
1146 Snow Street

1146 Snow street Inc.

Architectural Design Brief - Section 2*

Prepared by M. David Blakely Architect Inc.

February 18, 2025

* Section 1 to be part of the Planning Rationale Submission

1146 Snow street Inc.



M. David Blakely
Architect Inc.



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Project Description

The Project is a proposed 4 Storey, 43 Unit rental unit apartment building with one level of underground parking, located at 1146 Snow Street. The property is currently vacant.

Architectural Site Plan [SP-1] and Floor Plans [A1 – A5] & Building Elevations [A-6] are included in this design brief.

Building statistics including total Floor area, gross floor area, variety of unit types provided & vehicle/bicycle parking requirements are noted on the Site Plan [SP-1]

Context

Refer to section 1 of the Design Brief for the contextual analysis.

Snow Street is a 90.0m long residential street running East from Cummings Ave. and dead ending at Ken Steele Park/ Aviation Parkway. Adjacent properties include;

To The South- 3 Storey Townhomes on a Private Lane (Burleigh Private) Zoned R5- Highrise Apartment Dwelling.

Snow Street (South Side)- Starting from the West; Semi Detached dwellings, vacant lot, 1 ½ storey mid century dwelling unit.

Snow Street (North Side)- Starting from the West; Mid-century Bungalow facing Cummings Ave., 2 Storey brick dwelling from 1990's, 1 Storey wood clad dwelling from 1970's, 1 Storey brick dwelling.

To the East- NCC Lands which include Ken Steele Park which is heavily treed area with nature trails maintained by neighbourhood residents & The Aviation Parkway. There is a chain link fence at the East end of Snow Street with a pedestrian opening & gate to access the nature trails. There are existing trees on the NCC land to the east of the site. Lennox landscape plan & the topographic survey locate these trees. The proposed construction will not affect any living trees.

Site Analysis

The site is located within an established urban fabric of Ottawa, featuring a grid-like pattern of streets and blocks. The area is characterized by a mix of residential and commercial developments, with a transition from low-rise housing to mid-rise and higher-density residential buildings. Snow Street itself is a local street that connects to a broader arterial and collector road network, providing accessibility to key destinations within the city. The block sizes in this area are moderate, promoting a walkable environment with well-defined property boundaries.

City of Ottawa Official Plan- The Site is located within the inner urban transect and is designated as neighbourhood. Section 5- Table 7 Permits development within the inner urban transect designated as neighbourhood to be minimum 2 storeys, generally permitting 3 stories, allow a built height up to 4 stories where appropriate.

All properties that front on Cummings Ave. are within the evolving neighbourhood overlay. Although the site is not technically within the evolving neighbourhood overlay, it is an excellent example of an evolving street as the site is situated within a suburban/urban transition area where older low-density homes are being redeveloped into multi-unit residential structures.

Official Plan Section 5.2.4. 1)a) “Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan.”. The proposed building meets the criteria for missing middle housing by providing a new, multiple unit, infill low-rise housing on an unusually large lot within the Inner Urban Transect.

Pedestrian & Bike Connectivity:

The site benefits from proximity to Ottawa’s growing cycling network, including designated bike lanes on nearby major & minor corridor

roads (Ogilvy to the South Montreal Rd. to the North & St. Laurent Blvd to the West). 26 accessible bike parking spaces have been provided on site which exceeds the requirements of the City of Ottawa Zoning By-law. See Official Plan -15 Minute Neighbourhood [SP-3] which is included in this design brief.

Public Transit:

The area is well-served by OC Transpo bus routes, providing connections to major transit hubs, commercial areas, and employment centers. Nearby transit stops ensure accessibility for residents without personal vehicles. Additionally, the site's location supports a transit-oriented development approach, reducing car dependency and encouraging sustainable transportation choices.

See Official Plan -15 Minute Neighbourhood [SP-3]

Amenities within the 15min. Neighbourhood:

The project is well-served by local amenities, including schools, parks, shopping centers & restaurants making it an ideal location for a variety of residents, from young professionals to small families.

See Official Plan -15 Minute Neighbourhood [SP-3]

Zoning: The site is currently zoned R3VV. In the comments received from the City a proposed zoning of R4UD was suggested.

There are four (4) areas in the proposed design where the building extends beyond the requirements of R4UD zone.

Area 1: The internal side yard at the East property line has been reduced to 1.2m (1.5m required) on floors 1 thru 3 with the center portion of the building recessed to break up the façade. The 4th floor is recessed an Additional 1.7m minimum for terraces overlooking NCC Lands.

Area 2: The front yard setback has been reduced to 3.0m (4.0m required) from floors 1 thru 3. The fourth-floor steps back 2.2m from the 3rd floor to create roof terraces at the 4th floor level and reduce the scale of the building. Site Plan Profile [SP-2] is included in this design brief.

Areas 3: The rear yard setback has been reduced to 7.01m (7.5m required) from floors 1 thru 3. The fourth-floor steps back 2.2m from the 3rd floor to create roof terraces at the 4th floor level and reduce the scale of the building. Site Plan Profile [SP-2] is included in this design brief.

Area 4: Minimum required rear yard area of 25% of the lot area (1,520.28)= 380.07m² has been reduced to 354.06m². The minimum requirement for soft landscaped area of 50% of the rear yard will be exceeded for both the reduced area (354.06m²) and required areas (380.07m). See [SP1].

Noise Study: A noise study has been prepared by EXP and is not a part of this design brief. No mitigating measures are required.

Sustainability: Sustainability features include;

- The building will be energy modeled to ensure a 40% reduction from NECB/NBC energy efficiency requirements.
- The building will be constructed using wood frame construction.
- The building is positioned to retain significant existing trees on adjacent properties & new trees are proposed on site.
- Usable roof terraces & planting areas.
- Extensive landscaped amenity areas.
- Accessible bicycle parking (20 spaces).
- Links to city bike lanes & paths.
- Pedestrian links to Ken Steele Park and public transit systems.
- Solar shading from existing and proposed trees, cantilevered balconies & canopies.

- Bird friendly design in compliance with City of Ottawa guidelines. Includes bird friendly balcony glass & bird friendly windows at the lobby and amenity rooms.
- Range of unit types promotes aging in place.
- Adds accessible living to the neighbourhood.

Architectural Design, Massing, Scale, & Compatibility.

The building is set 3.0 m from the street property line. The 3.0 meter yard permits extensive landscaping, shade, trees and a Lobby patio along the street. Landscaping projects into street right of way. The ramp to the underground parking is located at the East end of the site, not opposite or adjacent to any existing driveways. The lobby and main entrance are at the approach end of the site, which presents an active and welcoming image of the building at street level.

Private outdoor space is located in the rear yard on the south side of the building. Shade trees will be planted along the rear yard and will

provide a visual buffer between this site and the three-story Townhomes to the South, [See [SP-1 & L1](#)]. The building is a four-story low rise rental apartment building. The 4th floor is predominantly set back by 2.0m from the third floor below along the street and rear yard elevation. The 4th floor setback lowers the perceived height and provides usable roof terraces at the top level with an opportunity for greenery.

The base of the three-story portion of the street elevation is buff coloured clay brick, with charcoal metal panels set in reveal channels above. The stronger brick base is two stories high along most of the street elevation but steps down towards the West providing a transition to what might be built next door.

Individual stacked balconies with tinted glass guards provide an animated facade and eyes on the street. The cantilevered projections above the balconies provide a thoughtful balance to the facade and lower the building height from the pedestrian view.

The lower-level private balconies are close to the street. Privacy is achieved through elevation difference along with shrub and tree planting while still interacting with the street. The brick base with metal panels above continues around the building at varying Heights. The 4th floor setback at the rear elevation provides a transition to the three-story Townhomes, see Site Plan Profile [SP-2].

The main entrance is at street level and faces the street at the Western end of the property, beside the indoor amenity area with high transparent windows that wrap the northeast corner.

A pedestrian canopy springs off a masonry wall that separates the entrance from the adjacent private balcony. The canopy identifies the entrance, provides protection and a comfortable scale to the buildings entrance.

The building has a design of its time.

Low-rise apartment buildings are a part of a group of compatible housing types including detached dwellings, row housing and walk-

up apartments, a mix of which is encouraged within the neighborhood and on the same street.

The mix provides a variety in streetscape and a range of unit types.

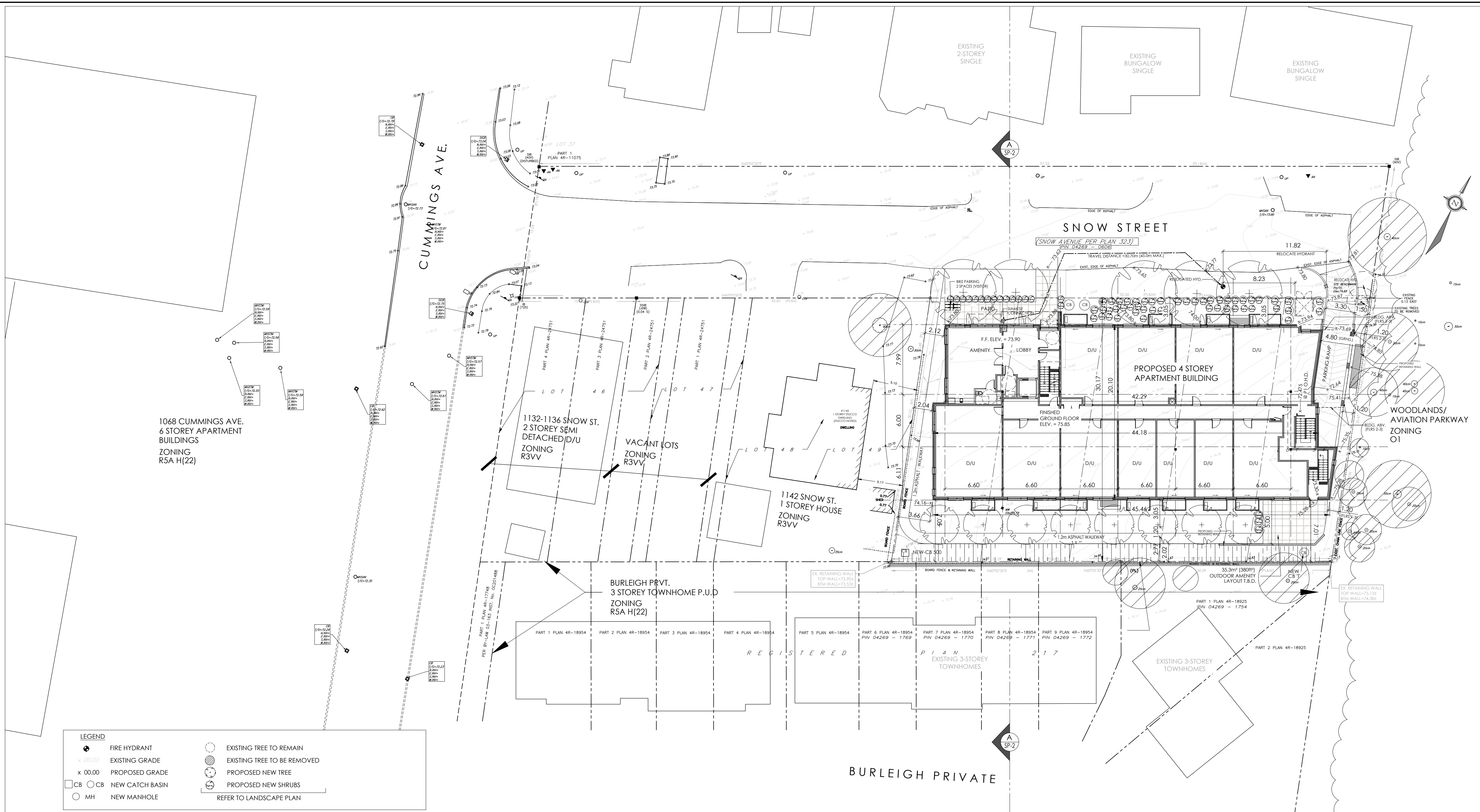
Unit types in the 1146 Snow Street Apartment range from 40m² (437ft²) Studios to 115m² (1245 ft²) three-bedroom units.

