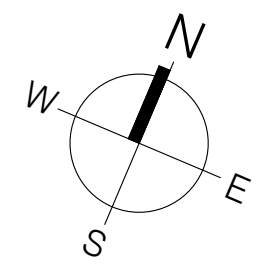


(Formerly Somerset Street)

PIN 04247 - 0250

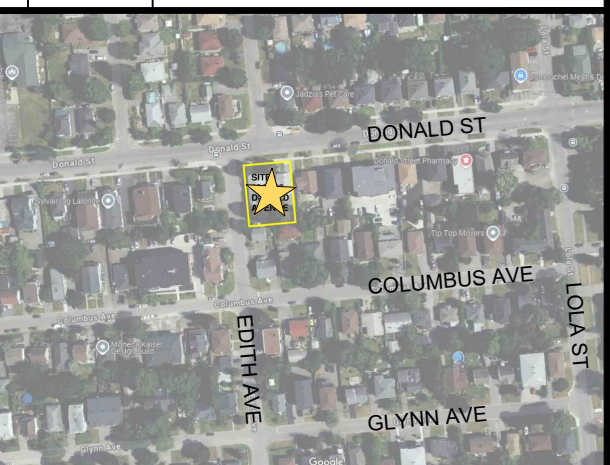
DONALD STREET



ARCHITECTURE + PLANNING

414 Churchill Avenue North
Ottawa, Ontario, K1Z 5C6
613-853-9822 roseline@rjhllca rjhllca

4.	2024-12-20	REVISED FOR SITE PLAN CONTROL
3.	2024-08-14	ISSUED FOR SITE PLAN CONTROL
2.	2024-07-25	ISSUED FOR COORDINATION
1.	2024-05-28	ISSUED FOR COORDINATION
No	Y / M / D	REVISION



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.

FILE #: D07-12-24-0088

PLAN #: 19153

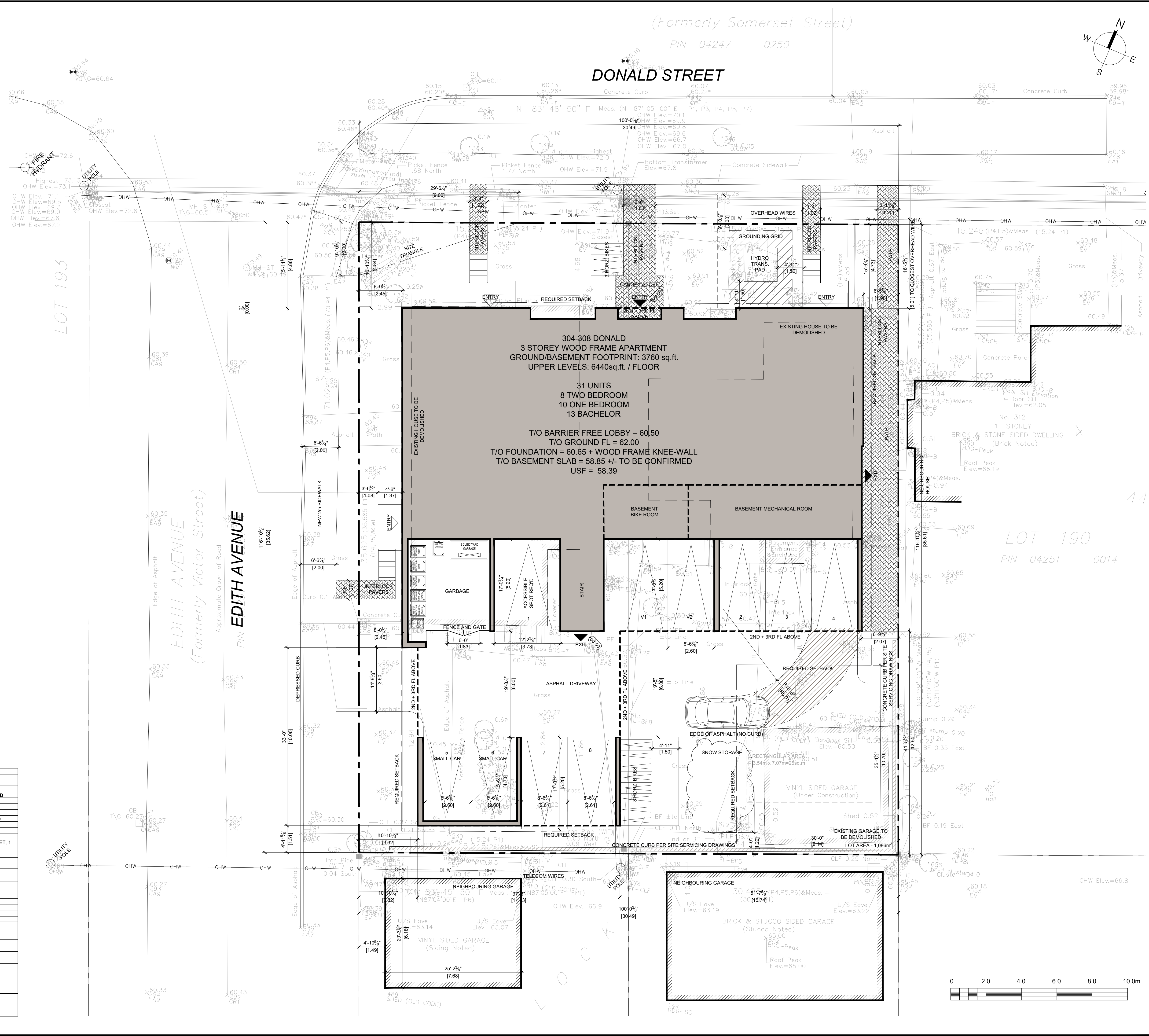
DONALD / EDITH APARTMENTS
304-308 Donald St, Ottawa, Ontario

