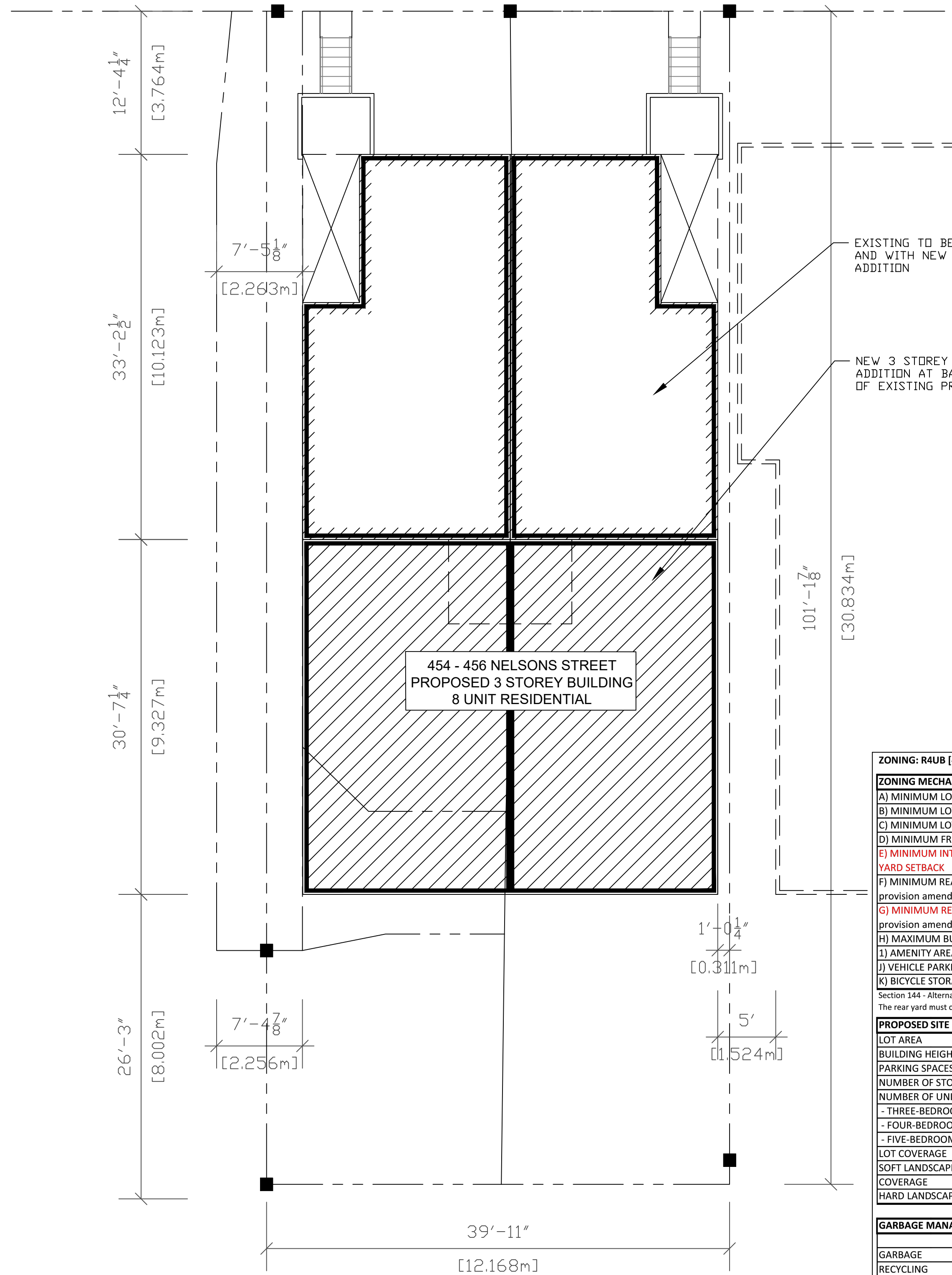
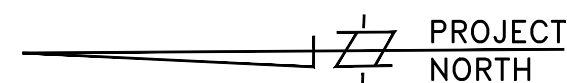