The proposed building, using step-backs in form and meaningful materiality use, provides a building that is and can be (in the future) compatible to the street and neighborhood.

Snow Street is an old street that has never developed to an established level. Because of its location it will eventually evolve with our proposed building setting a starting standard.

A handwritten signature in blue ink, appearing to read 'M. David Blakely', with a long, sweeping underline that extends to the right.

M. David Blakely Architect
B Arch. OAA MRAIC



SITE PLAN
SCALE= 1:250

PROPOSED RE-ZONING

RAUD ZONING PROVISIONS	LOW-RISE APARTMENT REQUIRED	LOW-RISE APARTMENT PROVIDED
MIN. LOT WIDTH -	15.0 m	50.34m
MIN. LOT AREA -	450m ² (0.045 ha)	1,520.28m ² (0.152 ha)
MAX. BUILDING HEIGHT -	14.5 m	14.02 m (T.O. ROOF DECK)
MIN. FRONT YARD -	4.5 m	** 3.05 m **
MIN. CORNER SIDE YARD -	4.5 m	N/A
MIN. INTERIOR SIDE YARD -	1.5 m	** 1.2 m **
MIN. REAR YARD -	7.5m (VARIES SEE NOTE 1)	** 7.01 m **
MIN. REAR YARD AREA -	25% OF LOT AREA= 380.07m ²	**354.06 m ² **

NOTES:

1- FOR LOTS LOCATED WITHIN S. 342 AND WHOSE REAR LOT LINE ABUTS AN R1, R2, R3 OR R4 ZONE, SEE PART V, SECTION 144 – ALTERNATIVE YARD SETBACKS FOR LOWRISE DWELLINGS IN THE GREENBELT. IN ALL OTHER CASES THE MINIMUM REAR YARD SETBACK IS 25% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT. AND NEED NOT EXCEED 7.5 M, EXCEPT ON LOTS WITH DEPTHS OF 15 METRES OR LESS, IN WHICH CASE THE MINIMUM REAR YARD SETBACK IS 4 M. (BY-LAW 2022-103)

MINIMUM SOFT LANDSCAPED AREA (FRONT & REAR YARD)

FRONT YARD REQ'D = 20% OF TOTAL FRONT YARD AREA

TOTAL FRONT YARD AREA = 155.12m²

SOFT LANDSCAPED AREA PROVIDED IN FRONT YARD= 105.74m² = 68.16%

REAR YARD REQ'D = 50% OF TOTAL REAR YARD AREA

TOTAL REAR YARD AREA = 354.06 m²

SOFT LANDSCAPED AREA PROVIDED IN REAR YARD= 262.93m² = 74.26%

REQUIRED REAR YARD AREA PER RAUD ZONING+ 25% OF TOTAL LOT AREA= 1,520.28 x 0.25= 380.07m²

TOTAL REQUIRED SOFT LANDSCAPED AREA = 50% OF REAR YARD AREA= 380.07 x 0.50= 190.03 m²

SOFT LANDSCAPED AREA PROVIDED IN REAR YARD = 262.93m² = 69.17% (138.34% OF REQUIRED)

BUILDING INFORMATION

4 STOREY BUILDING
- TYPICAL CEILING HEIGHT (1 thru 4)= 2770mm

FLOOR AREA CALCULATION

P1 LEVEL = 864.09 m² (9,300.98 ft²)
GROUND FLOOR = 883.36 m² (9,508.62 ft²)
SECOND FLOOR = 915.87 m² (9,858.34 ft²)
THIRD FLOOR = 915.87 m² (9,858.34 ft²)
FOURTH FLOOR = 673.01 m² (7,244.21 ft²)
TOTAL FLOOR AREA= 4,252.22 m² (45,770.49 ft²)
EXCLUDING P1 LEVEL= 3,388.13m² (36,469.51 ft²)

UNIT COUNT	STUDIO	1 BR.	2 BR.	B.F. UNIT COUNT	STUDIO	1 BR.	2 BR.
GROUND FLOOR	11	3	6	2	GROUND FLOOR	N/A	1
2nd FLOOR	13	3	6	4	2nd FLOOR	N/A	1
3rd FLOOR	13	3	6	4	3rd FLOOR	N/A	1
4th FLOOR	6	0	2	4	4th FLOOR	N/A	0
TOTAL UNITS=	43	9	20	14	TOTAL =	3 (15% 1BR. UNITS)	4 (28% 2BR. UNITS)

VEHICLE PARKING REQUIRED

43-12= 31 x 0.5 = 15.5= 16 SPACES (RESIDENTS)

43-12= 31 x 0.1 = 3.1 = 3 SPACES (VISITOR)

TOTAL PARKING REQUIRED = 19 SPACES

TOTAL PARKING PROVIDED = 16 SPACES UNDERGROUND (3-VISITOR & 13 RESIDENT SPACES)

BICYCLE PARKING REQUIRED

SECTION 111-1-TABLE 111A = 0.5 SPACES/d.u.

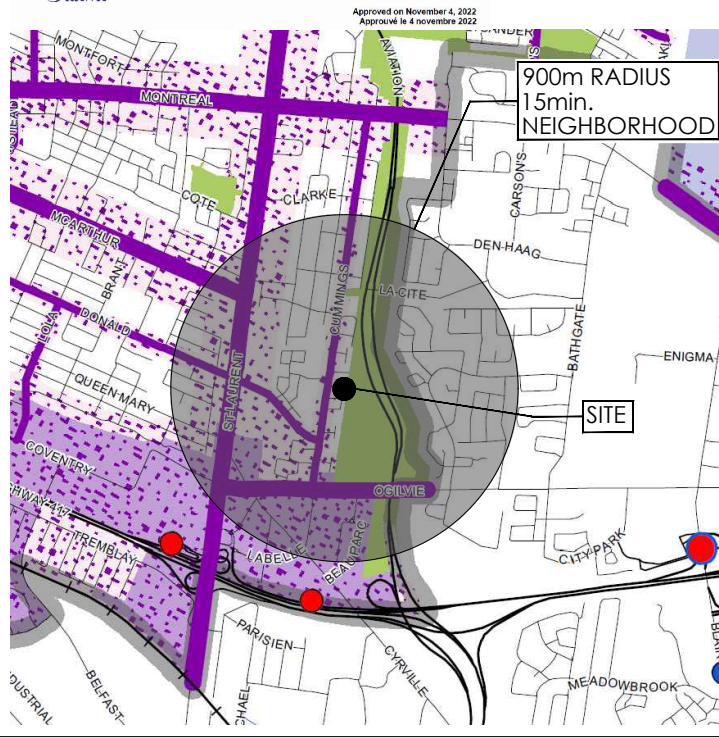
43 x 0.5= 21.5 = 22 SPACES

TOTAL BICYCLE PARKING PROVIDED = 26 SPACES (24 UNDERGROUND + 2 (VISITOR) OUTDOORS)

"GROSS FLOOR AREA" CALCULATION
GROUND FLOOR = 11 UNITS = 657.56 m² (7,078 ft²) G.F.A.
2nd FLOOR = 13 UNITS= 818.75 m² (8,813 ft²) G.F.A.
3rd FLOOR = 13 UNITS= 818.75 m² (8,813 ft²) G.F.A.
4th FLOOR = 15 UNITS= 535.58 m² (5,765 ft²) G.F.A.
TOTAL G.F.A. = 2,830.64 m² (30,469 ft²) G.F.A.

CITY OF OTTAWA OFFICIAL PLAN

Official Plan / Plan officiel
Schedule B2 - Inner Urban Transect
Annexe B2 - Tronçon Secteur urbain intérieur



LEGEND

TRANSECT POLICY AREA / SECTEUR STRATÉGIQUE DU TRANSECT
Inner Urban / Urbain intérieur

OVERLAYS / AFFECTATION SUPPLÉMENTAIRE

Evolving Neighbourhood / Quartier en évolution

DESIGNATIONS / DESIGNATIONS

Hub / Carrefour
Corridor - Mainstreet / Couloir - Rue principale
Corridor - Minor / Couloir - Rue principale mineure
Mixed Industrial / Industrie Mixte
GreenSpace / Espace vert
Neighbourhood / Quartier

TRANSIT

O-Train Station / Station de l'O-Train
Transfer Station / Station de correspondance
Tramway Station / Station du Transway

1140 SNOW STREET - OFFICIAL PLAN DESIGNATIONS
TRANSECT POLICY AREA - INNER URBAN TRANSECT
OVERLAY - EVOLVING NEIGHBORHOOD
DESIGNATION - NEIGHBORHOOD



KEY PLAN: N.T.S.

SITE BOUNDRIES DERIVED FROM
TOPOGRAPHIC SURVEY
LOTS 50, 51, 52, 53 & 54
REGISTERED PLAN 323 CITY OF OTTAWA
PREPARED BY STANTEC GEOMATICS LTD.
DATED: _____

Section 4 – City-Wide Policies

4.2 Housing

4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

2) The City shall support the production of a **missing middle housing** range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minute neighbourhoods by:

- Allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the emphasis on the built form and the public realm, as-of-right within the Zoning By-law;
- Allowing housing forms of eight or more units in appropriate locations as-of-right within the Zoning By-law; and
- In appropriate locations allowing missing middle housing forms while prohibiting lower-density typologies near rapid-transit stations within the Zoning By-law.

Definition

Missing Middle Housing:

In Ottawa's context and for the purposes of this Plan, missing middle housing generally refers to **low-rise, multiple unit residential development of between three and sixteen units, or more, in the case of unusually large lots** and for the lower-density types is typically ground oriented.

