2</sup>   | 104.3 m <sup>2</sup> 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 m <sup>2</sup> (1,292 sqft)<br>120 m <sup>2</sup> in rear yard at grade<br>80% soft in rear yard at grade<br>96 m <sup>2</sup> soft (1,033.4 sqft ) | 55.79 m <sup>2</sup> in rear yard at grade<br>64 % SOFT ( 385.79 sqft)<br>35.78 m <sup>2</sup><br><br>not in Req'd front yard |
| Amenity area provided outdoors must not be located in a required front yard (s.137(3))   |  |  | 7.97 m <sup>2</sup> in REQ'D YARD   | 104.3 m <sup>2</sup> - 7.97 m <sup>2</sup><br>96.33 m <sup>2</sup>  |
| Amenity area   |  | Amenity area REQUIRED : 150 m <sup>2</sup>   | PROVIDED : 96.33 m <sup>2</sup>   |   |
| 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<br>(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<br>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 ZONING INFORMATION

## 1 SITE PLAN

SCALE: 3/16"=1'-0"



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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| NO. | REVISION  | MM/DD/YY DATE |
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| 14  |   |               |
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| 03  |   |               |
| 02  |   |               |
| 01  | BICYCLE PARKING RELOCATED, PORCH REV., LANDSCAPING ADDED (SHRUBS) | 08/01/2024    |

**WOODMAN ARCHITECT & ASSOCIATES LTD.**

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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. |      |
| DRAWN BY    | S.B. A.S.S.B. | SP1         |      |
| REVIEWED BY | R.J.W., R.W.  |             |      |