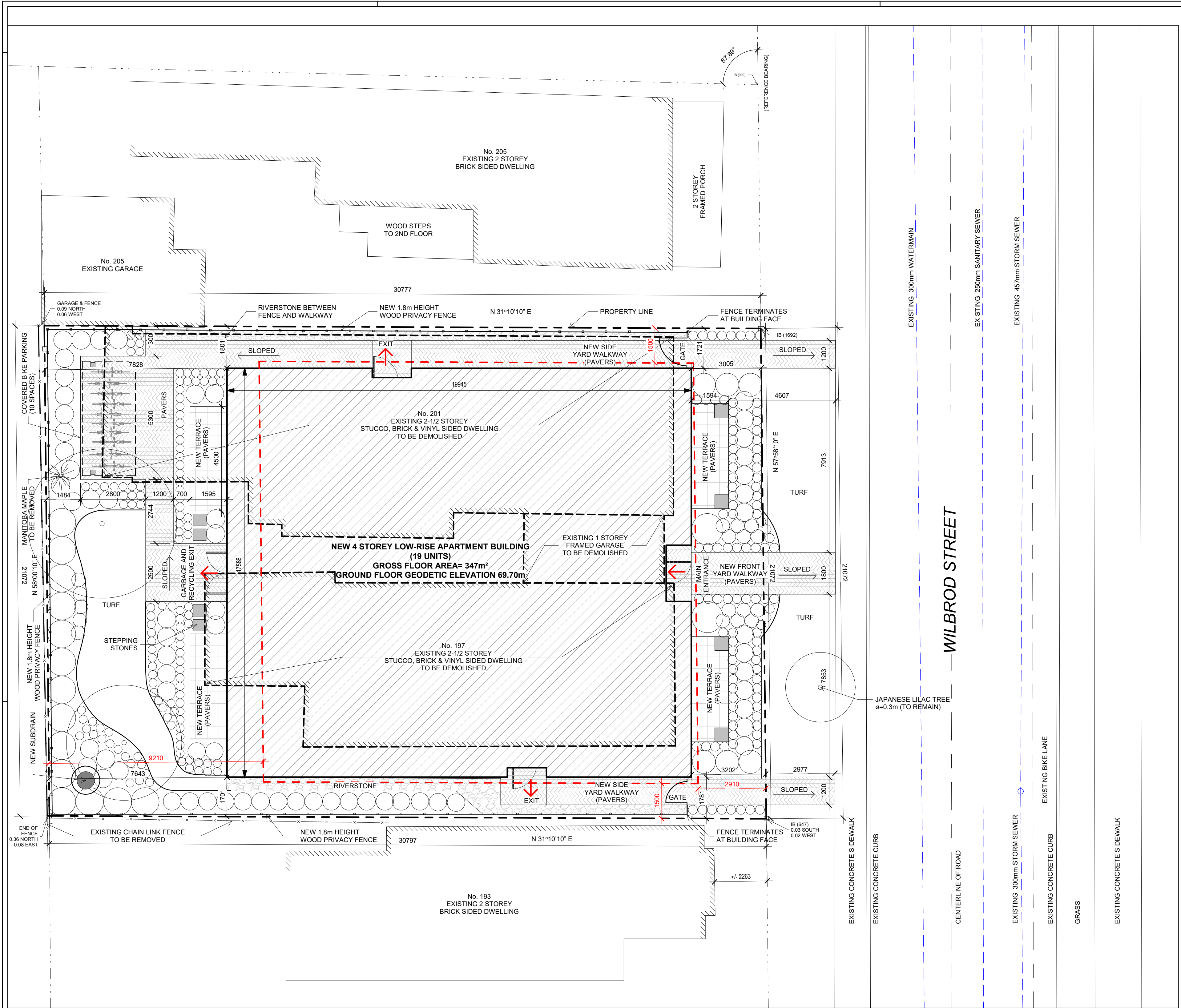




1 SITE PLAN
A-001 1:100

WILBROD STREET

CENTERLINE OF ROAD

EXISTING 300mm STORM SEWER

EXISTING 300mm WATERMAIN

EXISTING 250mm SANITARY SEWER

EXISTING 457mm STORM SEWER

GRASS

EXISTING CONCRETE SIDEWALK

JAPANESE LILAC TREE
ø=0.3m (TO REMAIN)