Section 5 – Transects

Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy

Transect	Official Plan Policy Reference	Designation	Height Category and Details
Downtown Core Transect	5.1.3(1)	Hubs	High-rise and High-rise 41+ between 10 stories and 40 stories; and 41 stories plus, through criteria and area-specific policy
	5.1.4(3)	Hubs	Low-rise, Mid-rise and High-rise: minimum 4 stories and maximum 40 stories
	5.1.4(4)	Mainstreet Corridors	Low-rise and Mid-rise: minimum 2 stories and maximum 9 stories
	5.1.5(1)	Minor Corridors	Low-rise and Mid-rise: minimum 2 stories and maximum 4 stories
Inner Urban Transect	5.1.5(1)	Neighbourhoods	Low-rise: minimum 2 stories, generally permit 3 stories, allow a built height of up to 4 stories where appropriate
	5.2.3(1)	Hubs	Low-rise, Mid-rise and High-rise: minimum 3 stories and maximum 40 stories
	5.2.3(2)	Mainstreet Corridors	Low-rise and Mid-rise and High-rise: minimum 2 stories and maximum 40 stories dependent on road width and transit
	5.2.3(3)	Minor Corridors	Low-rise and Mid-rise: minimum 2 stories and maximum 4 stories
	5.2.4(1)	Neighbourhoods	Low-rise: minimum 2 stories, generally permit 3 stories, allow built height of up to 4 stories where appropriate

5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect

1) Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:

a) **Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;**

b) The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;

c) Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 stories, generally permitting 3 stories, and where appropriate, will allow a built height of up to 4 stories to permit higher-density low-rise residential development;

d) Provides an emphasis on regulating the maximum built form envelope that frames the public right-of-way rather than unit count or lot configuration; and

e) In appropriate locations, to support the production of missing middle housing, lower density typologies may be prohibited.

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2200 Prince of Wales Dr, Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE OWNER'S EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND PRESENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
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CIVIL ENGINEER
STANTEC CONSULTING LTD.
400-1331 CLYDE AVE.
OTTAWA, ONTARIO, K2C 3G4
LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVE.
OTTAWA, ONTARIO, K2H 5A8
SURVEYOR
STANTEC GEOMATICS LTD.
400-1331 CLYDE AVE.
OTTAWA, ONTARIO, K2C 3G4



No.	DATE	DESCRIPTION	INT.	No.	DATE	DESCRIPTION	INT.
12.	05/02/25	REVISED BUILDING @ SOUTH EAST CORNER/ COORDINATION	JB	24.			
11.	22/01/25	REVISED PER NEW TOPO SURVEY/ CIVIL COORDINATION	JB	23.			
10.	22/01/25	REVISED BUILDING/ CIVIL COORDINATION	JB	22.			
9.	20/01/25	REVISED BUILDING/ CIVIL COORDINATION	JB	21.			
8.	20/11/24	EXT 'B' EXTERIOR EGRESS/ HYDRANT & TRANSFORMER	JB	20.			
7.	12/11/24	REVISED BUILDING FOR 43 UNITS/ FOR COORDINATION	JB	19.			
6.	07/10/24	HYDRANT RELOCATED & SANISE CONNECTION ADDED	JB	18.			
5.	22/07/24	PRELIM. GRADES & FINISHED FLOOR ELEVATIONS ADDED	JB	17.			
4.	25/06/24	PER TOPOGRAPHIC SURVEY/ FOR COORDINATION	JB	16.			
3.	28/02/24	FOR REVIEW	JB	15.			
2.	05/12/23	FOR REVIEW	JB	14.			
1.	05/12/23	FOR REVIEW	JB	13.			

A - DETAIL NUMBER
B - SHEET NUMBER
(DETAIL REQUIRED)
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT:
4 STOREY- 43 UNIT APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO
CLIENT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

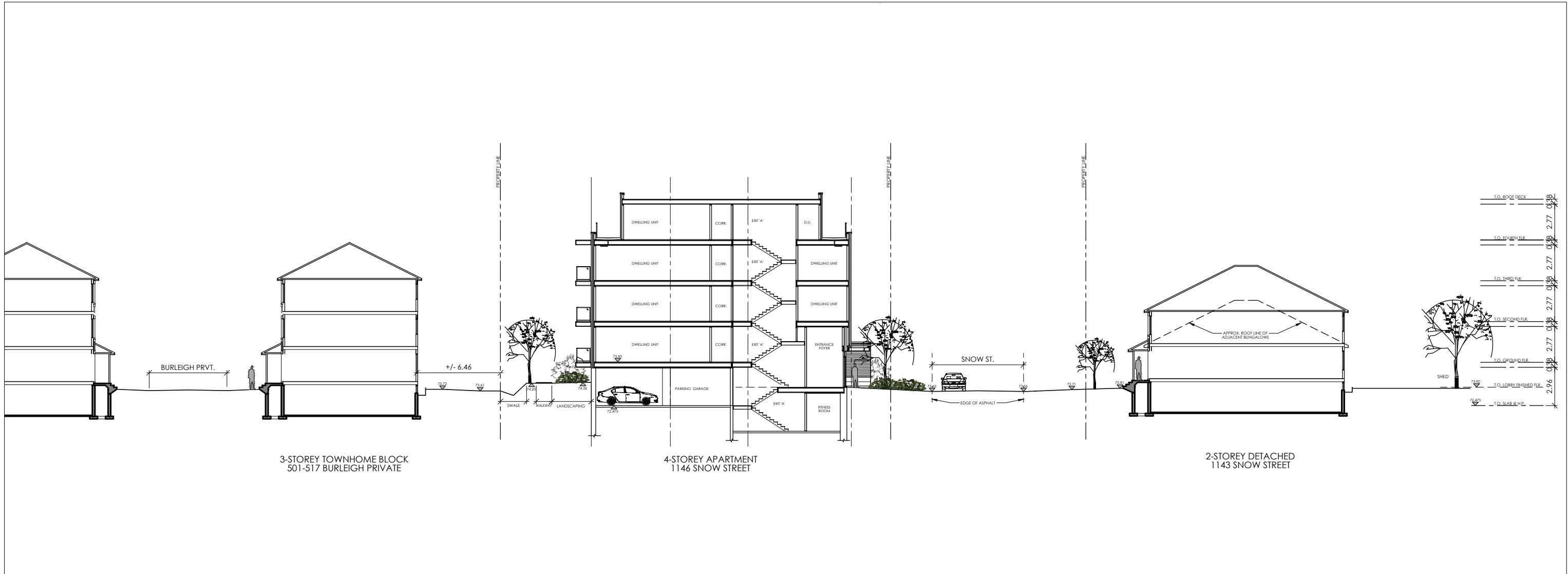
DRAWING TITLE:
DATE:
DEC. 2023
DRAWN BY:
JB

SITE PLAN

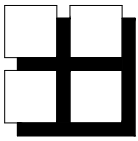
SCALE:
1 : 250

CHECKED:
MDB

SHEET NO.:
SP1



A SITE PROFILE SECTION
SCALE = 1:200



**M. David Blakely
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SEAL:

No.	DATE	DESCRIPTION	INIT.
1.	18/02/25	FOR SITE PLAN CONTROL/ZBLA	JB
REVISIONS			

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: 4 STOREY- 43 UNIT APARTMENT BUILDING 1146 SNOW STREET OTTAWA, ONTARIO		
CLIENT: 1146 SNOW STREET INC. 5669 POWER ROAD OTTAWA, ONTARIO, K1G 3N4		
DRAWING TITLE: SITE PROFILE SECTION		
DATE: FEB. 2025	SCALE: AS NOTED	SHEET No.: SP-2
DRAWN BY: JB	CHECKED: MDB	

AMENITIES WITHIN THE 15 MINUTE NEIGHBOURHOOD

- 1- ST. LAURENT SHOPPING CENTER (RETAIL)
- 2- FOOD BASICS & ADONIS (GROCERY STORES)
- 3- GIANT TIGER (RETAIL)
- 4- TIM HORTONS (FAST FOOD)
- 5- STAPLES & DOLLARAMA (RETAIL)
- 6- ST LAURENT MEDICAL CENTRE
- 7- BOSTON PIZZA (RESTAURANT)
- 8- QUEEN MARY STREET PUBLIC SCHOOL
- 9- ST. IGNATIUS MARTYR CHURCH
- 10- TROJAN PARK (OUTDOOR RECREATION/SPLASH PAD)
- 11- ST. PAUL SYRIAC CATHOLIC CHURCH
- 12- JASMIN RESTAURANT
- 13- THE CLIP JOINT BARBERSHOP
- 14- OTTAWA FALAFEL HOUSE
- 15- OUR LADY OF MOUNT CARMEL SCHOOL
- 16- KEN STEELE PARK

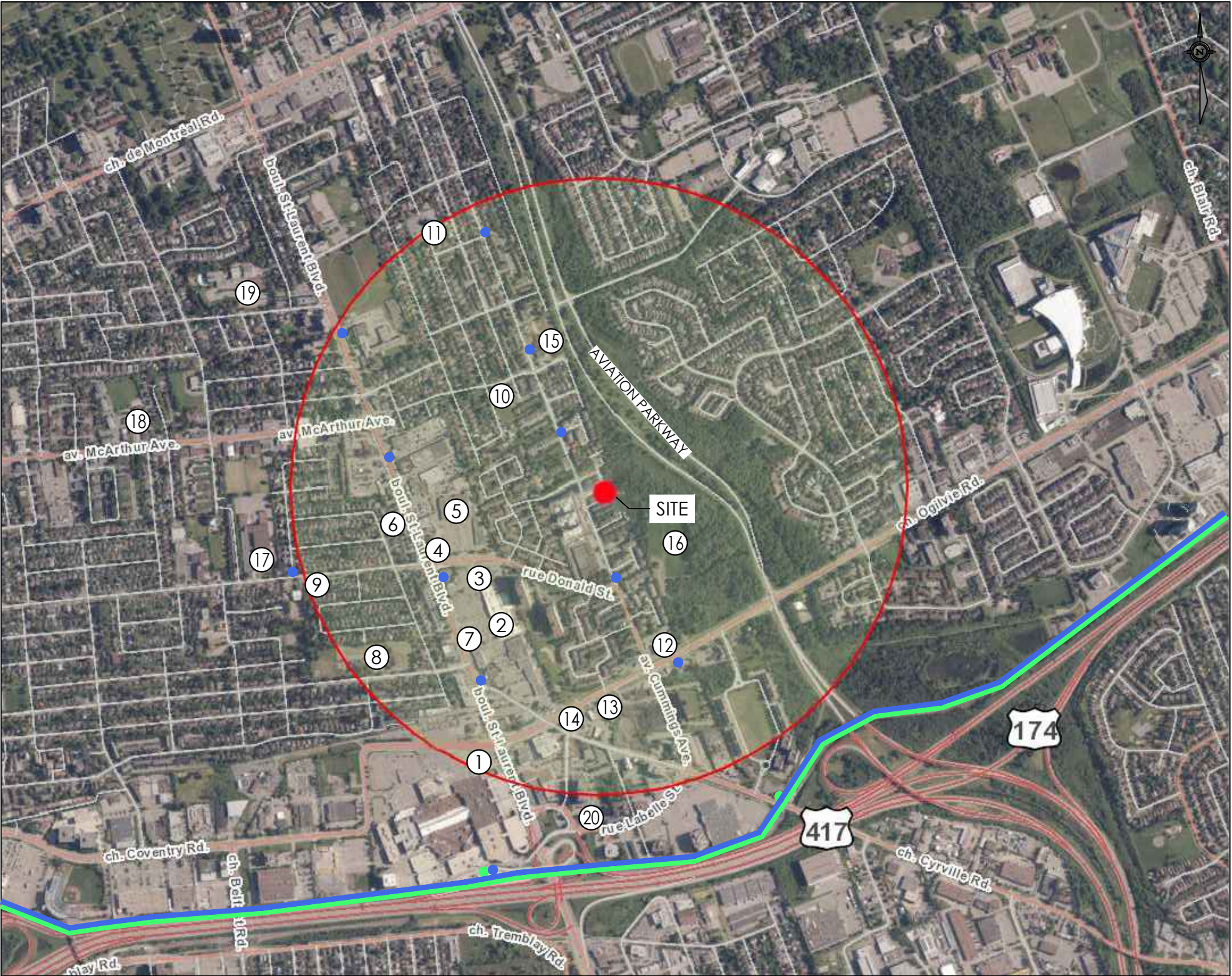
AMENITIES OUTSIDE 15 MINUTE NEIGHBOURHOOD