SITE PLAN

Drawn By: AW/RV/RR
Date: DEC 2024
Project No: 2408
Scale: 1:100

A0.1

PL07ED PL 20 Dec 2024



SITE NOTES

LEGAL BOUNDARY INFORMATION WAS DERIVED FROM SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEK LTD, SURVEYOR ANDREW SHEP, 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

ZONING (9 UNIT - APARTMENT)	PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	15m	30m	30.5m
MIN. LOT WIDTH (T.162B(11))	38m	30.5m	30.5m
MIN. LOT AREA	450m ²	1096m ²	1096m ² - VARIANCE REQ'D
MAX. LOT AREA (T.162B(12))	1070m ²	1096m ²	1096m ² - VARIANCE REQ'D
MAX. HEIGHT	11m	-	-
MIN. SIDE YARD SETBACK	1.5m	1.9m	1.9m
MIN. FRONT YARD SETBACK	4.5m	4.5m	4.5m
MIN. CORNER SETBACK (S.123(4b))	2.7m (MATCH NEIGHBOUR)	2.49m	2.49m - VARIANCE REQ'D
MIN. REAR YARD SETBACK (T.144A)	30% OF LOT DEPTH (10.7m)	12.6m	12.6m
MIN. REAR CORNER (S.144(5b))	1.2m	1.5m	1.5m
MIN. INTERIOR YARD (S.144(6))	30% OF LOT WIDTH (8.1m)	15.7m	15.7m
MIN. PRINCIPAL ENTRANCES PROVIDING STREET ACCESS (S.161(15))	1	3 FACING DONALD STREET, 1 FACING EDITH AVENUE	3
MIN. PRINCIPAL ENTRANCE FOR EVERY 12m (S.161(15.ii))	1 (TOTAL 3)	3	3
MIN. GLAZING ON FRONT FACADE (S.161(15.ii))	25%	-	34%
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S.161(15.ii))	20%	-	-
MIN. 2 BDRM UNITS (S.161(15b))	25%	8 (25.8%)	8 (25.8%)
MIN. PARKING SPACES (S.101(3a))	0.5 PER DWELLING UNIT (10)	8 - VARIANCE REQ'D	8 - VARIANCE REQ'D
MIN. VISITOR PARKING SPACES	0.1 PER DWELLING UNIT (2)	-	-
MIN. BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (16)	31	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	11
MIN. SOFT LANDSCAPING IN THE FRONT YARD (S.161)	40%	66%	66%
MIN. SOFT LANDSCAPING IN THE REAR YARD (S.161(ii))	50%	50.1%	50.1%
MIN. AGGREGATED RECTANGULAR AREA WHOSE LONGER DIMENSION IS NOT MORE THAN TWICE ITS SHORTER DIMENSION (S.161(ii))	25m ²	PROVIDED	PROVIDED
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S.161(15e)). PROVIDED	-	-	-