

UPSCALE HOMES



ARCHITECTURE

414 Churchill Avenue North Ottawa, Ontario, K1Z 5C6

EXISTING TREE TO REMAIN

ORNAMENTAL GRASSES

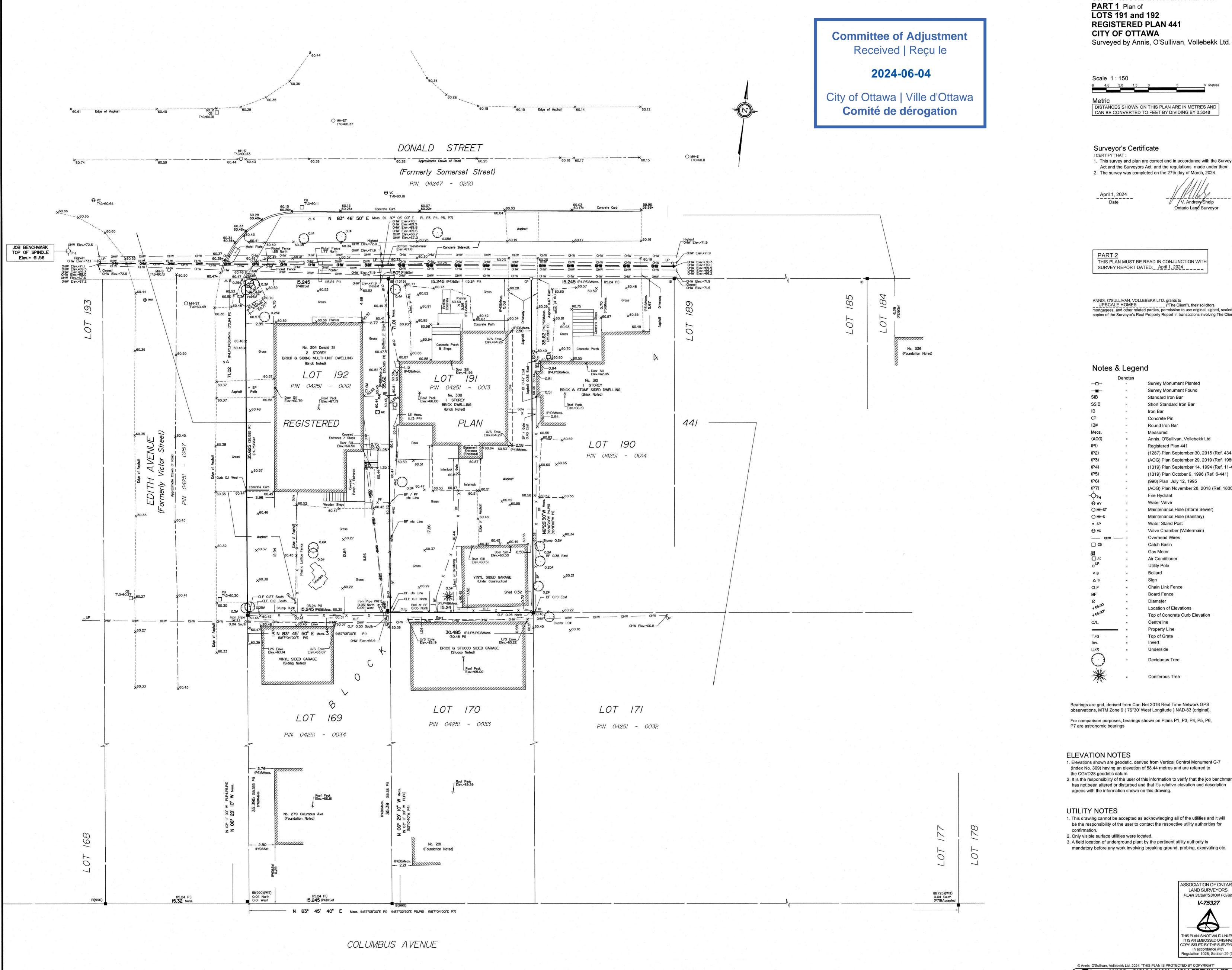
ISSUED FOR DISCUSSION AND REVIEW | 04/24/2024 | ML | Date DR Ch JAMES B. LENNOX & ASSOCIATES INC.

TREE CONSERVATION REPORT &

AS SHOWN TART DATE APRIL 2024

K2H 5A8

Fax. 1(866) 343-3942



SURVEYOR'S REAL PROPERTY REPORT

1. This survey and plan are correct and in accordance with the Surveys Act and the Surveyors Act and the regulations made under them.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD. grants to __UPSCALE HOMES_____ ("The Client"), their solicitors, mortgagees, and other related parties, permission to use original, signed, sealed copies of the Surveyor's Real Property Report in transactions involving The Client.

