

**LEGEND**

**ZONING INFORMATION:**  
ZONE: R4UD [481]

DWELLING TYPE: APARTMENT  
DWELLING, LOW RISE, STACKED

	REQ.	EXIST.
MIN. LOT WIDTH:	10m	13.71m
MIN. LOT AREA:	420m <sup>2</sup>	425m <sup>2</sup>
MAX. BLDG. HT:	11m	7.9m
MIN. FRT. SETBACK:	4.5m	3.9m
MIN. REAR SETBACK:	9.5m	9.4m
MIN. SIDE SETBACK:	1.5m	1.5m

**LANDSCAPE INFORMATION:**

\*XX MUST BE LANDSCAPED\*

	REQ.	PROP.
TOTAL LOT	421m <sup>2</sup>	138m <sup>2</sup>
TOTAL REAR YARD		
TOTAL LOT(%)	30%	32%
TOTAL LOT(ft <sup>2</sup> )	126m <sup>2</sup>	134m <sup>2</sup>

	REQ.	PROP.
TOTAL REAR YARD		
REAR YARD (%)	50%	53%
REAR YARD (ft <sup>2</sup> )	69m <sup>2</sup>	73m <sup>2</sup>

**\*XX MUST BE SOFT LANDSCAPED\***

	REQ.	PROP.
FRONT YARD (%)	40%	42.4%
FRONT YARD (ft <sup>2</sup> )	22m <sup>2</sup>	23m <sup>2</sup>