- 17- OTTAWA TECHNICAL SECONDARY SCHOOL
- 18- ROBERT E. WILSON PUBLIC SCHOOL
- 19- ST-LAURENT RECREATION COMPLEX
- 20- LONE STAR TEXAS GRILL (RESTAURANT)

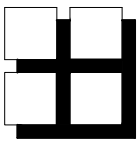
LEGEND

- BUS STOP
- LIGHT RAIL STATION

TRANSITWAY (LIGHT RAIL & BUS)



15 MINUTE NEIGHBOURHOOD - 900m RADIUS FROM SITE



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SEAL:

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1.	18/02/25	FOR DESIGN BRIEF	JB
REVISIONS			

A
B
C

A - DETAIL NUMBER
B - SHEET NUMBER (DETAIL REQUIRED)
C - SHEET NUMBER (DETAIL LOCATION)

PROJECT: 4 STOREY- 43 UNIT APARTMENT BUILDING 1146 SNOW STREET OTTAWA, ONTARIO		
CLIENT: 1146 SNOW STREET INC. 5669 POWER ROAD OTTAWA, ONTARIO, K1G 3N4		
DRAWING TITLE: OFFICIAL PLAN 15min. NEIGHBOURHOOD		
DATE: FEB. 2025	SCALE: AS NOTED	SHEET No.: SP-3
DRAWN BY: JB	CHECKED: MDB	



40 YEAR CANOPY CALCULATION:

-1,520 m2 site area

-5 small trees and 8 columnar trees proposed
(7m2 ea)
=105m2 canopy cover =6.9% canopy cover

Small and columnar trees calculated at 3m spread.

LEGAL DESCRIPTION:

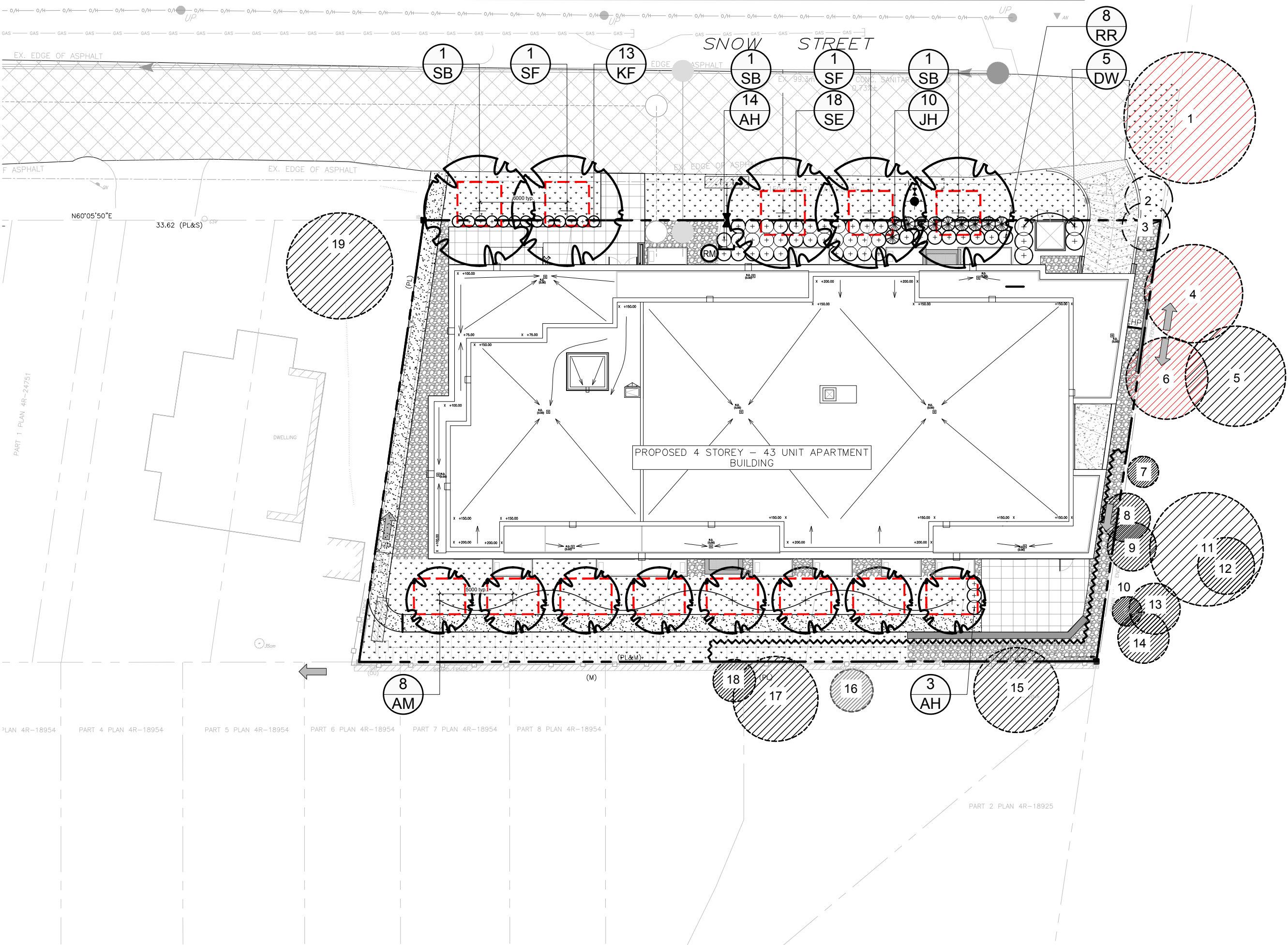
LOTS 50, 51, 52, 53 & 54
OF REGISTERED PLAN
323

KEY PLAN N.T.S.

PROPOSED PLANT LIST

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS
TREES						
* AM	8	Acer x freemanii 'Armstrong'	Armstrong Maple	50mm cal.	B&B	Proposed on private property
* SB	3	Amelanchier canadensis	Shadblow Serviceberry	50mm cal.	B&B	Proposed on city property
* SF	2	Amelanchier laevis 'JFS-ARB'	Spring Flurry Serviceberry	50mm cal.	B&B	Proposed on city property
SHRUBS						
AH	17	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	1 gallon pot	Potted	Space 1000mm o.c.
* DW	5	Cornus sericea	Red Osier Dogwood	800mm ht.	Potted	Space 1200mm o.c.
* JH	10	Juniperus horizontalis	Creeping Juniper	600mm spr.	Potted	Space 800mm o.c.
RR	8	Rosa rugosa	Rugosa Rose	800mm ht.	Potted	Space 1000mm o.c.
SE	18	Sorbaria sorbifolia 'Sem'	Sem False Spirea	600mm ht.	Potted	Space 1000mm o.c.
ORNAMENTAL GRASSES						
KF	13	Calamagrostis 'Karl Foerster'	Karl Foerster Grass	250mm pot.	Potted	Space 800mm o.c.