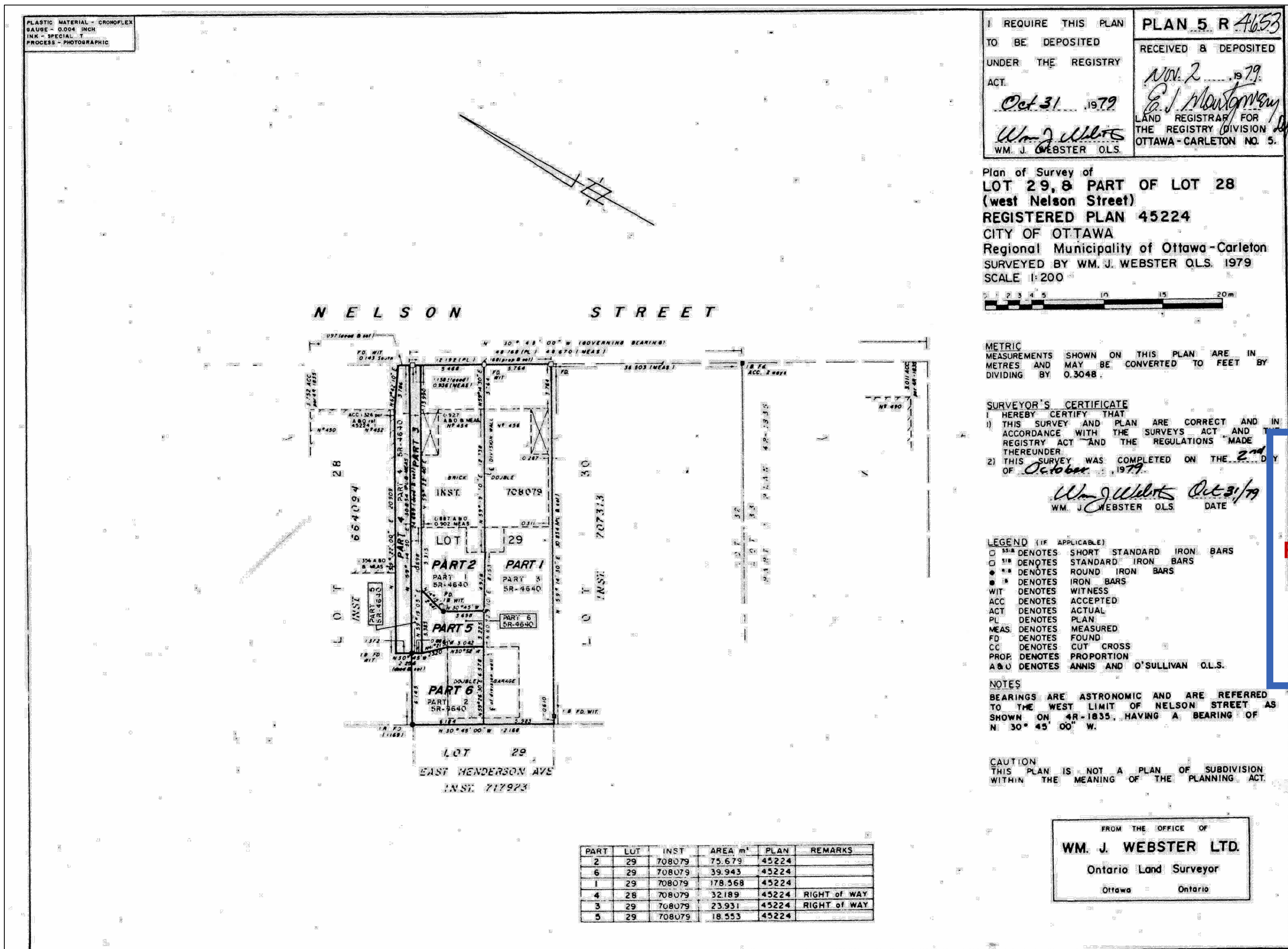