**GRADING INFORMATION:**  
ALL GRADING TO REMAIN AS BUILT

**AMENITY SPACE:**

Required: 15m<sup>2</sup> / dwelling unit

- Total amenity space : 75m<sup>2</sup>
- Total dwelling units : 4

= 75 / 4 = 18.75m<sup>2</sup>

Provided : 18.75m<sup>2</sup> / dwelling unit

**VARIANCES REQUIRED:**  
-MINIMUM FRONT SETBACK  
-MINIMUM REAR SETBACK  
-2 VEHICLE PARKING

ZONING REVIEW

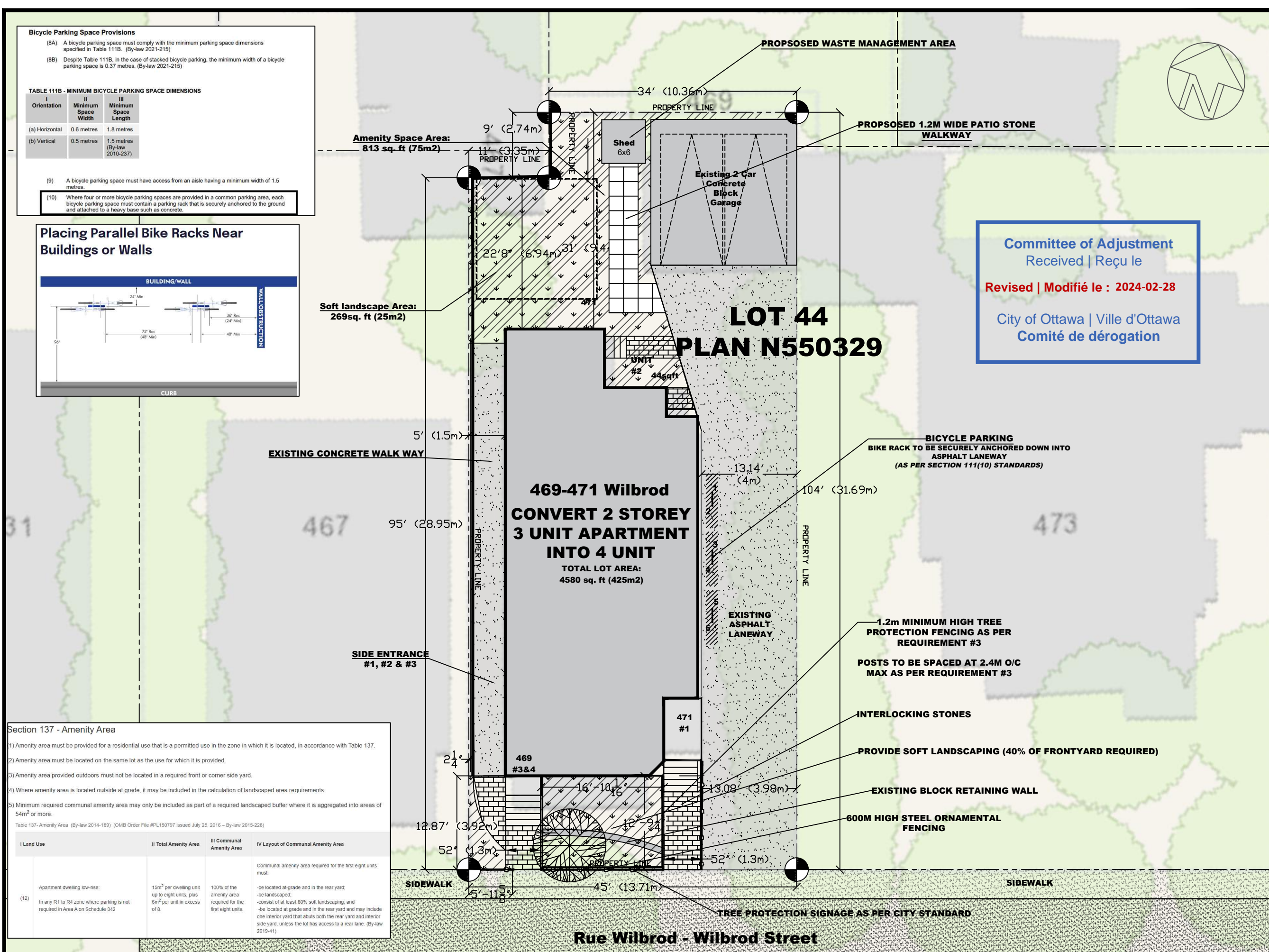
SITE PLAN

**469-471 Wilbrod St.  
OTTAWA, ONTARIO**

SCALE : 1:150

FEB 2024

1 OF 7



**Bicycle Parking Space Provisions**

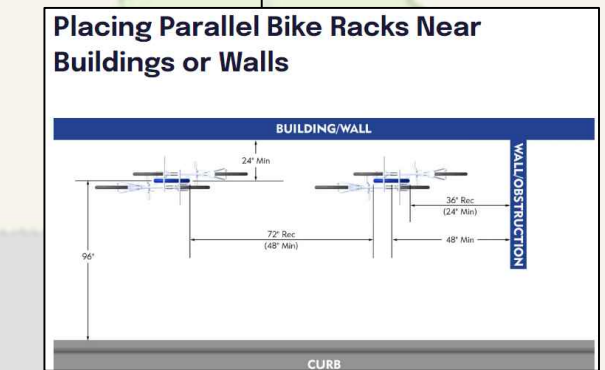
(8A) A bicycle parking space must comply with the minimum parking space dimensions specified in Table 111B. (By-law 2021-215)

(8B) Despite Table 111B, in the case of stacked bicycle parking, the minimum width of a bicycle parking space is 0.37 metres. (By-law 2021-215)

I Orientation	II Minimum Space Width	III Minimum Space Length
(a) Horizontal	0.6 metres	1.8 metres
(b) Vertical	0.5 metres	1.5 metres (By-law 2010-237)

(9) A bicycle parking space must have access from an aisle having a minimum width of 1.5 metres.

(10) Where four or more bicycle parking spaces are provided in a common parking area, each bicycle parking space must contain a parking rack that is securely anchored to the ground and attached to a heavy base such as concrete.



**Section 137 - Amenity Area**

(1) Amenity area must be provided for a residential use that is a permitted use in the zone in which it is located, in accordance with Table 137.