*NATIVE TO ONTARIO. ALL SHRUBS AND ORNAMENTAL GRASSES ARE PROPOSED ON PRIVATE PROPERTY

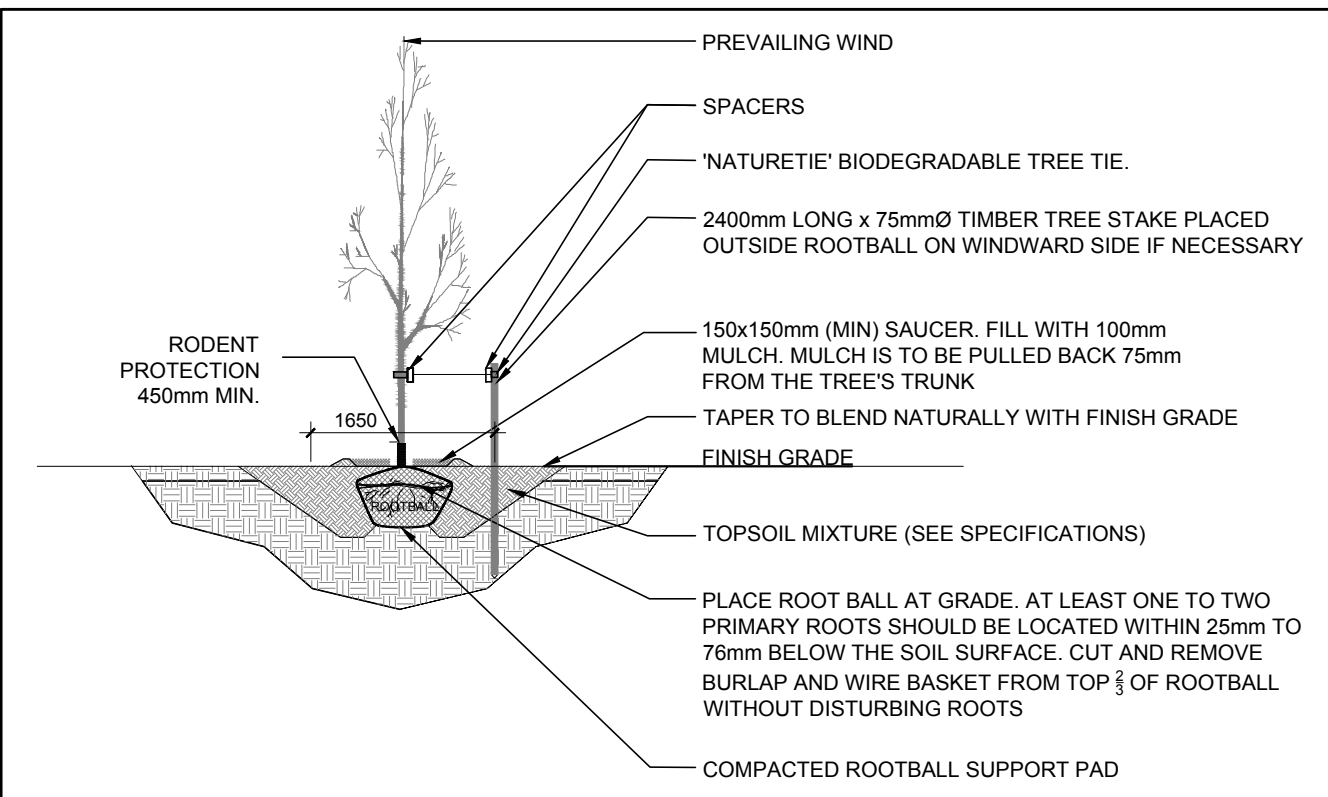


1 TREE CONSERVATION REPORT & LANDSCAPE PLAN

L.1

SCALE 1:250

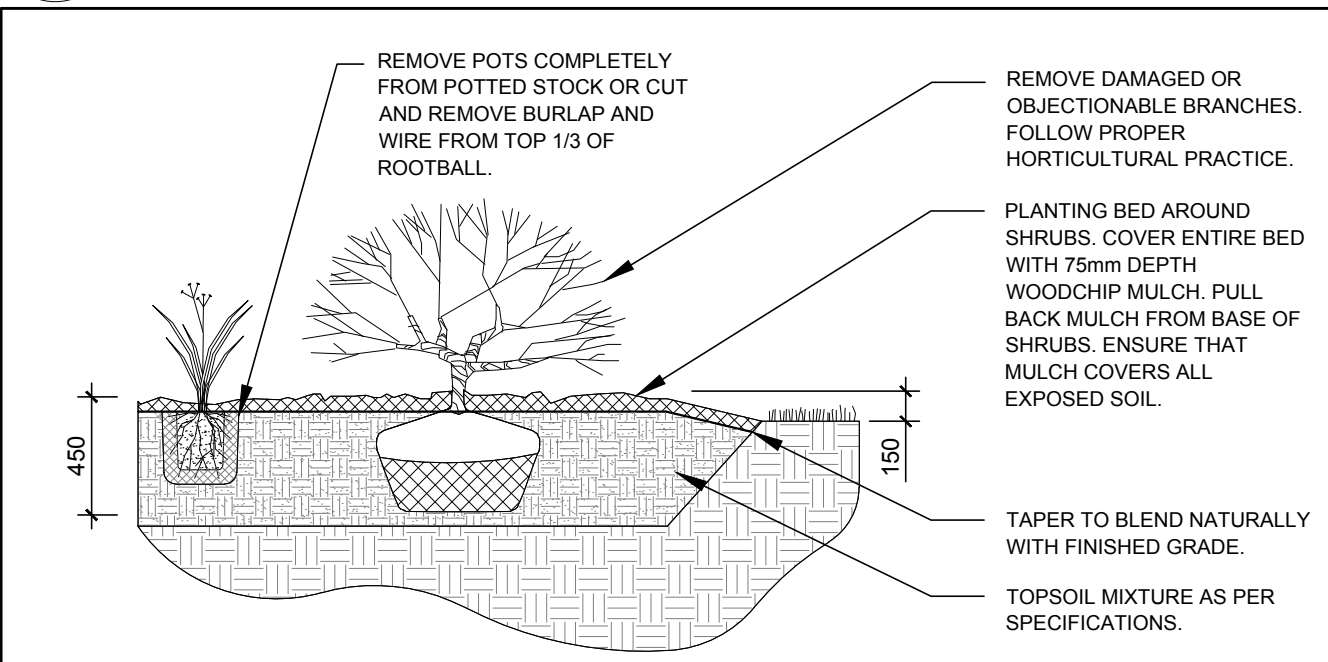
0 2 4 6 8 10m



2 DECIDUOUS TREE PLANTING

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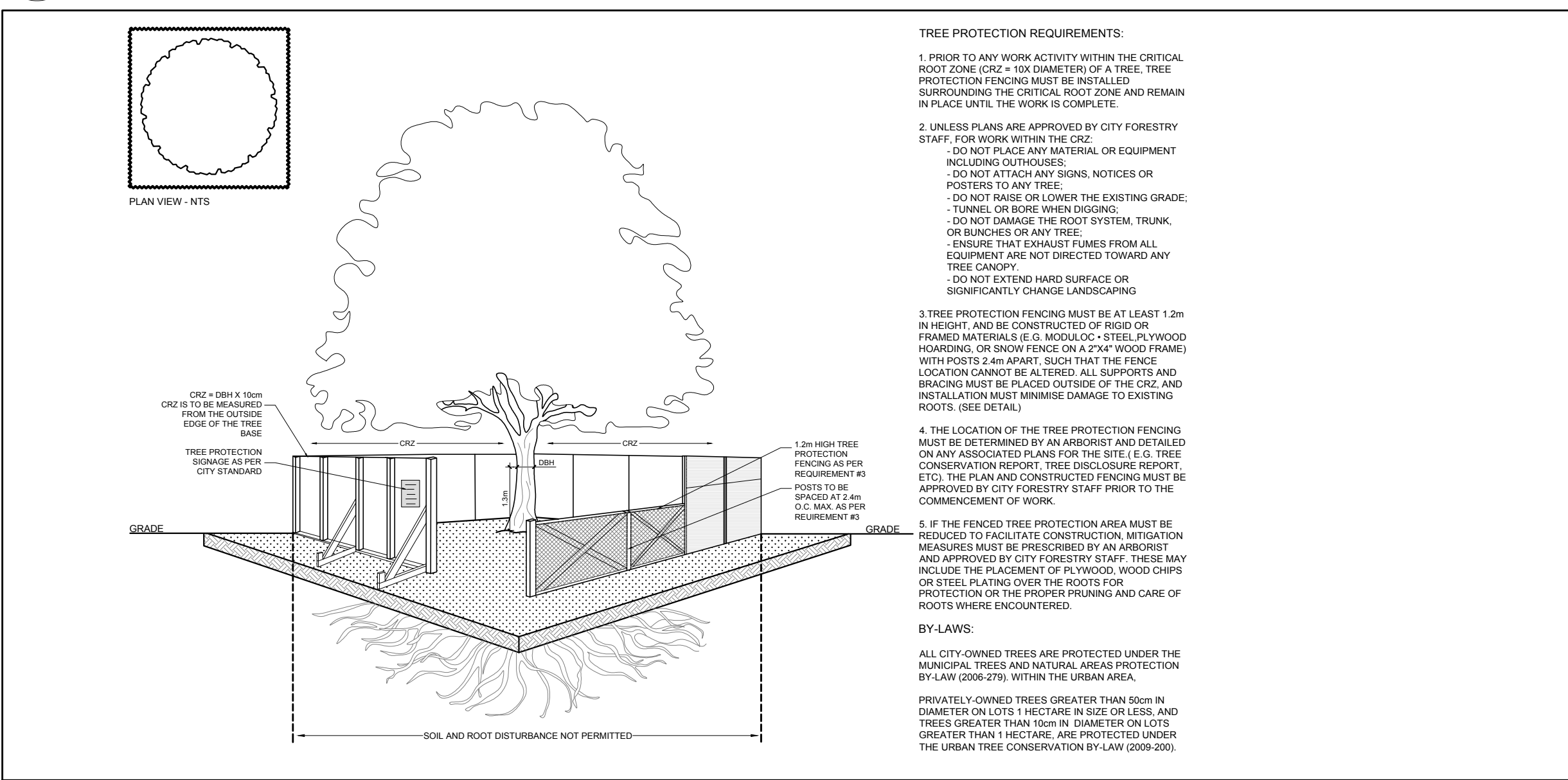
SCALE: NTS



3 SHRUB / ORNAMENTAL GRASS PLANTING

L.1

SCALE: NTS



4 TREE PROTECTION FENCE

L.1

SCALE: NTS

EXISTING TREE LIST

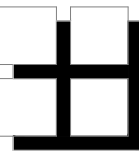
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	REMARKS	OWNERSHIP	COMMENTS
1	1	Acer saccharum	Sugar Maple	460mm DBH	DEAD	To remain	NCC	Tree is dead with 0% leaf canopy
2	1	Fagus grandifolia	American Beech	350mm DBH	GOOD	To be removed	City of Ottawa	Tree is in good condition
3	1	Fagus grandifolia	American Beech	3x400mm DBH	GOOD	To be removed	1146 Snow Street	3 stemmed tree is in good condition
4	1	Fraxinus spp.	Ash	350mm DBH	DEAD	To remain	NCC	Tree is dead with 0% leaf canopy
5	1	Populus tremuloides	Trembling Aspen	350mm DBH	GOOD	To remain	NCC	Tree is in good condition
6	1	Populus tremuloides	Trembling Aspen	400mm DBH	DEAD	To remain	NCC	Tree is dead and has fallen over
7	1	Rhamnus cathartica	Common Buckthorn	100mm DBH	GOOD	To remain	NCC	Tree is in good condition- invasive species
8	1	Acer rubrum	Red Maple	170mm DBH	GOOD	To remain	NCC	Tree is in good condition
9	1	Tilia americana	Basswood	180mm DBH	GOOD	To remain	NCC	Tree is in good condition
10	1	Rhamnus cathartica	Common Buckthorn	3x100mm DBH	GOOD	To remain	NCC	Tree is in good condition- invasive species
11	1	Populus tremuloides	Trembling Aspen	400mm DBH	GOOD	To remain	NCC	Tree is in good condition
12	1	Ostrya virginiana	Ironwood	200mm DBH	GOOD	To remain	NCC	Tree is in good condition
13	1	Populus tremuloides	Trembling Aspen	180mm DBH	GOOD	To remain	NCC	Tree is in good condition
14	1	Populus tremuloides	Trembling Aspen	170mm DBH	GOOD	To remain	NCC	Tree is in good condition
15	1	Pinus strobus	White Pine	300mm DBH	GOOD	To remain	521 Burleigh private	Tree is in good condition- size and location estimated
16	1	Ulmus americana	American Elm	150mm DBH	GOOD	To remain	521 Burleigh private	Tree is in good condition- size and location estimated
17	1	Pinus strobus	White Pine	300mm DBH	GOOD	To remain	521 Burleigh private	Tree is in good condition- size and location estimated
18	1	Picea pungens	Colorado Spruce	150mm DBH	GOOD	To remain	517 Burleigh private	Tree is in good condition- size and location estimated
19	1	Picea glauca	White Spruce	400mm DBH	GOOD	To remain	1142 Snow Street	Tree is in good condition- size and location estimated

CLIENT

1146 SNOW STREET
INC.

CONSULTANTS

ARCHITECTS:



M. David Blakely
Architect Inc.

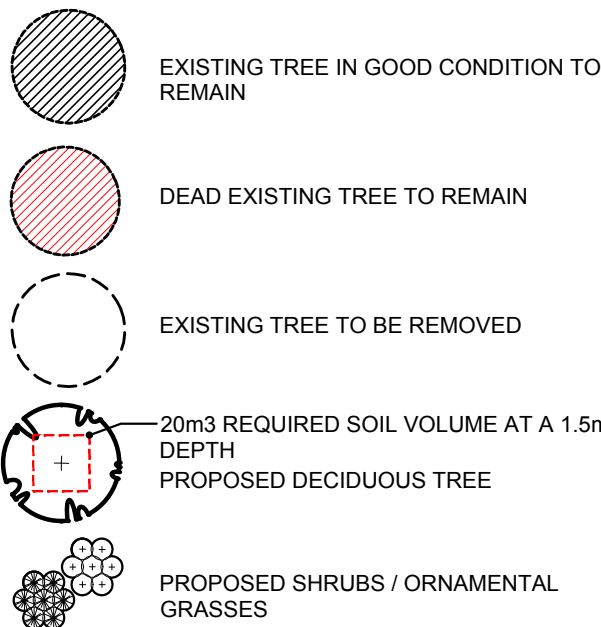
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 k2E 629