NELSON STREET

4'-3 3/4" [1.314m] 3'-1 1/8" [0.942m] 17'-11" [5.462m] 18'-10 7/8" [5.764m]



454 - 456 NELSONS STREET  
PROPOSED 3 STOREY BUILDING  
8 UNIT RESIDENTIAL



PLAN 5 R A653  
RECEIVED & DEPOSITED  
OCT 31 1979  
WM. J. WEBSTER O.L.S.

Plan of Survey of  
LOT 29, & PART OF LOT 28  
(west Nelson Street)  
REGISTERED PLAN 45224  
CITY OF OTTAWA  
Regional Municipality of Ottawa-Carleton  
SURVEYED BY WM. J. WEBSTER O.L.S. 1979  
SCALE 1:200

METRIC MEASUREMENTS SHOWN ON THIS PLAN ARE IN METRES AND MAY BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE  
I HEREBY CERTIFY THAT  
1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS MADE THEREUNDER  
2) THIS SURVEY WAS COMPLETED ON THE 2nd DAY OF OCTOBER, 1979.  
WM. J. WEBSTER O.L.S. DATE

LEGEND (IF APPLICABLE)  
O 1/4" DENOTES SHORT STANDARD IRON BARS  
O 1/2" DENOTES STANDARD IRON BARS  
O 3/4" DENOTES ROUND IRON BARS  
O 1" DENOTES IRON BARS  
ACC DENOTES ACCEPTED  
ACT DENOTES ACTUAL  
PL DENOTES PLAN  
MEAS DENOTES MEASURED  
FD DENOTES FOUND  
CS DENOTES CUT CROSS  
PROP DENOTES PROPORTION  
A&U DENOTES ANNIS AND O'SULLIVAN O.L.S.

NOTES  
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE WEST LIMIT OF NELSON STREET AS SHOWN ON 48-1835, HAVING A BEARING OF N 30° 45' 00" W.

CAUTION  
THIS PLAN IS NOT A PLAN OF SUBDIVISION WITHIN THE MEANING OF THE PLANNING ACT.

FROM THE OFFICE OF  
WM. J. WEBSTER LTD.  
Ontario Land Surveyor  
Ottawa Ontario

ZONING: R4UB [480] - Proposed Use: Low-rise Apartment 8 units

ZONING MECHANISM	REQUIRED	PROVIDED	COMMENTS
A) MINIMUM LOT AREA	300m²	409m²	
B) MINIMUM LOT WIDTH	10m	13.46m	
C) MINIMUM LOT DEPTH	n/a	31.0m	
D) MINIMUM FRONT YARD SETBACK	4.5m	3.76m	existing building setback
E) MINIMUM INTERIOR SIDE YARD SETBACK	NORTH SIDE: 1.5m SOUTH SIDE: 1.5m	0.90m 0.31m	existing and new building setback
F) MINIMUM REAR YARD AREA (see by-law provision amendments outlined below)	As per section 144 by-law no. 2020-289	AREA: 92.6m²	Existing and new building rear yard area
G) MINIMUM REAR YARD SETBACK (see by-law provision amendments outlined below)	As per section 144 by-law no. 2020-289	DEPTH: 9.2m	existing building rear setback based on 20% offset depth
H) MAXIMUM BUILDING HEIGHT	11m	10.97m	
I) AMENITY AREA	n/a	n/a	
J) VEHICLE PARKING	0	0	
K) BICYCLE STORAGE	0.5 PER UNIT	4	

Section 144 - Alternative yard setbacks for low-rise residential uses in the greenbelt for the minimum required rear yard setback. The rear yard must comprise of at least 25 percent of the lot area; and the minimum rear yard setback pursuant to Table 144A.