Short Standard Iron Bar Annis, O'Sullivan, Vollebekk Ltd. (1287) Plan September 30, 2015 (Ref. 434-15) (AOG) Plan September 29, 2019 (Ref. 19808-17 (1319) Plan September 14, 1994 (Ref. 11-441) (1319) Plan October 9, 1996 (Ref. 6-441) (990) Plan July 12, 1995 (AOG) Plan November 28, 2018 (Ref. 18004-18 Maintenance Hole (Storm Sewer) Maintenance Hole (Sanitary) Valve Chamber (Watermain) Location of Elevations Top of Concrete Curb Elevation

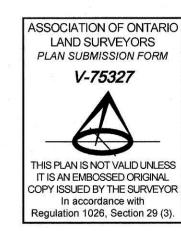
observations, MTM Zone 9 (76°30' West Longitude) NAD-83 (original). For comparison purposes, bearings shown on Plans P1, P3, P4, P5, P6,

(Index No. 309) having an elevation of 58.44 metres and are referred to 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 it's relative elevation and description

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

3. A field location of underground plant by the pertinent utility authority is

mandatory before any work involving breaking ground, probing, excavating etc.





NOTES

- R4UC ZONING DESIGNATION
- AREA X AS PER SCHEDULE 1A

ZONING (9-UNIT+ APARTMENT):

- 15m MIN. LOT WIDTH, PROVIDED
 38m MAX. LOT WIDTH [T.162B(11)], PROVIDED
- 450m² MIN. LOT AREA, PROVIDED
- 1070m² MAX. LOT AREA (1086m² PROVIDED) [T.162B(12)],

VARIANCE REQ'D

- 11m MAX. HEIGHT, PROVIDED
- 1.5m MIN. SIDE YARD SETBACK, PROVIDED
- 4.5m MIN. FRONT YARD SETBACK, PROVIDED
- 2.4m MIN. CORNER SIDE YARD SETBACK (MATCHING NEIGHBOUR THAT FACES THE SAME STREET) [S.123(4b)], PROVIDED
- 30% OF LOT DEPTH MIN. REAR YARD SETBACK [T. 144A], PROVIDED
- 1.2m MIN. REAR YARD SETBACK ON A CORNER LOT IF ENTRANCES ARE FACING BOTH STREETS [S.144(5b)], PROVIDED
- 30% OF LOT WIDTH MIN. INTERIOR YARD AREA ON A CORNER LOT [S.144(6)], PROVIDED
- 1 MIN. PRINCIPAL ENTRANCE TO A GROUND FLOOR UNIT OR COMMON INTERIOR CORRIDOR/STAIRWELL MUST BE LOCATED ON THE FACADE PROVIDING DIRECT STREET ACCESS [S.161(15f)], PROVIDED
- 1 MIN. PRINCIPÀL ENTRANCE FOR EVERY 12m OF LOT WIDTH FOR LOTS OF 24m WIDE OR GREATER [S.161(15f.ii)], PROVIDED
- 25% MIN. GLAZING ON FRONT FACADE [S.161(15g)], PROVIDED
- 20% MIN. OF FRONT FACADE MUST BE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE, PROVIDED (UNLESS ONE BALCONY OR PORCH OF 2m² PER UNIT THAT FACES A STREET AT OR ABOVE THE FIRST STOREY IS PROVIDED) [S.161(15h,j)], PROVIDED
- 25% MIN. DWELLING UNITS MUST HAVE AT LEAST 2 BEDROOMS [S.161(16b)], PROVIDED
- NO AMENITY AREA REQUIREMENTS BEYOND WHAT IS REQUIRED FOR SOFT LANDSCAPING AND/OR BALCONIES

PARKING REQUIREMENTS

- 0.5 MIN. PARKING SPACES PER DWELLING UNIT IN EXCESS OF 12 UNITS [S.101(3a)], 10 REQ'D, 8 PROVIDED, VARIANCE REQ'D
- 0.1 MIN. VISITOR PARKING SPACES PER DWELLING UNIT IN EXCESS OF 12 UNITS [S.102(2)], 2 PROVIDED

BICYCLE PARKING REQUIREMENTS

- 0.5 MIN. BICYCLE PARKING SPACES PER DWELLING UNIT, PROVIDED
- 50% OF REQUIRED BIKE PARKING SPACES, OR 15 BIKE PARKING SPACES, WHICHEVER IS GREATER, MAY BE LOCATED IN A LANDSCAPED AREA

SOFT LANDSCAPING REQUIREMENTS

- ANY PART OF THE FRONT AND REAR YARDS NOT OCCUPIED BY ACCESSORY BUILDINGS/STRUCTURES, PERMITTED PROJECTIONS, BIKE PARKING/AISLES, PATHS OF TRAVEL, WALKWAYS, PATIOS; AND PERMITTED DRIVEWAYS, PARKING AISLES AND PARKING
- LANDSCAPED, PROVIDED
 40% MIN. SOFT LANDSCAPING IN THE FRONT YARD [T.161], PROVIDED

SPACES MUST BE SOFTLY

- 50% MIN. SOFT LANDSCAPING IN THE REAR YARD [S.161(15b,iii)], PROVIDED
- 25m² MIN. AGGREGATED RECTANGULAR AREA WHOSE LONGER DIMENSION IS NOT MORE THAN TWICE ITS SHORTER DIMENSION [S.161(15b,iv)], PROVIDED
- FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS [S.161(15e)], PROVIDED