CIVIL ENGINEERS & SURVEYORS



Stantec Consulting Ltd.
400 - 1331 Clyde Avenue
Ottawa ON
Tel. 613.722.4420
www.stantec.com

LEGEND



5				
4				
3	ISSUED FOR DISCUSSION AND REVIEW	02/26/2025	ML	JL
2	REVISED PER ARCH. COMMENTS	07/24/2024	ML	JL
1	ISSUED FOR DISCUSSION AND REVIEW	07/23/2024	ML	JL

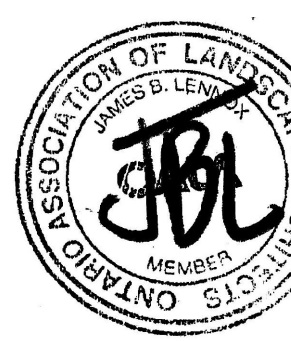
No.	Issue	Date	MM/DD/YY	DR	CK
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JAMES B. LENNOX & ASSOCIATES INC.
LANDSCAPE ARCHITECTS
3332 CARLING AVE. OTTAWA, ONTARIO K2H 5A8
Tel. (613) 722-5168 Fax. (866) 343-3942

PROJECT
4 STOREY - 43 UNIT APARTMENT BUILDING
1146 SNOW STREET, OTTAWA ON

DRAWING
TREE CONSERVATION REPORT &
LANDSCAPE PLAN

STAMP



SCALE

AS SHOWN

START DATE

JULY 2024

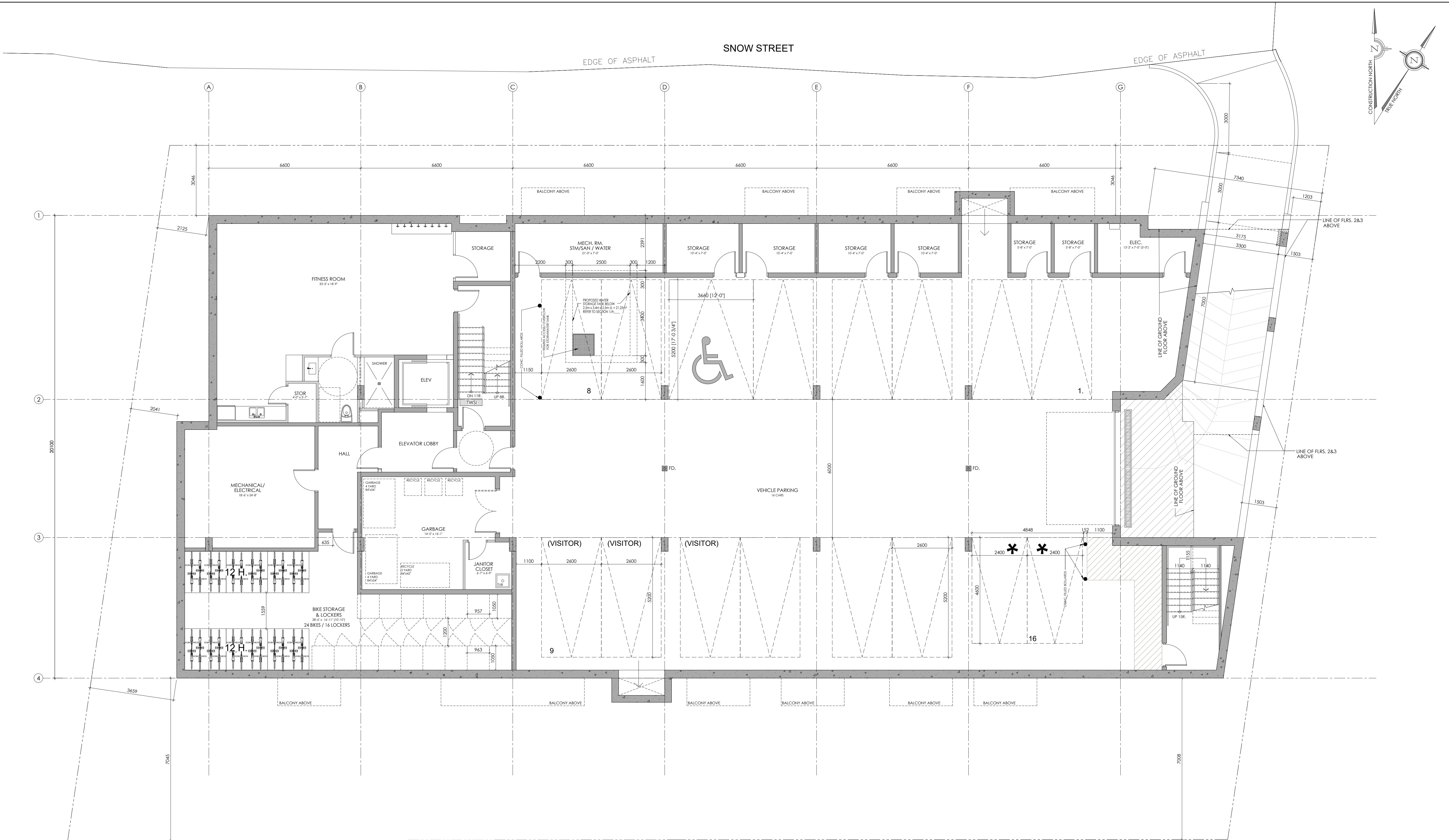
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24MIS2435

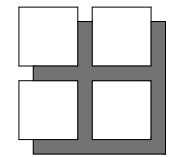
DRAWING NO.

L.1

PLOT SIZE ARCH-D



UNDERGROUND PARKING (P1) LEVEL PLAN
SCALE= 1:75 GROSS FLOOR AREA = 864.09m² (9,300.98 ft²)

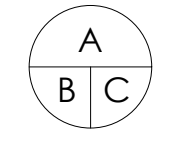


**M. David Blakely
Architect Inc.**
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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		REVISIONS						REVISIONS			



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B - SHEET NUMBER
(DETAIL REQUIRED)
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT:
43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CLIENT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
**FOUNDATION &
BASEMENT PLAN**

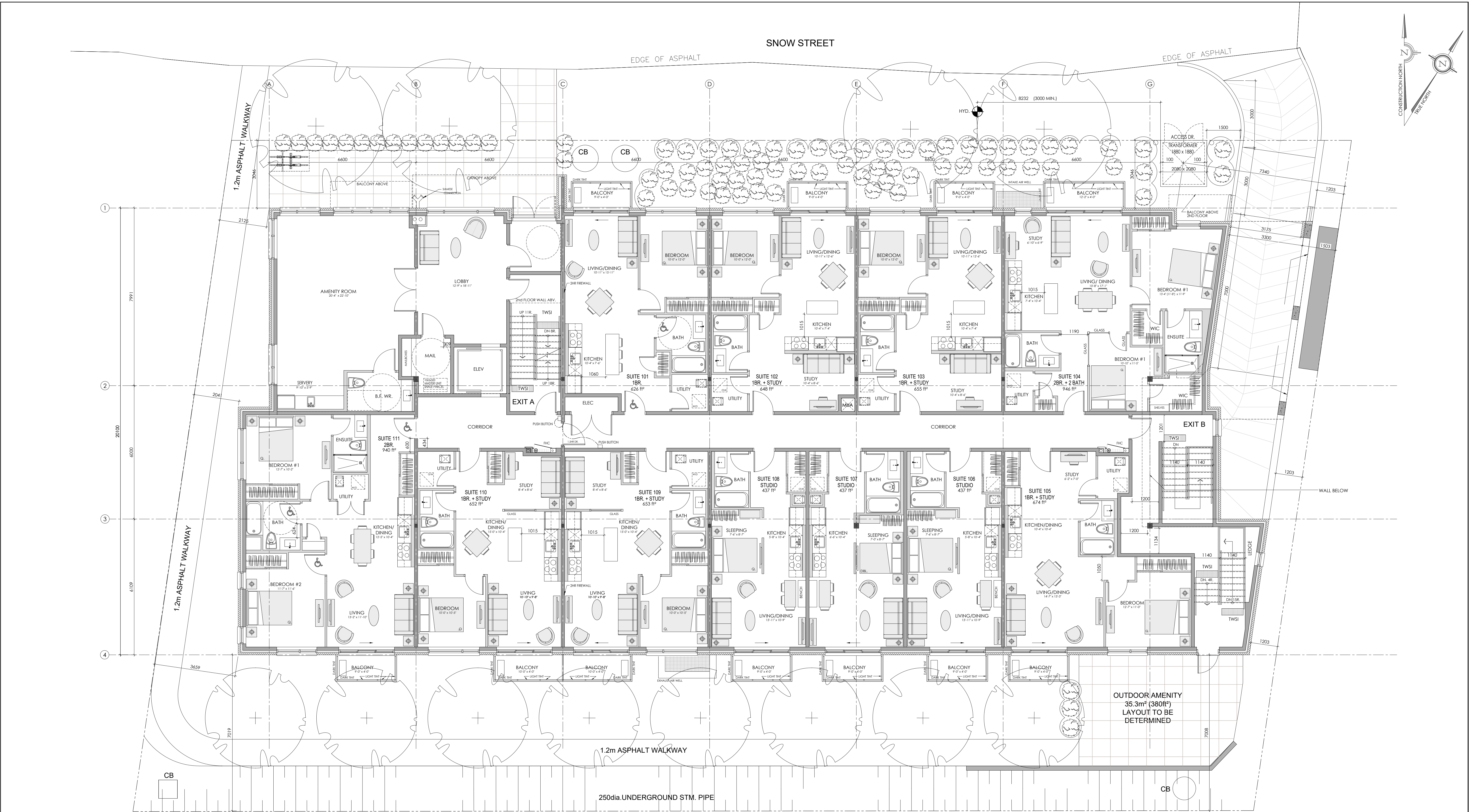
DATE:
FEB., 2025

SCALE:
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MDB

SEAL

A1



GROUND FLOOR PLAN
SCALE= 1:75 BUILDING AREA = 883.38m² (9,508.62ft²)

11 UNITS
6- 1 BEDROOM
2- 2 BEDROOM
3- STUDIO

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43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