(2) Amenity area must be located on the same lot as the use for which it is provided.

(3) Amenity area provided outdoors must not be located in a required front or corner side yard.

(4) Where amenity area is located outside at grade, it may be included in the calculation of landscaped area requirements.

(5) Minimum required communal amenity area may only be included as part of a required landscaped buffer where it is aggregated into areas of 54m<sup>2</sup> or more.

Table 137- Amenity Area (By-law 2014-189) (OMB Order File #PL150797 issued July 25, 2016 - By-law 2015-228)

I Land Use	II Total Amenity Area	III Communal Amenity Area	IV Layout of Communal Amenity Area
Apartment dwelling low-rise:	15m <sup>2</sup> per dwelling unit up to eight units, plus 6m <sup>2</sup> per unit in excess of 8.	100% of the amenity area required for the first eight units.	Communal amenity area required for the first eight units must: -be located at-grade and in the rear yard; -be landscaped; -consist of at least 80% soft landscaping, and -be located at grade and in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard, unless the lot has access to a rear lane. (By-law 2019-41)

(12) In any R1 to R4 zone where parking is not required in Area A on Schedule 342

2023-11-06

Committee of Adjustment

UCL 00 2021

City of Ottawa

JOB No. O - 156 - 92

**PART 1: PLAN OF PART OF LOT 44 (North Wilbrod Street) AND PART OF LOT 44 (South Stewart Street) REGISTERED PLAN 6 CITY OF OTTAWA REGIONAL MUNICIPALITY OF OTTAWA - CARLETON**  
SCALE 1" = 15'

Surveyed by  
**Annis, O'Sullivan, Vollebek Ltd.**  
1992

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT:  
The field survey represented on this plan was completed on the 5<sup>th</sup> day of August, 1992.

*Annis, O'Sullivan, Vollebek Ltd.*  
E. H. HERRICK  
Ontario Land Surveyor

**PART 2**  
This plan must be read in conjunction with survey report dated August 11, 1992.

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**NOTES & LEGEND**  
Bearing are astronomic, derived from the southerly limit of Stewart Street shown to be N28°47'40"E on Plan 91-3937

- O- details Survey Monument Found.
- S.I.B. Standard Iron Bar
- S.S.I.B. Short Standard Iron Bar
- R.I.B. Iron Bar Road.
- I.B. Iron Bar
- C.C. Chain
- C.P. Chain Pin
- C.L.F. Chain Link Fence
- B.F. Boundary Fence
- W.F. Wire Fence
- Prop. Proposed
- Mess. Measured
- Witness
- Wh. Wh. (14.0.0.)
- (94.7) H R Farley O.L.S.
- (723) R W Barnett O.L.S.
- (192) C W Farnell O.L.S.
- (187) Registered Plan 6
- (187) Int. N.550329.
- (Acc) Accepted

