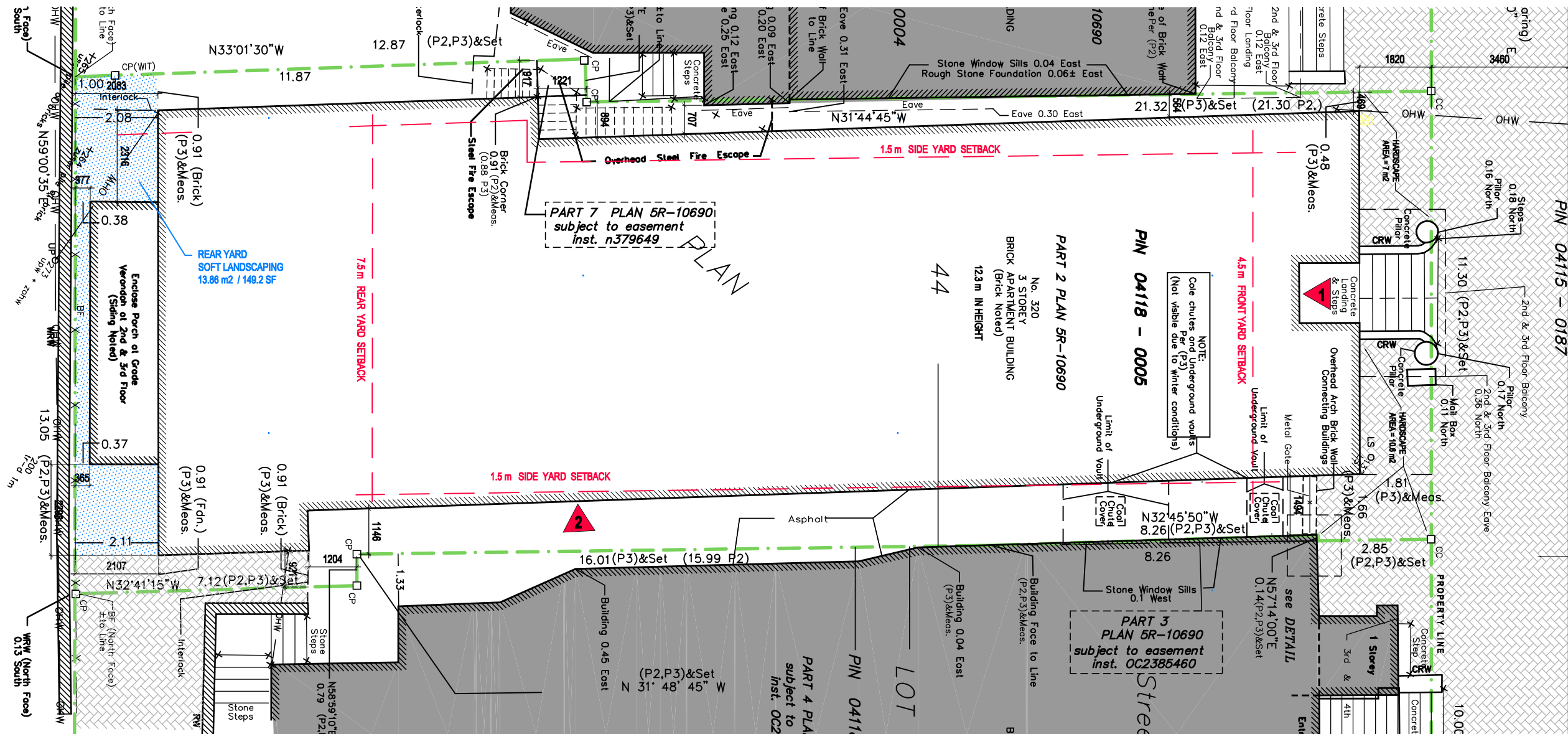


COOPER STREET

Committee of Adjustment
Received | Reçu le
2023-06-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation



LEGEND	
	ENTRANCE - EXISTING
	EXIT - EXISTING
	BASEMENT EXIT - PROPOSED



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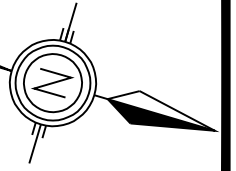
PROJECT NAME:
Application to Legalize Existing Basement Units
320 Cooper St., Ottawa ON

DRAWING TITLE:
SITE PLAN - EXISTING

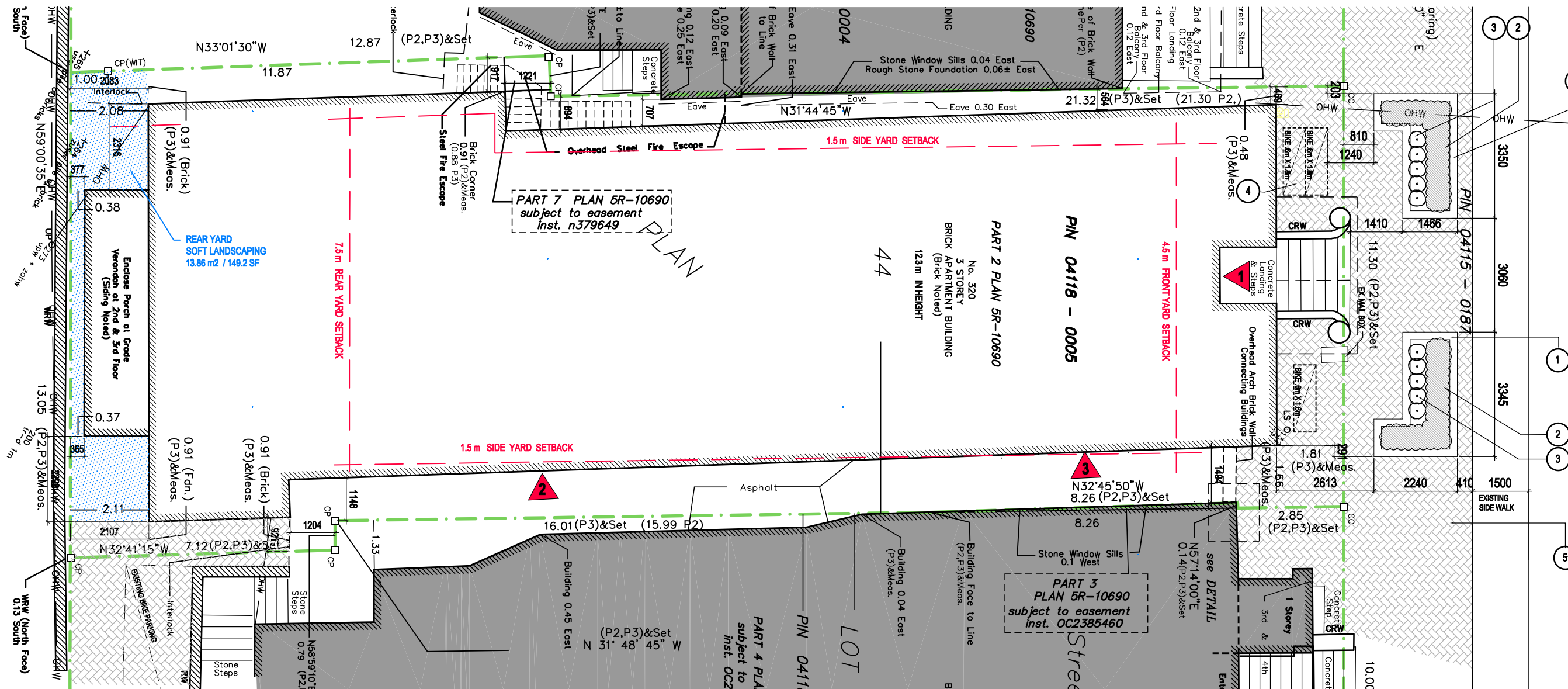
SCALE:
As Shown
ISSUE:
Site Plan Control

ISSUE DATE:
2022.10.27
REVISION:

A1



COOPER STREET



LEGEND	
	ENTRANCE - EXISTING
	EXIT - EXISTING
	BASEMENT EXIT - PROPOSED

NOTES	
1	NEW RAISED PLANTERS. UNIT PAVER BORDER 6" - 8" ABOVE FINISH GRADE AREA : 5.3 m ²
2	BOXWOOD HEDGE
3	HOSTA BORDER
4	NEW BIKE PARKING X 3
5	EXISTING CONCRETE PAVERS



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Application to Legalize Existing Basement Units
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DRAWING TITLE:
SITE PLAN - NEW

SCALE: As Shown	ISSUE DATE: 2022.10.27
ISSUE: Site Plan Control	REVISION:

A2

Zone Provision	Permitted & Required R4UD[479]	Provided
Principal Dwelling Types*	Low-rise Apartment, 9 or more units	Low-rise Apartment, 9 or more units
Lot Width (Minimum)*	15 metres	11.3 m
Lot Area (Minimum)*	450 square metres	403.78 m ²
Building Height (Maximum)*	14.5 metres	12.3 m
Front Yard Setback (Minimum)*	4.5 metres	1.81 m
Corner Side Yard Setback (Minimum)*	4.5 metres	-
Rear Yard Setback (Minimum)*	7.5 metres	2.1 m
Interior Side Yard Setback (Minimum)*	1.5 metres	varies .47 m to .92 m – West Side 1.66 m to .92 m – East Side
Rear Yard Soft Landscaping (Minimum)**	50 square metres	13.86 m ² / 149.2 SF
Any Yard Other Than a Rear Yard Soft Landscaping (Minimum Aggregated [per cent of the Front Yard Area])**	40%	0 %
Fixtures to Prevent Front Yard Parking**	Front yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of the Zoning By-law. Fixtures may include: bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, or some combination thereof.	Raised planters X 2 Bicycle Parking x 3
Permitted Projections into Required Yards***	No limit	-
Required Parking (Minimum) ** & ****	Required: 0	-
Parking Spaces (Bicycles) ^	0.50 per dwelling unit (for 5 units) Required: 3	3

* Part 6 – Section 162 – Table 162A – R4 Subzone Provisions

** Part 6 – Section 161 – Other Provisions

*** Part 2 – Section 65 - Table 65 (5) Fire escapes, open stairways, stoop, landing, steps and ramps (b)(1)(1)

**** Part 2 – Section 60 – Parking (5)(a)

^ Part 4 – Table 111A (b)(1) apartment building, low rise



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PROJECT NAME:

Application to Legalize Existing Basement Units

320 Cooper St., Ottawa ON

DRAWING TITLE:

ZONING MATRIX

SCALE:

N.T.S.

ISSUE:

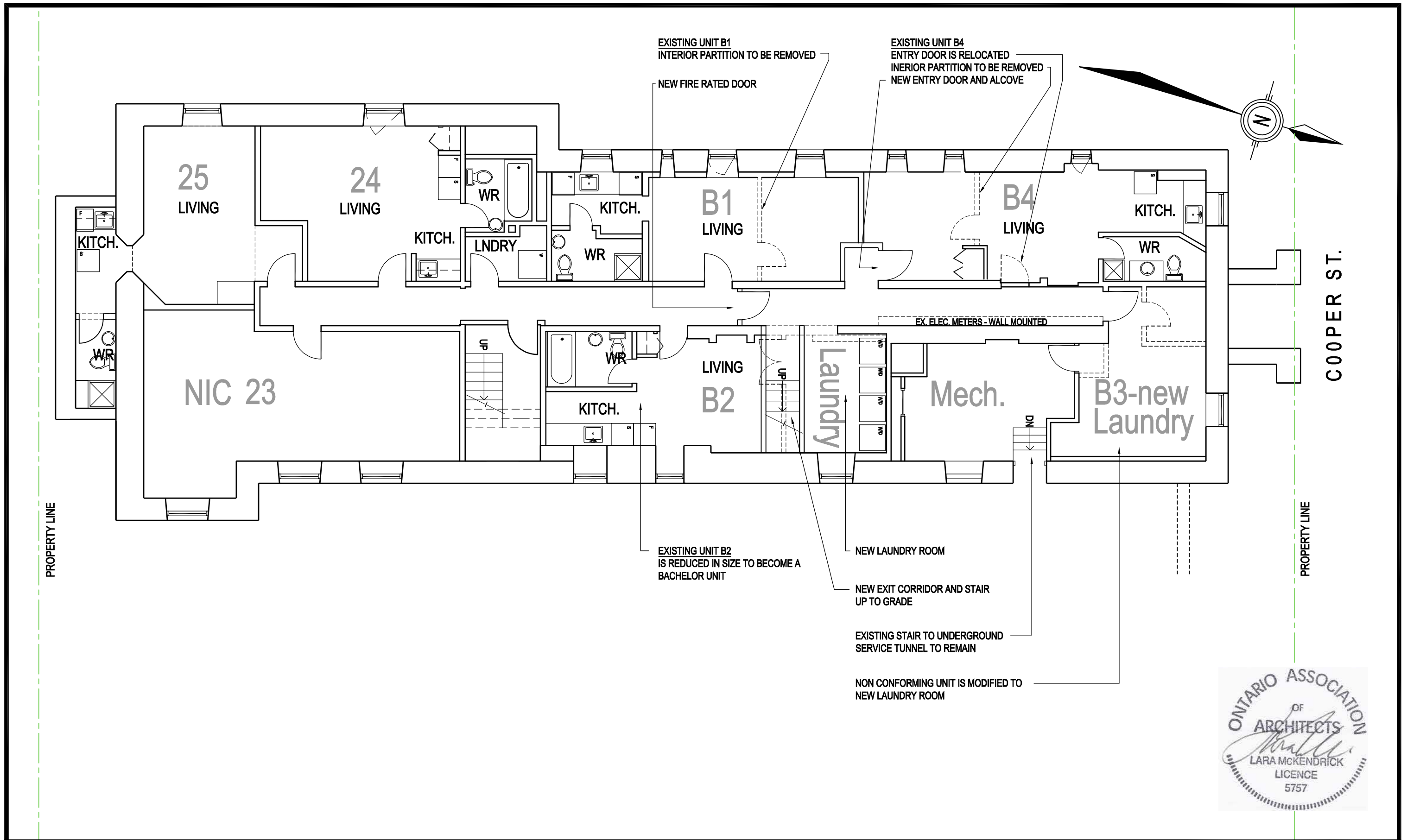
Site Plan Control

ISSUE DATE:

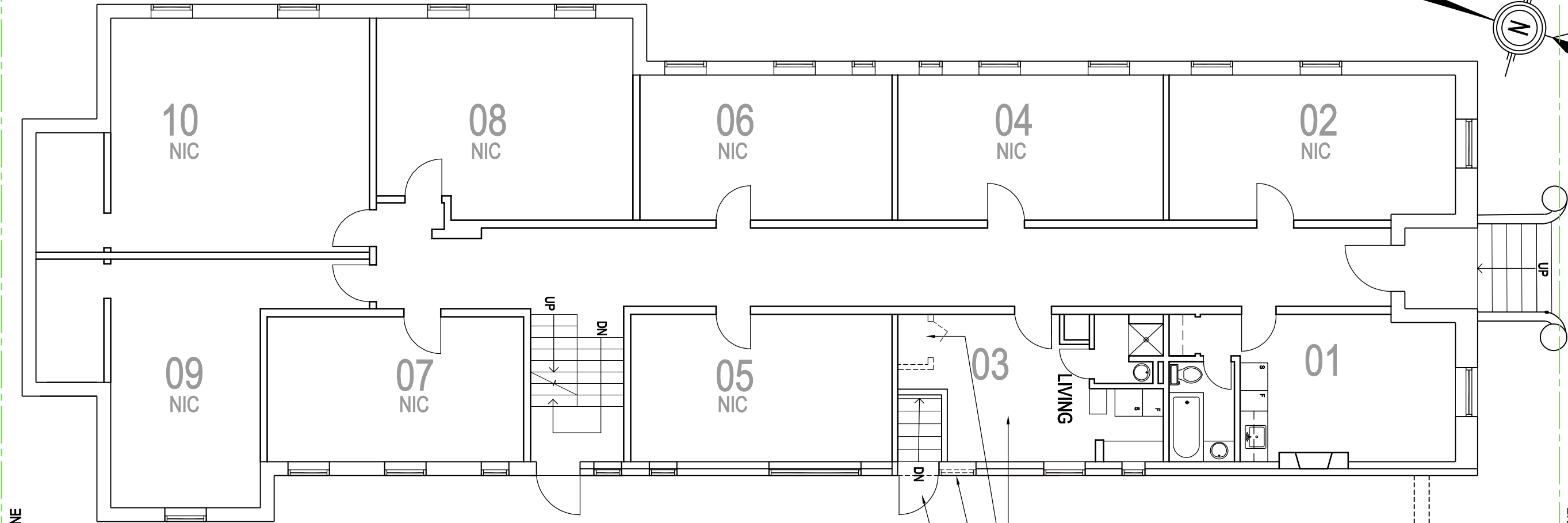
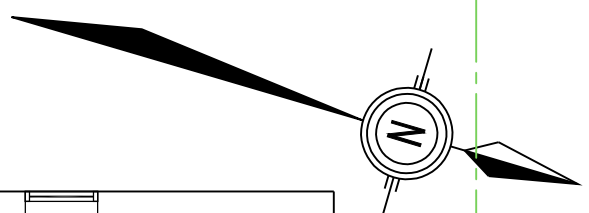
2022.10.27

REVISION:

A3



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			ISSUE: Site Plan Control	REVISION:	



COOPER ST.