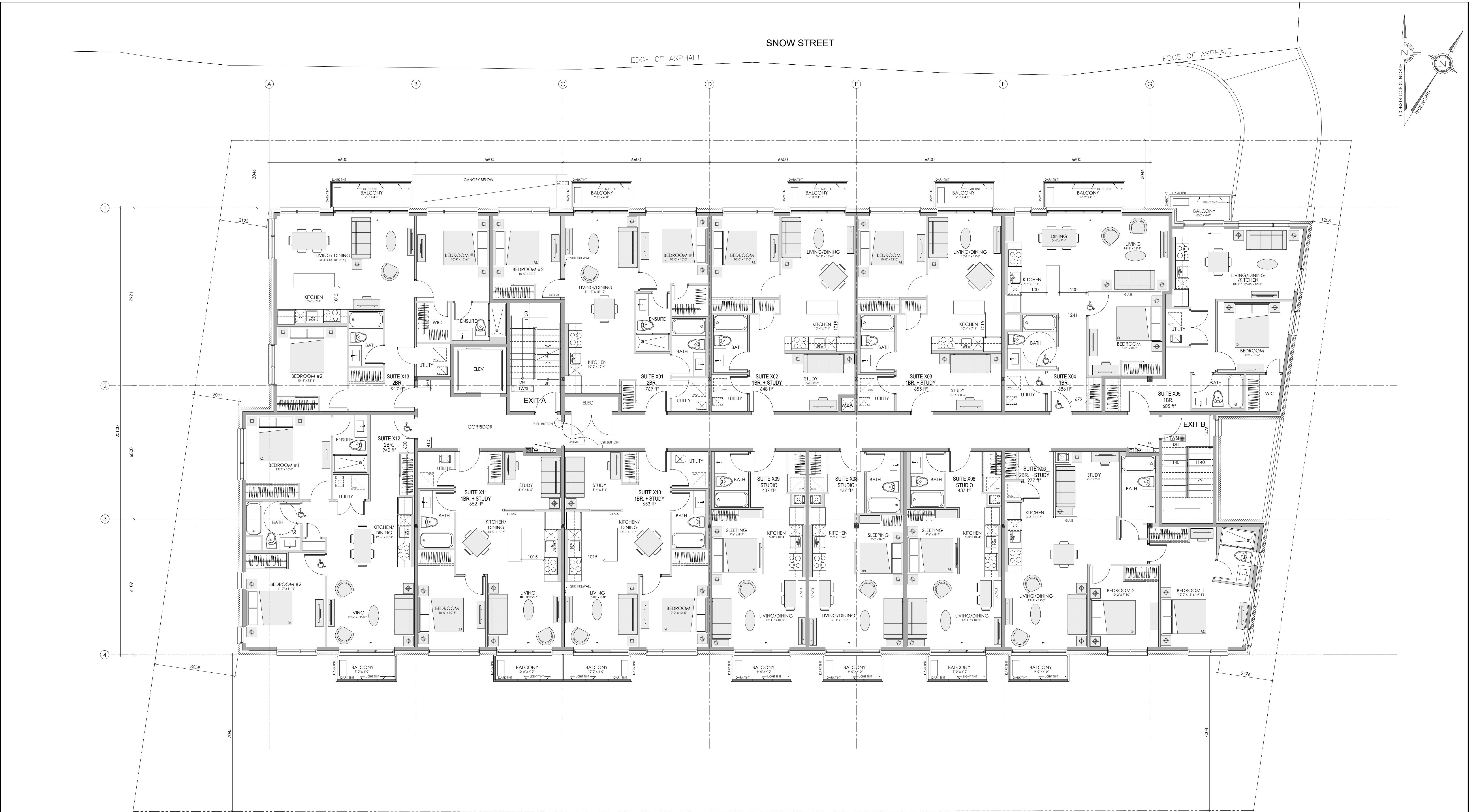
CUSTOMER:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
GROUND FLOOR PLAN

DATE:
FEB., 2025

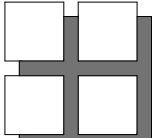
SCALE:
1:75

SHEET NO.:
A2



TYPICAL FLOOR PLAN (FLOORS 2 & 3)
SCALE= 1:75 GROSS FLOOR AREA = 915.87m² (9,858.34ft²)

13 UNITS
6- 1 BEDROOM
4- 2 BEDROOM
3- STUDIO



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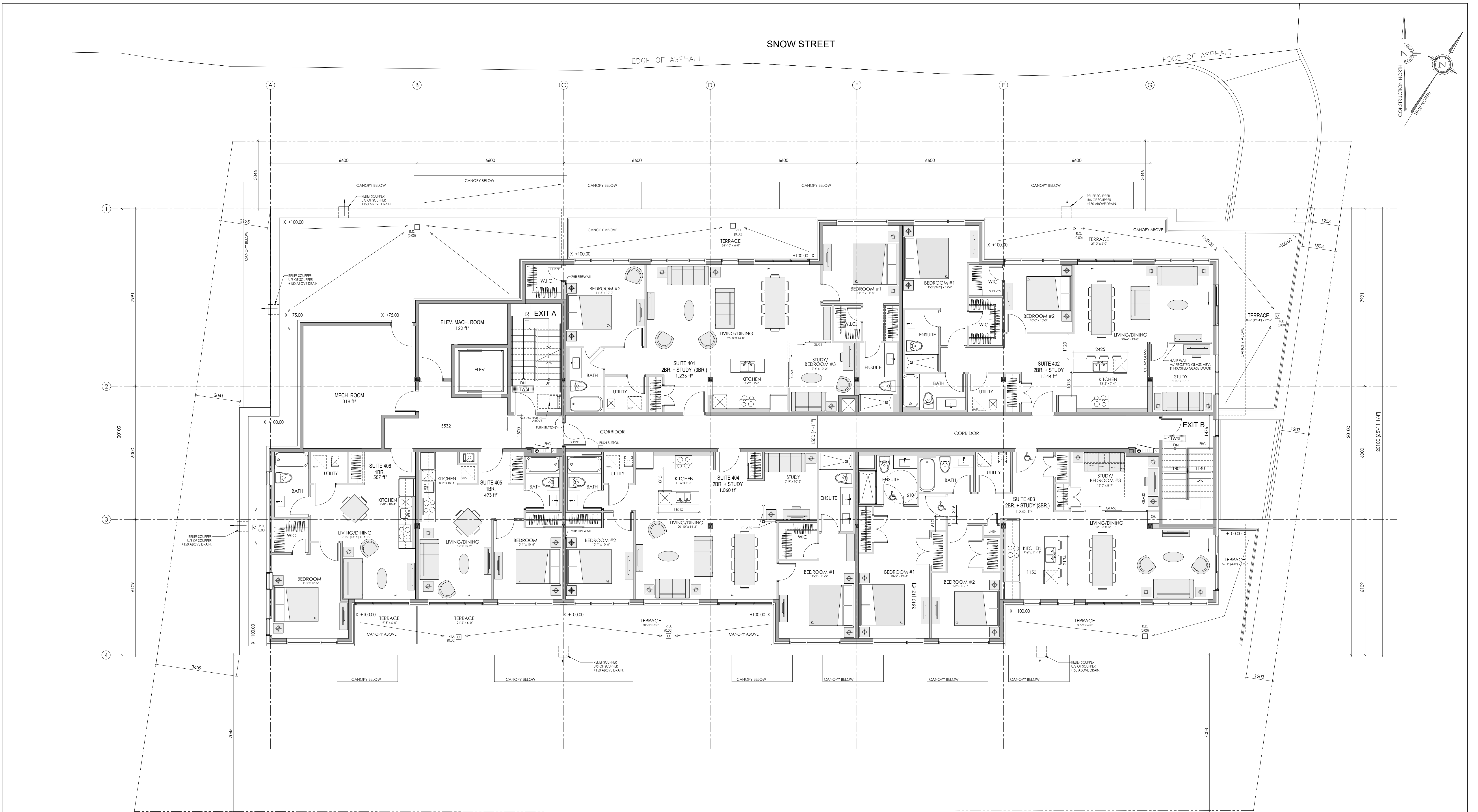
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PROJECT:
43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CLIENT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
**TYPICAL FLOOR PLAN
(FLRS. 2 & 3)**

DATE: FEB., 2025	SCALE: 1:75	SHEET NO.: A3
DRAWN BY: JB	CHECKED: MDB	



4TH FLOOR PLAN
SCALE= 1:75
GROSS FLOOR AREA = 673.01m² (7,244.21ft²)
6 UNITS
2- 1 BEDROOM
4- 2 BEDROOM

M. David Blakely Architect Inc.
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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PROJECT:
43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CLIENT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
FOURTH (4th) FLOOR PLAN

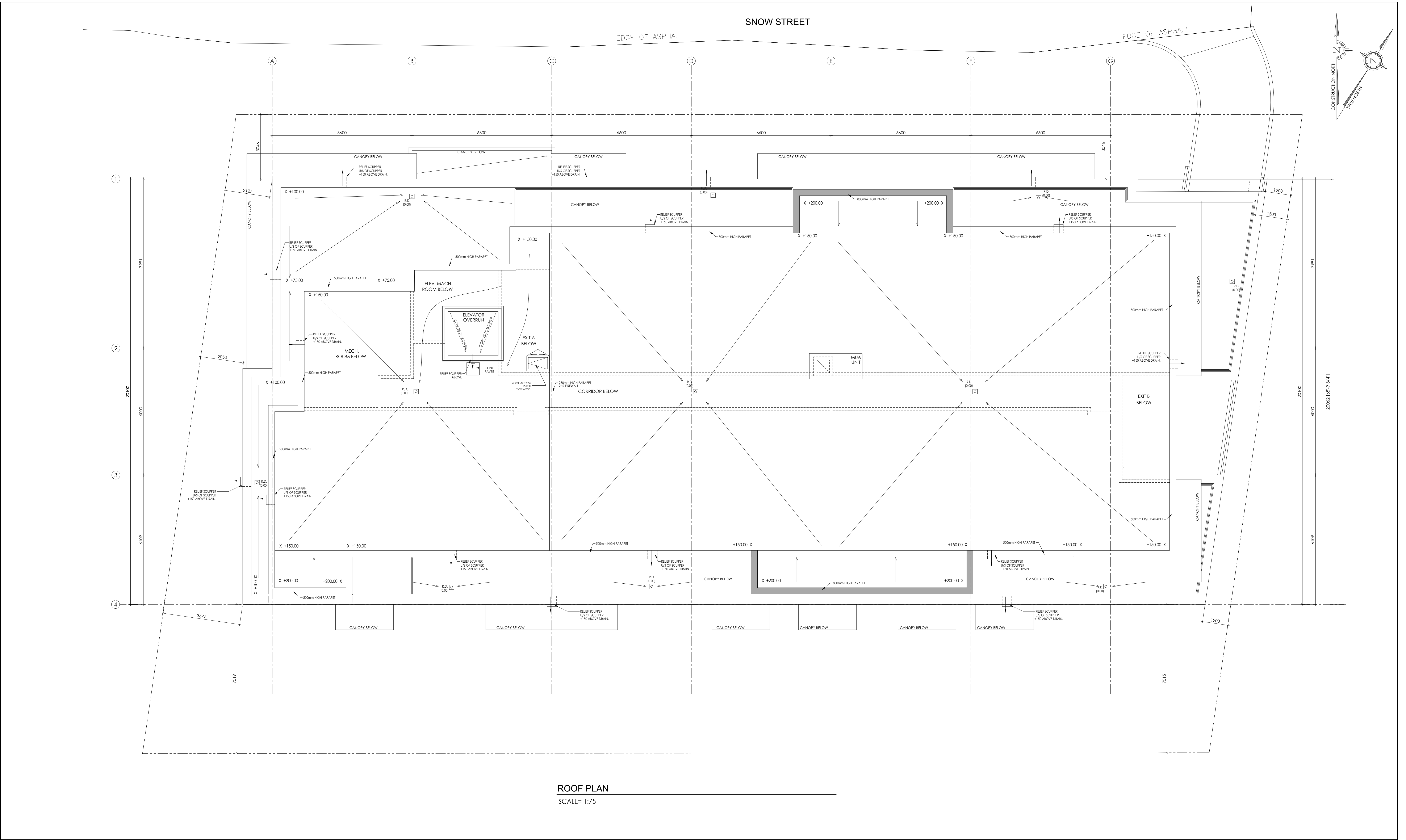
DATE:
FEB., 2025

SCALE:
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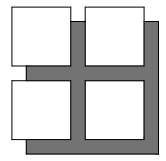
SHEET NO.:
A4

