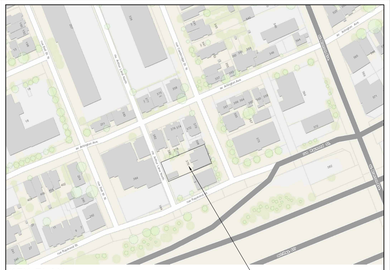


KEY PLAN
NOT TO SCALE

ADDRESS	370 CAMBRIDGE STREET NORTH OTTAWA, ON. K1R 7B7	
LEGAL DESCRIPTION	PART 1 Plan of LOT 15 WEST CAMBRIDGE STREET NORTH, SOUTH OF STONE BOUNDARY	REGISTERED PLAN 33 CITY OF OTTAWA WARD 14, SOMERSET
ZONING	ZONING BY-LAW 2008-250 R4UD – MATURE NEIGHBOURHOODS OVERLAY	

LOW-RISE APARTMENT, 9 OR MORE UNITS	ZONING [REQ.]	PROPOSED
MIN. LOT WIDTH	15m	16.64m
MIN. LOT AREA	450m²	628.6m²
MAX. BUILDING HEIGHT	14.5m	14.5m
MIN. FRONT YARD SETBACK	1.5m*	1.57m
MIN. CORNER YARD SETBACK	4.5m	–
MIN. REAR YARD SETBACK	7.5m*	8.95m
MIN. INTERIOR YARD SETBACK	1.5m	1.54m

ZONE PROVISIONS

(8) Except for a lot of less than 450 square metres in area in the R4–UA, R4 UB, R4–UC and R4–UD zones, thirty percent of the lot area must be provided as landscaped area for a lot containing an apartment dwelling, low rise, stacked dwelling, or retirement home, or a planned unit development that contains any one or more of these dwelling types. (By–law 2020–290)

(9) The maximum height of any permitted use may not exceed that which is specified in Column VI of Table 162A, and in no case, may be greater than a maximum four storeys.

(15) In the case of a Three–unit Dwelling, Low–rise Apartment Dwelling or Stacked Dwelling in the R4–UA, R4–UB, R4–UC and R4–UD zones:

(a) Any part of the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, patios, and permitted driveways, parking aisles and parking spaces, must be softly landscaped.

(b) The minimum area of soft landscaping per (a) must be:
(i) in the case of a lot of less than 360 square metres in area, at least 35 square metres
(ii) in the case of a lot equal to or greater than 360 square metres but less than 450 square metres in area, at least 50 square metres
(iii) in the case of a lot 450 square metres or greater, at least 50 per cent of the rear yard
(iv) in all cases, must comprise at least one aggregated rectangular area of at least 25 square metres and whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting.

(c) Any part of any yard other than the rear yard not occupied by accessory buildings and structures, permitted projections, bicycle parking and aisles, hardscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures per (e) must be softly landscaped.

(d) The minimum area of soft landscaping in the front yard is per Table 161:

Table 161
Front Yard Setback | 1.5 metres – three metres
Minimum Aggregated Soft Landscaped Area (% of the Front Yard Area) | 20%

(e) The front yard and corner side yard must be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking in contravention of this By–law, and for greater clarity:
(i) such parking exclusion fixtures may include bicycle racks, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheelchair lifting devices, wheelchair lifting devices or some combination thereof; and
(ii) raised planters are deemed to be soft landscaping for the purposes of (c) and (d).

(f) At least one principal entrance to a ground–floor unit or to a common interior corridor or stairwell must be located on the facade and provide direct access to the street, and furthermore:

(i) in the case of a corner lot, the principal entrance may be located on front or corner facade; and
(ii) in the case of a lot of 24 metres width or greater, one principal entrance is required for every 12 metres of lot width or part thereof.

(g) The front facade must comprise at least 25 per cent windows, and furthermore,
(i) any corner side facade must comprise at least 15 per cent windows;
(ii) windows located in doors may count towards the minimum fenestration requirement; and
(iii) Any window counted towards the minimum fenestration requirement, other than windows in doors or at the basement level, must have a lower sill no higher than 100 centimetres above the floor level.

(h) At least 20 per cent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.

(j) Despite (h), no additional recession of the front facade is required when balconies or porches are provided on the front or corner side facade as follows:
(i) in the case of a lot of less than 15 metres width, one balcony or porch for each storey at or above the first storey is provided;
(ii) in the case of a lot of 15 metres width or greater, one balcony or porch for every unit that faces a public street at or above the first storey; and
(iii) in any case each balcony or porch must have a horizontal area of at least two square metres.