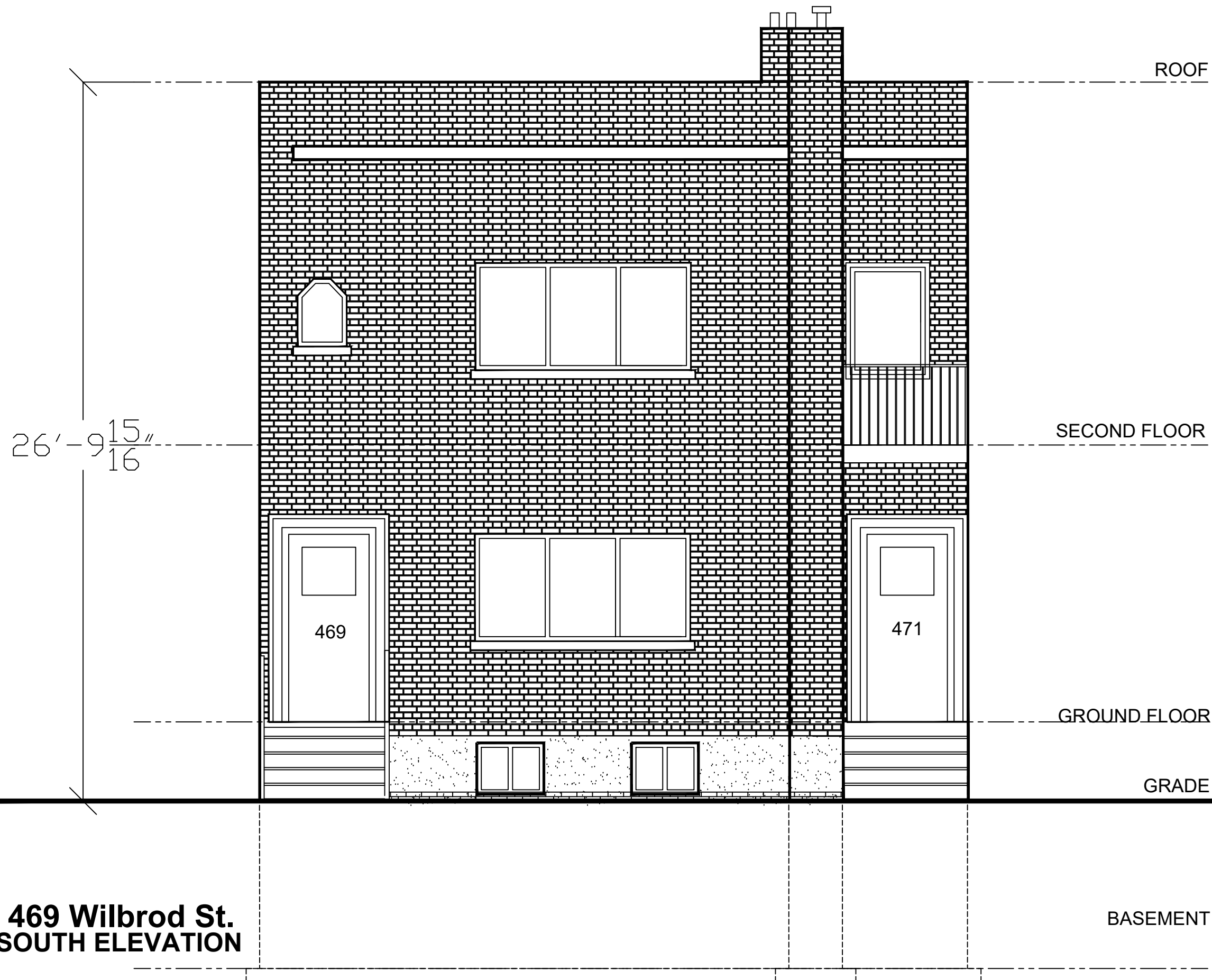
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**ANNIS, O'SULLIVAN, VOLLEBEK LTD.**  
ONTARIO LAND SURVEYOR & ORLEANS ONTARIO  
ENGLISHTOWN, QUEBEC & ORLEANS ONTARIO  
1992