EXISTING CONCRETE CURB

EXISTING CONCRETE CURB

EXISTING CONCRETE SIDEWALK

PROPERTY BOUNDARY AND TOPOGRAPHICAL
INFORMATION DERIVED FROM FARLEY, SMITH &
DENIS SURVEYING

197-201 WILBROD STREET
PART OF LOT 9 (NORTH WILBROD STREET)
UNDER REGISTERED PLAN 6
DATED JANUARY 2018

SEE GRADE CONTROL AND DRAINAGE PLAN BY D.B. GRAY ENGINEERING
SEE LANDSCAPE PLAN BY JAMES B. LENNOX & ASSOCIATES

SITE PLAN LEGEND

- SITE PROPERTY LINE
- - - ADJACENT PROPERTY LINES
- ROAD DIVISION LINES
- SITE SERVICES
- FOOTPRINT OF EXISTING HOUSES
TO BE DEMOLISHED
- [Hatched Box] NEW 4 STOREY BUILDING
- REQUIRED SETBACKS
- x- FENCE - EXISTING
- FENCE - NEW

ZONING PROVISIONS

Provision	Required	Provided
Minimum lot area:	450m ²	650m ²
Minimum lot width:	15m	21m
Maximum building height:	R4UD max height= 14.5m	Roof = 11.250m
	S70 area A (front half of building)=existing height of existing buildings=11m	Elevator Penthouse=12.4m
	S70 area F (rear half of building)=13.3m	
Minimum front yard:	4.5m or average setback of adjacent properties= 2.91m	3m
Minimum side yard:	1.5m	1.65m - 1.8m
Minimum rear yard:	30% of lot depth=9.21m	7.5m
Minimum Amenity area:	6m ² per unit (6'19) = >114m ²	Tenant amenity room= 51m ² B.F. balcony 2nd floor= 7.2m ² B.F. balcony 3rd floor= 8.3m ² Amenity area on site=110.5m ² Total = 177m ²
Minimum landscaped area total:	30% of total lot area = >195m ²	Total landscaped area =300m ²

VEHICLE AND BICYCLE RATES

Land use	Rate(s)	Required No.	Provided No.
Vehicle Parking	Minimum residential vehicle parking (Area Z)= 0	0	0
	Minimum residential visitor parking (Area Z)=0.8	0.8	0
Bicycle Parking	Minimum residential bicycle parking= 0.5Unit (19 units*0.5=9.5 spaces)	9.5	20
	City planning preference=1 space per unit=19 spaces	19	20

Note:
10 Covered bicycle parking spaces are provided in the rear yard
10 indoor bicycle parking spaces are provided in the basement tenant storage room

UNIT MATRIX

Level	Room Type	Amount
GROUND FLOOR	TYPE A - STUDIO	2
GROUND FLOOR	TYPE B - B.F. 2 BED	2
SECOND FLOOR	TYPE A - STUDIO	4
SECOND FLOOR	TYPE C - B.F. STUDIO	1
SECOND FLOOR	TYPE D - STUDIO	1
THIRD FLOOR	TYPE A - STUDIO	3
THIRD FLOOR	TYPE E - STUDIO	1
THIRD FLOOR	TYPE F - 2 BED	1
FOURTH FLOOR	TYPE F - 2 BED	2
FOURTH FLOOR	TYPE G - STUDIO	1
FOURTH FLOOR	TYPE H - STUDIO	1
TOTAL UNITS: 19		



SITE IN SURROUNDING CONTEXT

no. date revision/issue by

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northpoint professional stamp

project title

197-201 Wilbrod

drawing title

SITE PLAN

date	NOVEMBER 30, 2022	job. no.	
scale	1 : 100		1521
drawn	RH		
approved	RR		
plot date	2022-12-01 10:25:35 AM		
		drawing no.	A-001

1. DO NOT SCALE FROM THIS DRAWING
2. CONTRACTOR TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE WORK COMMENCES
3. THIS DRAWING TO BE READ IN CONJUNCTION WITH THE FOLLOWING DRAWINGS: STRUCTURAL, MECHANICAL, ELECTRICAL