(o) No rooftop amenity space is permitted within the area shown on Schedule 383. (By–law 2020–290)

(16) In the case of a Low–rise Apartment Dwelling or Stacked Dwelling in the R4–UA, R4–UB, R4–UC and R4–UD zones
(a) No motor vehicle parking is permitted on a lot less than 450 square metres in area.
(b) In the case of a lot of 450 square metres or greater
(i) at least 25 per cent of dwelling units must have at least two bedrooms; and
(ii) the calculation of (i) may be rounded down to the nearest whole number.

Section 135 — Through lots in Residential Zones
(1) In the case of a residentially–zoned through lot, or corner through lot, the minimum required front yard setback applies to both the front and rear lot lines, in accordance with the provisions of the Residential zone or zones in which such lot is located and the minimum required rear yard setback does not apply.

Section 137 — Amenity Area
Table 137 (11) – No amenity are required in R4–UA, R4–UB, R4–UC and R4–UD zones.

Section 139 — Front Yard and Corner Side Yard Landscaping
Table 139 – Minimum Required Aggregated Soft Land Landscaping
Front Yard Setback | 1.5 m – less than 3 m
Minimum Aggregated Soft Landscaped Area (% of the Front Yard Area) | 20%

Walkways
(4) A walkway located in a front yard or corner side yard is permitted subject to the following:
(c) The width of a walkway may not exceed:
(i) in the case of a rooming house, retirement home, stacked dwelling or low–rise apartment dwelling, 1.8 m;
(d) A walkway may traverse an area required for soft landscaping per Table 139(1), and may be included in the calculated area.

Section 144 — Front Yards and Corner Side Yard Setbacks
(1) The minimum front yard setbacks and minimum corner side yard setbacks are as follows:
(a) in the case of an interior lot or through lot, the yard setback must align with the average of the abutting lots' corresponding yard setback abutting the street(s),
(d) Despite the foregoing, the minimum front and/or corner side yard setback need not exceed the minimum required in the Residential subzone in which the lot is located, and in no case may be less than 1.5 m.

VEHICLE PARKING:

SCHEDULE 1A | AREA X: INNER URBAN

SECTION 101 – MINIMUM PARKING SPACE RATES
(1) Within the areas shown as Areas B, C, D, X and Y on Schedule 1A, off–street motor vehicle parking must be provided for any land use at the rate set out in Table 101 below.
(3) Despite Subsection (1), within the area shown as Area X on Schedule 1A:
(a) in the case of a building containing residential uses, no off–street motor vehicle parking is required to be provided under this section for the first twelve dwelling units and the parking requirements under Table 101 apply only to dwelling units and rooming units in excess of 12.

Table 101– MINIMUM PARKING SPACE RATES | ROW R11
Land Use = Dwelling, Low–rise Apartment
Area X and Y on Schedule 1A = 0.5 per dwelling unit

*In this case: the By–law requires a minimum of 4 parking spaces (0.5 spaces per unit) for the 8 dwelling units in excess of first 12 dwelling units.

SECTION 102 – MINIMUM VISITOR PARKING SPACE RATES
(1) Within the areas shown as Areas B, C, D, X, Y and Z on Schedule 1A, in addition to the parking required under Section 101, off–street visitor motor vehicle parking must be provided for dwelling units at the rate set out in Table 102.
(2) Despite (1), within Areas B, X, Y and Z, no visitor parking spaces are required for the first twelve dwelling units on a lot.

Table 102– MINIMUM VISITOR PARKING SPACE RATES
Land Use | Apartment dwelling, low–rise or mid–high–rise
Area X and Y on Schedule 1A | 0.1 per dwelling unit

*In this case: the By–law requires a minimum of 1 visitor parking space (0.1 spaces per unit) for the 8 dwelling units in excess of first 12 dwelling units

SECTION 111 – BICYCLE PARKING SPACE RATES AND PROVISIONS

Table 111A – Bicycle parking space rates
Land use | (b) (i) | apartment building, low rise; apartment dwelling, mid rise; apartment dwelling, high rise, dwelling unit in the same building as a non–residential use; stacked dwelling without a garage or carport for each dwelling unit
Minimum number of spaces required | 0.50 per dwelling unit

LOT DETAILS:

LOT FRONTAGE (CAMBRIDGE): 16.64m
LOT DEPTH: 37.82m (IRREGULAR)
LOT AREA: 628.6m²

TOTAL LANDSCAPED AREA: 215.2m² (34.3% OF LOT AREA)
[REQ. 30%]

FRONT YARD AREA: 26.1m²
AREA OF SOFT LANDSCAPING: 18.3m² (70.1% OF FRONT YARD AREA)
[REC. 20%]

REAR YARD AREA: 149.1m²
AREA OF SOFT LANDSCAPING: 85.5m² (57.4% OF REAR YARD AREA)
[REQ. 50%]

REAR YARD AMENITY AREA: 82.5m² (AGGREGATE AREA AT GRADE)

3 SURFACE PARKING SPACES ACCESSED FROM REAR LANE

22 INTERIOR BIKE SPACES

BUILDING DETAILS:

GROSS FLOOR AREA = 1,136.7m²
BUILDING HEIGHT: 14.5m (4–STORIES)
BUILDING FOOTPRINT: 346.9m²
FEATURES:
FLUSH ENTRANCE, SPLIT–LEVEL MAIN FLOOR/BASEMENT
DOUBLE–SIDED ELEVATOR
INTERIOR GARBAGE ROOM
INTERIOR BIKE STORAGE
INDIVIDUAL BALCONIES ALL UNITS EXCEPT BACHELORS

UNIT COUNT:

BACHELOR	= 2
1 BEDROOM	= 8 (2 B.F.)
1 BEDROOM + DEN	= 4
2 BEDROOM	= 6 (1 B.F.)
TOTAL	= 20 (3 B.F.)

FACADE AREA CALCULATIONS:

SEC. 161 (15)

a) The front facade must comprise at least 25 percent windows.

AREA OF FRONT FACADE = 185.7m² (1999.39 sq.ft)
AREA OF WINDOWS = 71.6m² (771sq.ft)
71.6 / 185.7 = 38.55%

*The front facade comprises at least 38.55% windows.

h) At least 20 percent of the area of the front facade must be recessed an additional 0.6 metres from the front setback line.

AREA OF FRONT FACADE = 185.7m² (1999.4 sq.ft)
1.5M (REQ. MIN 0.6M) RECESSED AREA OF FRONT FACADE = 92.89M² (999.9 SQ.FT)
92.9 / 185.7 = 50.02%

*At least 50.02% of the area of the front facade is recessed by at least 1.5 metres from the front setback line.

MINOR VARIANCES REQUESTED:

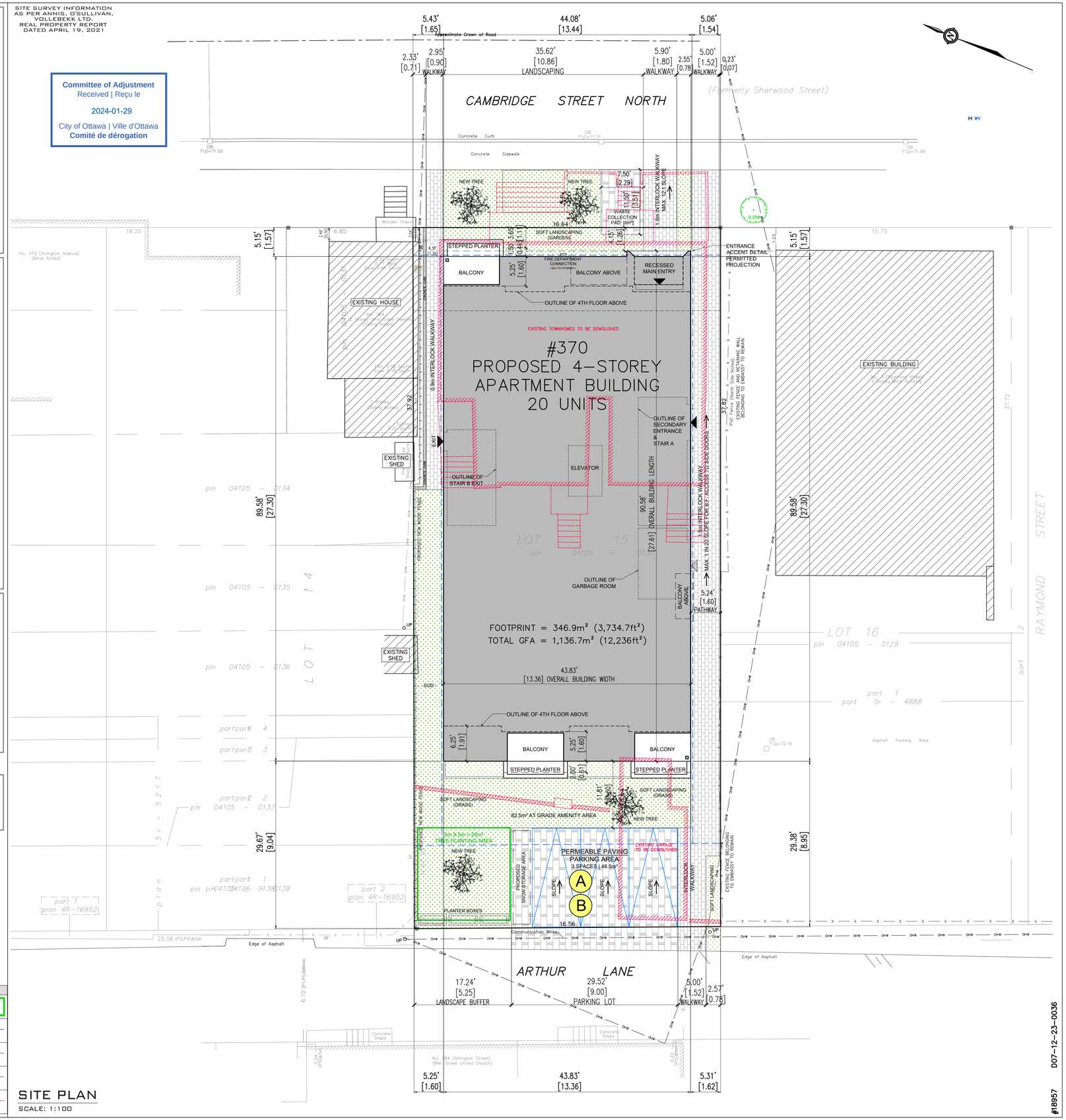
a) TO PERMIT A TOTAL OF 3 PARKING SPACES, WHEREAS THE BY–LAW REQUIRES A MINIMUM OF 4 PARKING SPACES. [TABLE 101]

b) TO PERMIT 0 VISITOR PARKING SPACES, WHEREAS THE BY–LAW REQUIRES A MINIMUM OF 1 VISITOR PARKING SPACE. [TABLE 102]

LEGEND			
PROPOSED BUILDING		REQ. TREE PLANTING AREA	
ASPHALT		LINE OF REQUIRED SETBACK	
INTERLOCK WALKWAY		OVERHEAD WIRES	
SOD / SOFT LANDSCAPING		FENCE	
OTHER INTERLOCKING		EXISTING TO BE DEMOLISHED	

SITE SURVEY INFORMATION AS PER ANNIS, O'SULLIVAN, VOLLEBEKK LTD. REAL PROPERTY REPORT DATED APRIL 19, 2021

Committee of Adjustment
Received | Reçu le
2024-01-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation



SITE PLAN
SCALE: 1:100

MD
MIROCA DESIGN
INCORPORATED SINCE 1986
CUSTOM HOME DESIGN
PROJECT MANAGEMENT

30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

CELEBRATING 35 YEARS DESIGN•BUILD

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.

2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.

3. FOOTINGS DESIGNED FOR 2000 P.S.F ASSUMED BEARING. BEARING STRATA, GRANULAR MATERAL AND COMPACTION TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.

4. DO NOT SCALE THE DRAWINGS.

No.	Description & Date
4	MINOR VARIANCE APPLICATION JANUARY 29, 2024
3	REVISIONS FROM 2ND REVIEW COMMENTS OF NOVEMBER 23, 2023
2	REVISIONS FROM FIRST REVIEW COMMENTS OF JUNE 20, 2023
1	ISSUED FOR SITE PLAN CONTROL APPLICATION MARCH 27, 2023

Revisions

JOB TITLE:
370 CAMBRIDGE ST. NORTH
OTTAWA, ON.
PROPOSED 4-STOREY LOW-RISE APARTMENT BUILDING

SHEET TITLE:
SITE PLAN

SCALE: AS SHOWN	DWG NO.
DRAWN: M.D.	S1.1
CHECKED:	
DATE: JANUARY 2023	
PRINT DATE: 2024-JAN-29	

D07-12-23-0036
#18957

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