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LEGEND



**FIRE SAFETY  
PLAN**

SOUTH ELEVATION

**469-471 Wilbrod St.**  
OTTAWA, ONTARIO

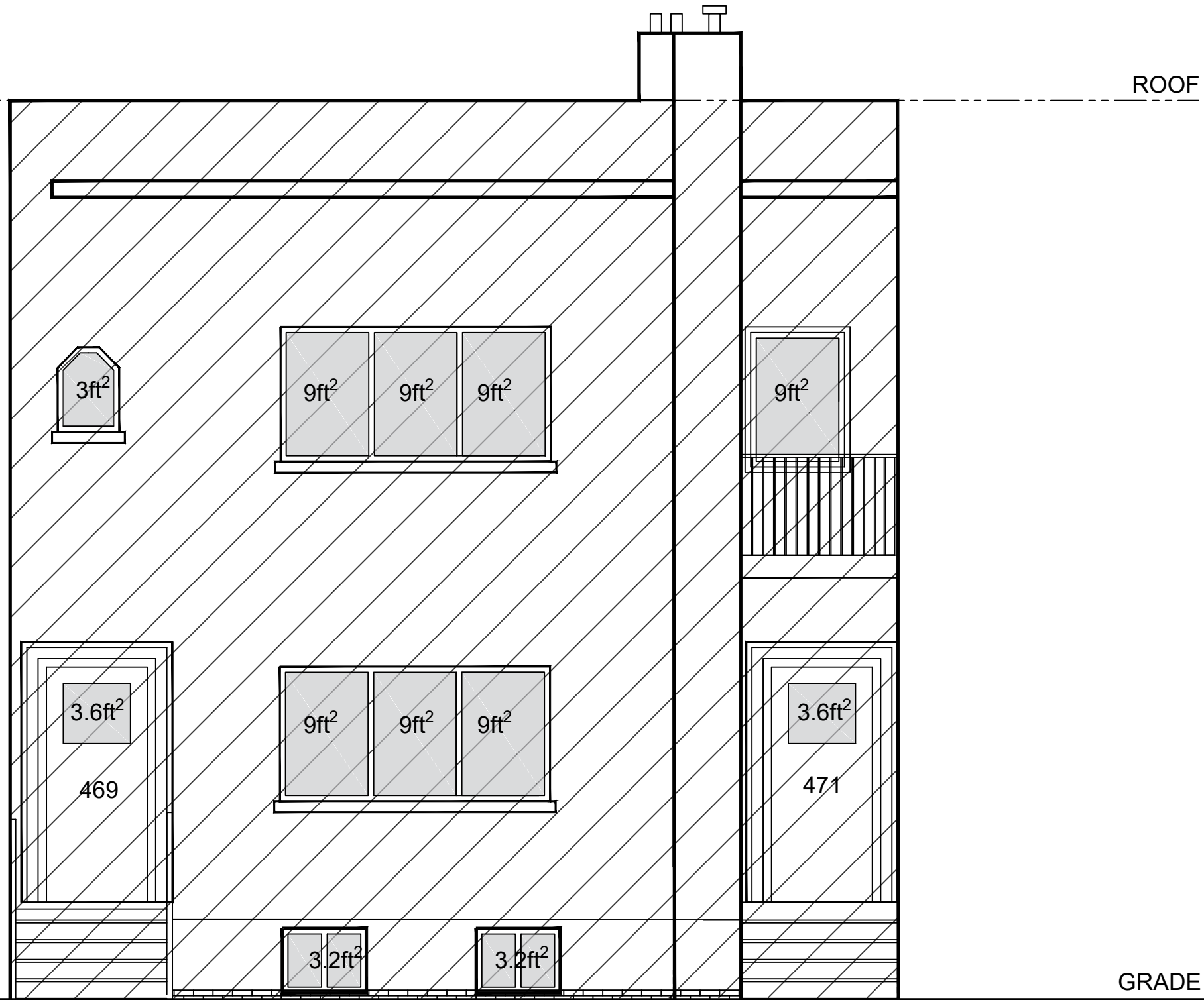
NOT TO SCALE

MARCH 2022

LEGEND

Total Facade Area: 672ft<sup>2</sup>

	REQ.	EXIST.
WINDOW AREA (%)	25%	11.84%
WINDOW AREA (ft <sup>2</sup> )	168ft <sup>2</sup>	79.5ft <sup>2</sup>