PROPOSED SITE DEVELOPMENT INFO		COMMENTS
LOT AREA	409m²	
BUILDING HEIGHT	10.97m	
PARKING SPACES	0	
NUMBER OF STOREYS	3	3 floors + 1 partially below grade
- THREE-BEDROOM UNITS	2	0
- FOUR-BEDROOM UNITS	0	8
- FIVE-BEDROOM UNITS	0	0
LOT COVERAGE	51.5%	building footprint 211m²
SOFT LANDSCAPING	FRONT: 41m²	
COVERAGE	REAR: 84m²	
HARD LANDSCAPING	51m²	

GARBAGE MANAGEMENT REQUIREMENT		
	REQUIRED	PROVIDED
GARBAGE	0.231 cubic yards per unit; 8x0.231= 1.84	1-2 cubic yard container
RECYCLING	For every six units provide one 360L blue cart and two 360L black cart	two-360L blue carts and two-360L black carts
ORGANICS	Container for each unit and 1 communal 240L green container per 50 units	container for each unit and 1 communal 240L green container

Property owner will be responsible for the removal and storage of snow for all walkways, exterior stairs, and driveway throughout the winter.

BUILDING AREA (gross areas)	EXISTING	ADDITION	TOTAL
BASEMENT	105.4m²	101m²	206.4m²
GROUND FLOOR	105.4m²	101m²	206.4m²
SECOND FLOOR	110m²	101m²	211m²
THIRD FLOOR	0m²	211m²	211m²
TOTAL AREAS	321m²	514m²	835m²

Name of Project:  
**PROPOSED RESIDENTIAL BUILDING RENOVATION & ADDITION**  
Location: 454 - 456 Nelson Street,  
Ottawa, ON, K1N 7S8

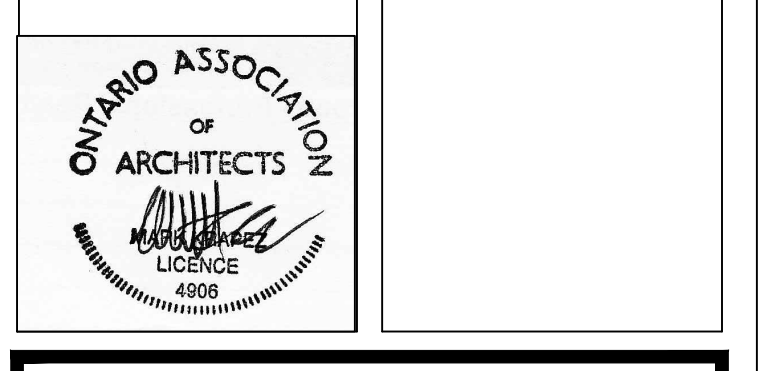
Item	Ontario Building Code Data Matrix - Division B - Parts 3 & 9	OBC Reference
1.	PROJECT DESCRIPTION <input type="checkbox"/> NEW <input checked="" type="checkbox"/> PART 11 <input type="checkbox"/> CHANGE OF USE <input checked="" type="checkbox"/> ADDITION <input type="checkbox"/> ALTERATION	<input type="checkbox"/> PART 3 <input checked="" type="checkbox"/> PART 9
2.	MAJOR OCCUPANCY(S): GROUP C	B-3.1.2.1.(1) B-9.10.2
3.	BUILDING AREA (m2) EXISTING: 110.41 NEW: 212.18	A-1.4.1.2 A-1.4.1.2
4.	GROSS AREA (m2) EXISTING: 331.23 NEW: 848.72	A-1.4.1.2 A-1.4.1.2
5.	NUMBER OF STOREYS ABOVE GRADE: 3 BELOW GRADE: 1	B-3.2.1.1 & A-1.4.1.2 A-1.1.2.4
7.	NUMBER OF STREETS/ACCESS ROUTES: 1	B-3.2.2.10 & B-3.2.5.4
8.	BUILDING CLASSIFICATION: 3.2.2.47 AND 3.2.2.61	B-3.2.2.20-83 B-9.10.4
9.	SPRINKLER SYSTEM PROPOSED <input type="checkbox"/> ENTIRE BUILDING <input type="checkbox"/> BASEMENT ONLY <input type="checkbox"/> IN LIEU OF ROOF RATING <input checked="" type="checkbox"/> NOT REQUIRED	B-3.2.2.20-83 B-9.10.8 B-3.2.1.5 B-3.2.2.17
10.	STANDPIPE REQUIRED <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	B-3.2.9 N/A
11.	FIRE ALARM REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	B-3.2.4 B-9.10.18.2
12.	WATER SERVICE/SUPPLY IS ADEQUATE <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	B-3.2.5.7 B-9.31.3
13.	HIGH BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	B-3.2.6 N/A
14.	PERMITTED CONSTRUCTION ACTUAL CONSTRUCTION <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE <input type="checkbox"/> COMBUSTIBLE <input type="checkbox"/> NON-COMBUSTIBLE	<input checked="" type="checkbox"/> BOTH B-3.2.20-83 B-9.10.6
15.	MEZZANINE(S) AREA m2 -	B-3.2.1.1.(3)-(9) B-9.10.4.1
16.	TOTAL OCCUPANCY LOAD BASED ON: <input type="checkbox"/> m2/PERSON <input checked="" type="checkbox"/> DESIGN OF BUILDING BASEMENT OCCUPANCY: - 2 SLEEPING PER ROOM LOAD: 16 PERSONS 1st FLOOR OCCUPANCY: - 2 SLEEPING PER ROOM LOAD: 16 PERSONS 2nd FLOOR OCCUPANCY: - 2 SLEEPING PER ROOM LOAD: 16 PERSONS 3rd FLOOR OCCUPANCY: - 2 SLEEPING PER ROOM LOAD: 16 PERSONS	B-3.1.17 B-9.9.1.3
17.	BARRIER FREE DESIGN <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	B-3.8 B-9.5.2
18.	HAZARDOUS SUBSTANCES <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	B-3.3.1.2.(1) & B-3.3.1.19.(1) B-9.10.1.3 (4)
19.	REQUIRED FIRE RESISTANCE RATING (F.R.R.) FLOORS: 3/4 HOURS ROOF: 3/4 HOURS MEZZANINE: N/A HOURS	LISTED DESIGN No. or DESCRIPTION (SG-2) B-3.2.1.4 B-9.10.8 B-9.10.9 B-9.10.23
20.	SPATIAL SEPARATION - CONSTRUCTION OF EXTERIOR WALLS	B-3.2.3 B-9.10.14 & B-9.10.15
21.	OTHER	