DRAWN BY:
JB

CHECKED:
MDB



ROOF PLAN
SCALE= 1:75

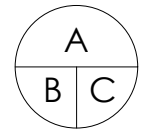


**M. David Blakely
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2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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NO.	DATE	DESCRIPTION				NO.	DATE	DESCRIPTION			
		REVISIONS						REVISIONS			



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PROJECT:
43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CLIENT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
ROOF PLAN

DATE:
FEB., 2025

SCALE:
1:75

CHECKED:
MDB

SHEET No.:

A5



FRONT (NORTH) ELEVATION

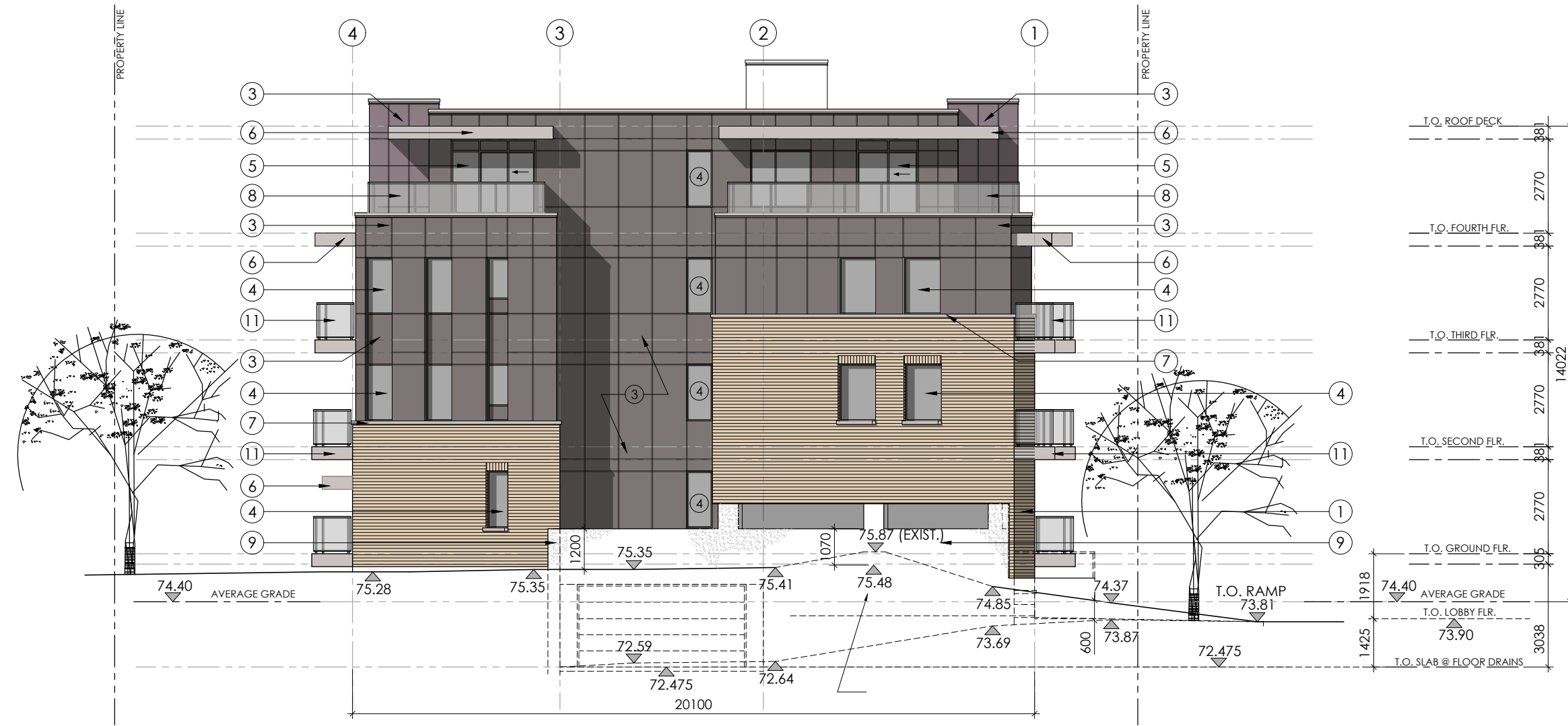
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REAR (SOUTH) ELEVATION

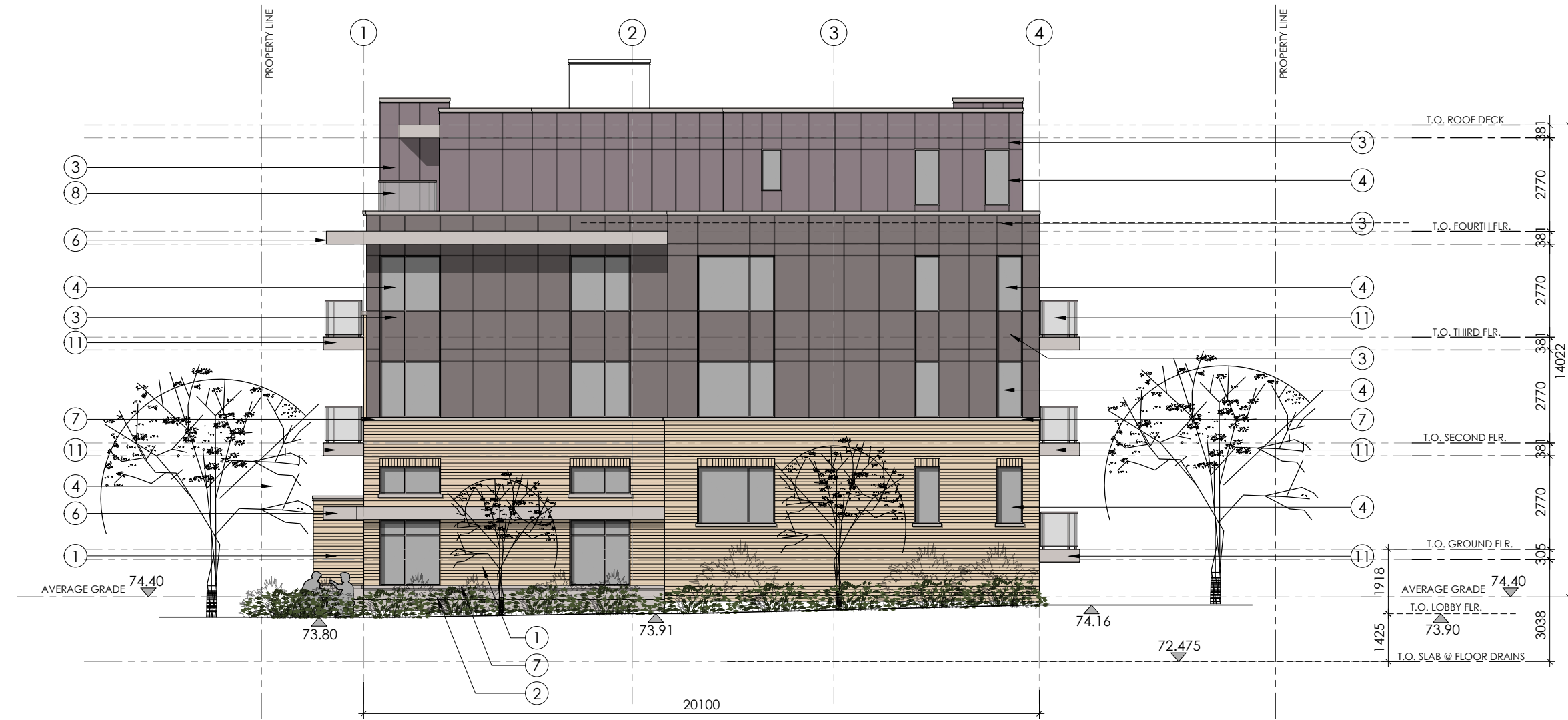
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- LIST OF MATERIALS:
- 1- BRICK VENEER
 - 2- STONE VENEER
 - 3- METAL PANEL
 - 4- WINDOW - FRAME
 - 5- PATIO DOOR
 - 6- CANOPY
 - 7- PRECAST SILL
 - 8- ALUMINUM/ GLASS GUARD & RAILING
 - 9- CONCRETE WALL
 - 10- LIGHT FIXTURE
 - 11- BALCONY w/ ALUMINUM/GLASS GUARD



LEFT (EAST) SIDE ELEVATION

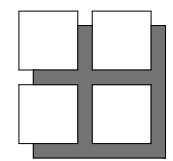
SCALE= 1:150



RIGHT (WEST) SIDE ELEVATION

SCALE= 1:150

AVERAGE GRADE CALCULATION				
ELEVATION	AVERAGE GRADE OF ELEVATION	BUILDING LENGTH	AVG. GRD. x BUILD. LENGTH	
NORTH	$73.80 + 73.94 + 73.29 = 221.03/3 =$	73.67 x 48.33=	3561.235	
EAST	$75.28 + 75.35 + 75.41 + 75.48 + 74.85 =$	75.27 x 20.10=	1513.00	
SOUTH	$74.16 + 74.40 + 74.69 + 74.97 + 75.26 + 75.35 + 75.48 = 599.59/8 =$	74.94 x 48.30=	3619.60	
WEST	$73.80 + 73.91 + 74.16 = 221.87/3 =$	73.93 x 20.10=	1486.50	
TOTAL		136.83	10180.33	
		AVERAGE GRADE =	$10180.33/136.83 =$	74.40



**M. David Blakely
Architect Inc.**

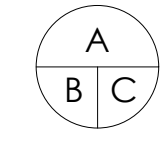
2200 Prince of Wales Dr. Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

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3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANING AND INTENT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
4. DO NOT SCALE DRAWINGS.
5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

SEAL

12.		24.	
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1.	25/02/25	13.	
NO.	DATE	DESCRIPTION	INIT.
		REVISIONS	



A - DETAIL NUMBER
B - SHEET NUMBER
(DETAIL REQUIRED)
C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT:
**43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO**

CLIENT:
**1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4**

DRAWING TITLE:

BUILDING ELEVATIONS

DATE:
FEB., 2025

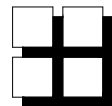
SCALE:
1:150

SHEET NO.:

DRAWN BY:
JB

CHECKED:
MDB

A6



**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr, Suite 101 Ottawa On, Canada
Phone (613) 226-8811 Fax (613) 226-7942 k2E 6T9

A7
VIEW FROM SNOW STREET
(LOOKING EAST)

1146
SNOW STREET
OTTAWA, ONTARIO
FEBRUARY 28, 2024