**469 Wilbrod St.  
SOUTH ELEVATION**

GRADE

BASEMENT

**FIRE SAFETY  
PLAN**

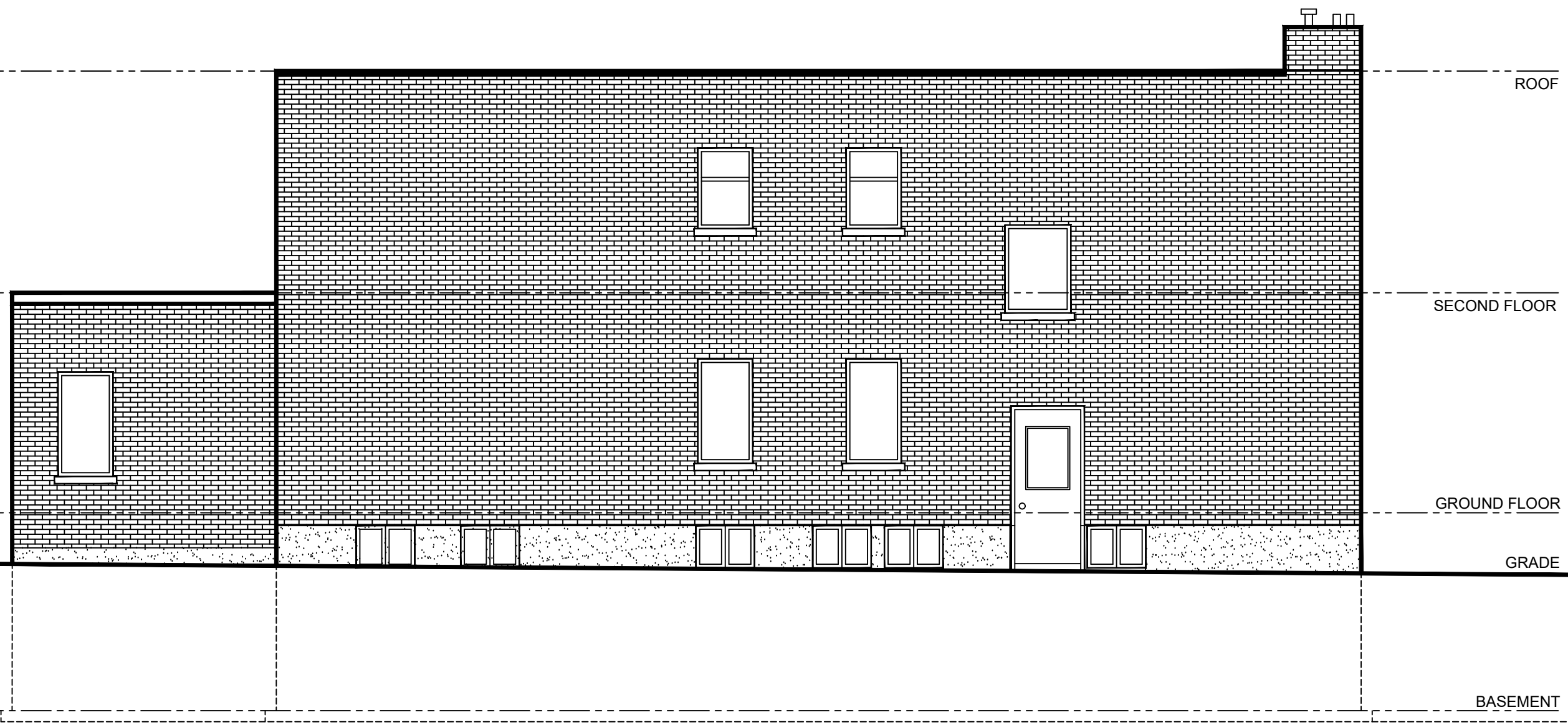
SOUTH ELEVATION  
FRONT FACADE  
VERIFICATION

**469-471 Wilbrod St.  
OTTAWA, ONTARIO**

NOT TO SCALE

MARCH 2022

LEGEND



**469 Wilbrod St.  
SOUTH ELEVATION**

**FIRE SAFETY  
PLAN**

WEST ELEVATION

**469-471 Wilbrod St.  
OTTAWA, ONTARIO**

NOT TO SCALE

SEPT 2021