The Architect is not responsible for the accuracy of the survey, structural, mechanical, electrical or any engineering information shown on the drawings. Refer to the appropriate engineering drawings before proceeding with the Work. report any discrepancies between Architectural and Engineering drawings to the Architect before proceeding with the Work. Contractor is to verify and check all dimensions and report any errors or omissions to the Architect. Construction must conform to all applicable codes and requirements of Authorities having jurisdiction. This drawing is not to be scaled. All dimensions, setbacks to lot lines and as built conditions to be confirmed on site by Ontario Land Surveyor. Floor datums taken from existing plans prepared by W.M. Webster Limited. Ontario Land Surveyor

To be verified by independent surveyor before commencing construction. No geotechnical or environmental investigations have been conducted on site. Contractor is responsible for the verification of existing soil conditions with structural engineer on record, XXXXXXXXXXXXXXXX.

MATERIAL LEGEND  
**Committee of Adjustment Received | Reçu le**  
**Revised | Modifié le : 2024-02-20**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Resubmission to COA 2/16/24  
Committee of Adjustments 12/18/23  
issued/revisions date



LANDMARK ARCHITECTURE ARCHITECT INC.  
2521 Escarpment phone (519)215-3080  
Caledon, Ontario landmark@zimg-net.ca  
L7K 1G3

project:  
Addition & Renovation  
454 - 456 Nelson Street  
Ottawa, Ontario

dwg. title:  
**EXISTING SITE PLAN**

scale: AS NOTED  
date: Dec. 2023  
drawn by: R.Z. plotted: 12/16/24  
reviewed by: M.K.

client no.  
project no.  
**A1**  
Drawing Number

1 SITE PLAN  
A1 NTS