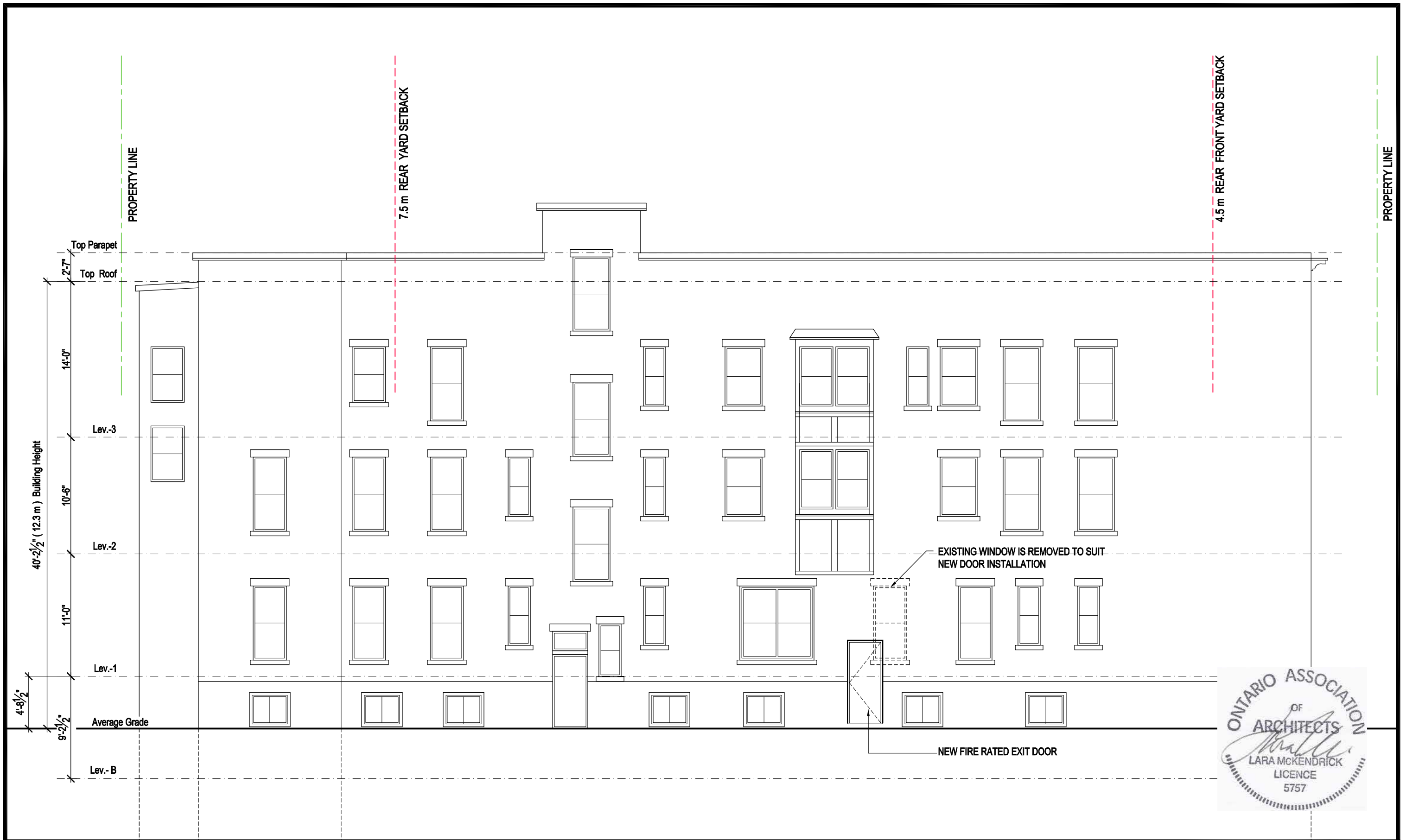
PROPERTY LINE

PROPERTY LINE

- EXISTING UNIT NO.3 IS REDUCED IN SIZE TO SUIT NEW EXIT STAIR CONSTRUCTION REMOVE EXISTING CLOSET
- EXISTING WINDOW IS REMOVED TO SUIT NEW DOOR INSTALLATION
- NEW FIRE RATED EXIT DOOR



Lara McKendrick Architecture Inc. www.laramckendrick.com 15 Irving Avenue, Ottawa, ON 613.728.4682	PROJECT NAME: Application to Legalize Existing Basement Units <small>320 Cooper St., Ottawa ON</small>	DRAWING TITLE: FLOOR PLAN - LEVEL 1	SCALE: 1/8" = 1'-0"	ISSUE DATE: 2022.10.27	A5
			ISSUE: Site Plan Control	REVISION:	



Lara McKendrick Architecture Inc. www.laramckendrick.com 15 Irving Avenue, Ottawa, ON 613.728.4682	PROJECT NAME: Application to Legalize Existing Basement Units 320 Cooper St., Ottawa ON	DRAWING TITLE: EAST ELEVATION	SCALE: 1/8"=1'-0"	ISSUE DATE: 2022.10.27	A6
			ISSUE: Site Plan Control	REVISION:	

PART OF LOTS 44 and 45
South Cooper Street
REGISTERED PLAN 12281
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Surveyor's Certificate
I CERTIFY THAT:
1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.
2. The survey was completed on the 5th day of December, 2022.

December 16, 2022
Date
Andrew Sheehy
Ontario Land Surveyor

Notes & Legend table with symbols and descriptions for survey monuments, bearings, and features.

Bearings are astronomic, derived from the southerly limit of Cooper Street, shown to be N58°59'10"E on Plan SR-10690.

ASSOCIATION OF ONTARIO LAND SURVEYORS PLAN SUBMISSION FORM V-40749. Includes a logo and a disclaimer: 'THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR...'.

ELEVATION NOTES
1. Elevations shown are referred to NCC Benchmark 0197530177, (located at the corner of Somerset Street and Metcalfe Street), having a published Elevation of 72.22m.
2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.

UTILITY NOTES
1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
2. Only visible surface utilities were located.
3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

Topographic data was collected under Winter Conditions. Snow cover and ice preclude determining location and elevation of some topographical data that is otherwise visible.