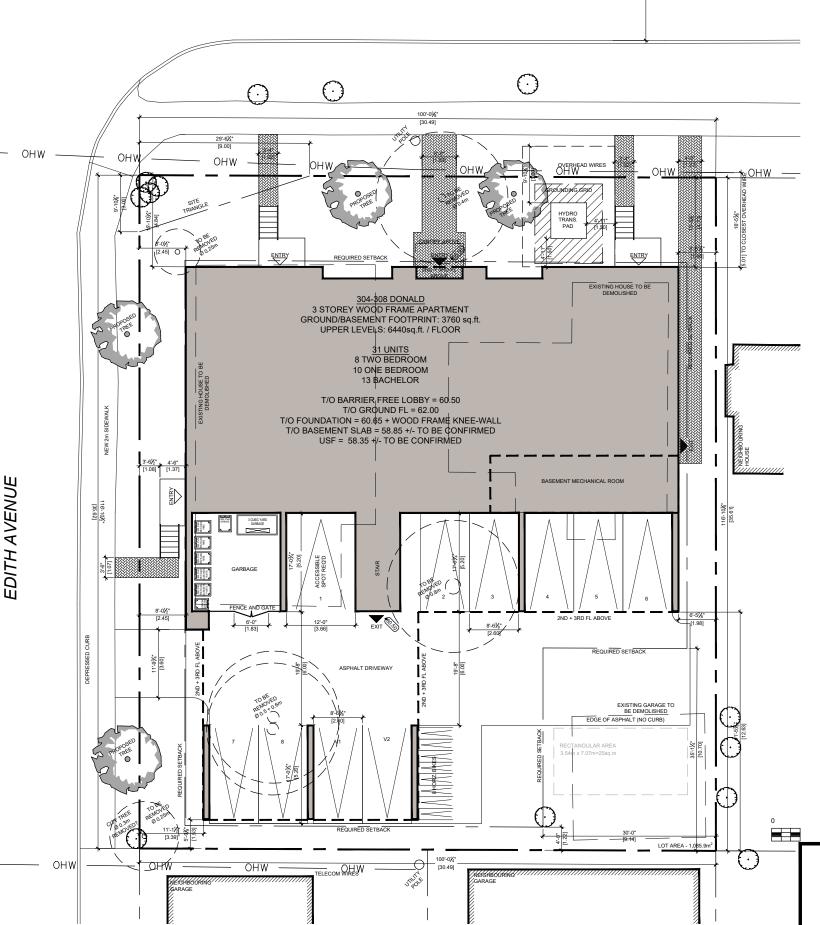
EXISTING:

- ONE SINGLE-FAMILY HOME
- ONE MULTI-UNIT BUILDING

ROPOSED:

APARTMENT BUILDING WITH

 BARKING



Committee of Adjustment Received | Reçu le

2024-06-04

City of Ottawa | Ville d'Ottawa

Comité de dérogation

DONALD SITE ANALYSIS

304-308 Donald St, Ottawa, Ontario

APR 10 2024

SCALE: 1:200

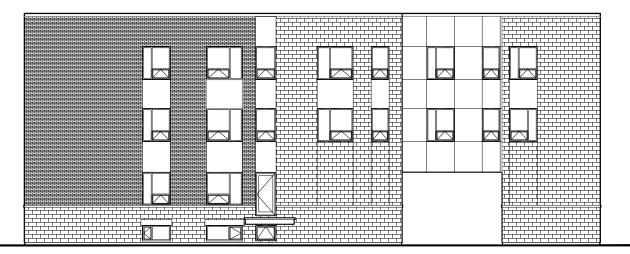
SITE PLAN

RJH

ARCHITECTURE + PLANNING

414 Churchill Avenue North, Ottawa, Ontario, K1Z 5C6 613-853-2822 rosaline@rjhill.ca rjhill.ca





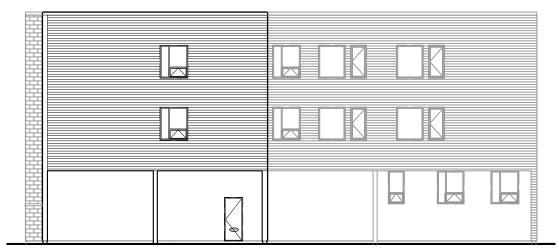
RIGHT ELEVATION (FACING EDITH)

Committee of Adjustment Received | Reçu le

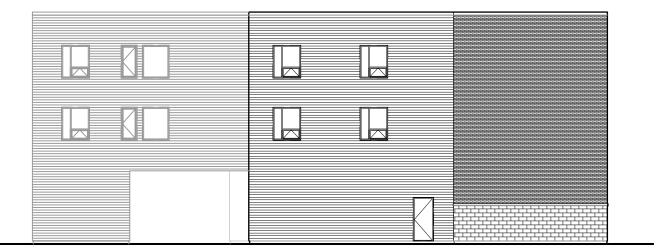
2024-06-04

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REAR ELEVATION LEFT ELEVATION



DONALD SITE ANALYSIS

304-308 Donald St, Ottawa, Ontario

MAY 2024

SCALE:1/16" = 1'-0"

ELEVATIONS

