

SITE PLAN

655 DONAT ST

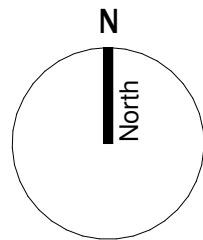
*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING PLAN AND LEGAL SURVEY

ZONING ANALYSIS

R4UA ZONING REQUIREMENTS

ZONING MECHANISM	REQUIRED (M)	PROPOSED (M)	COMPLIANCE (YES/NO)
LOT WIDTH:	12	15.24	YES
LOT AREA:	360 m ²	580 m ²	YES
HEIGHT LIMIT:	11	11	YES
SETBACKS			
FRONT YARD:	4.5	4.5	YES
REAR YARD:	11.28 (30%)	12.08	YES
SIDE YARDS:	1.5	1.68	YES
SOFT LANDSCAPING:			
(FRONT YARD):	40%	41.3%	YES
(REAR YARD):	50%	54.4%	YES
TOTAL LOT AREA:	30%	37.2%	YES
WALKWAYS:			
PRIMARY:	1.8 m MAX	1.2 - 1.45 max.	YES
WASTE COLLECTION:	2.2 MAX	1.2 - 1.45 max.	YES
Maximum number of permitted dwelling units per apartment building, low-rise is eight (8).	(8).	10	NO (RELIEF REQUIRED)

KEY PLAN



LOT: 48
REGISTERED PLAN: 587

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DEVELOPMENT REQUIREMENTS

TOTAL NUMBER OF UNITS: 10 UNITS
(5) 1 BED UNITS: 50%
(5) 2 BED UNITS: 50%

DWELLING UNIT SIZES:

UNIT TYPE A:	1 BED	45.9 m ² (494 ft ²)
UNIT TYPE B:	1 BED BARRIER FREE	62.6 m ² (674 ft ²)
UNIT TYPE C:	2 BED	85.94 m ² (915-1,015 ft ²)

BUILDING AREAS

BUILDING GROSS FLOOR AREA: 653 m² (7,037 ft²)
*TOTAL AREA OF ALL FLOORS ABOVE GRADE, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS. & 896 m² (9,644 ft²) INCLUDING THE BASEMENT LEVEL.

BUILDING AREA: 222.8m² (2,398 ft²)
*GREATEST HORIZONTAL AREA OF THE BUILDING, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS.

BUILDING HEIGHT: 3 STOREYS (11 m)

BICYCLE PARKING: 5 BIKE RACKS MIN.
*0.50 per dwelling unit

WASTE COLLECTION:

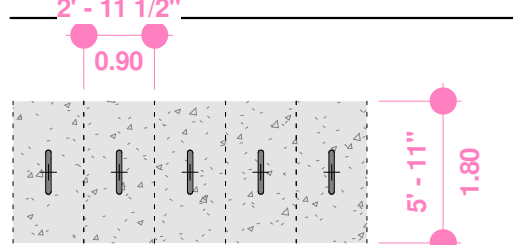
GARBAGE *0.231 YD ³ per dwelling unit	1.85 YD ³ (QTY: 4) 360L CARTS
RECYCLING *QTY: 1 BLUE + 1 BLACK CART	2 BLUE + 2 BLACK CARTS
*1 - 360L l per (6 dwelling units)	
ORGANICS *QTY: 1 Communal	1 GREEN CART
240L Green container per (50 units)	

AVERAGE GRADE CALCULATION

POINT A - 0.00 m
POINT B - 0.00 m
POINT C - 0.00 m
POINT D - 0.00 m

AVERAGE GRADE: 0.00 m

BICYCLE PARKING DIMENSIONS



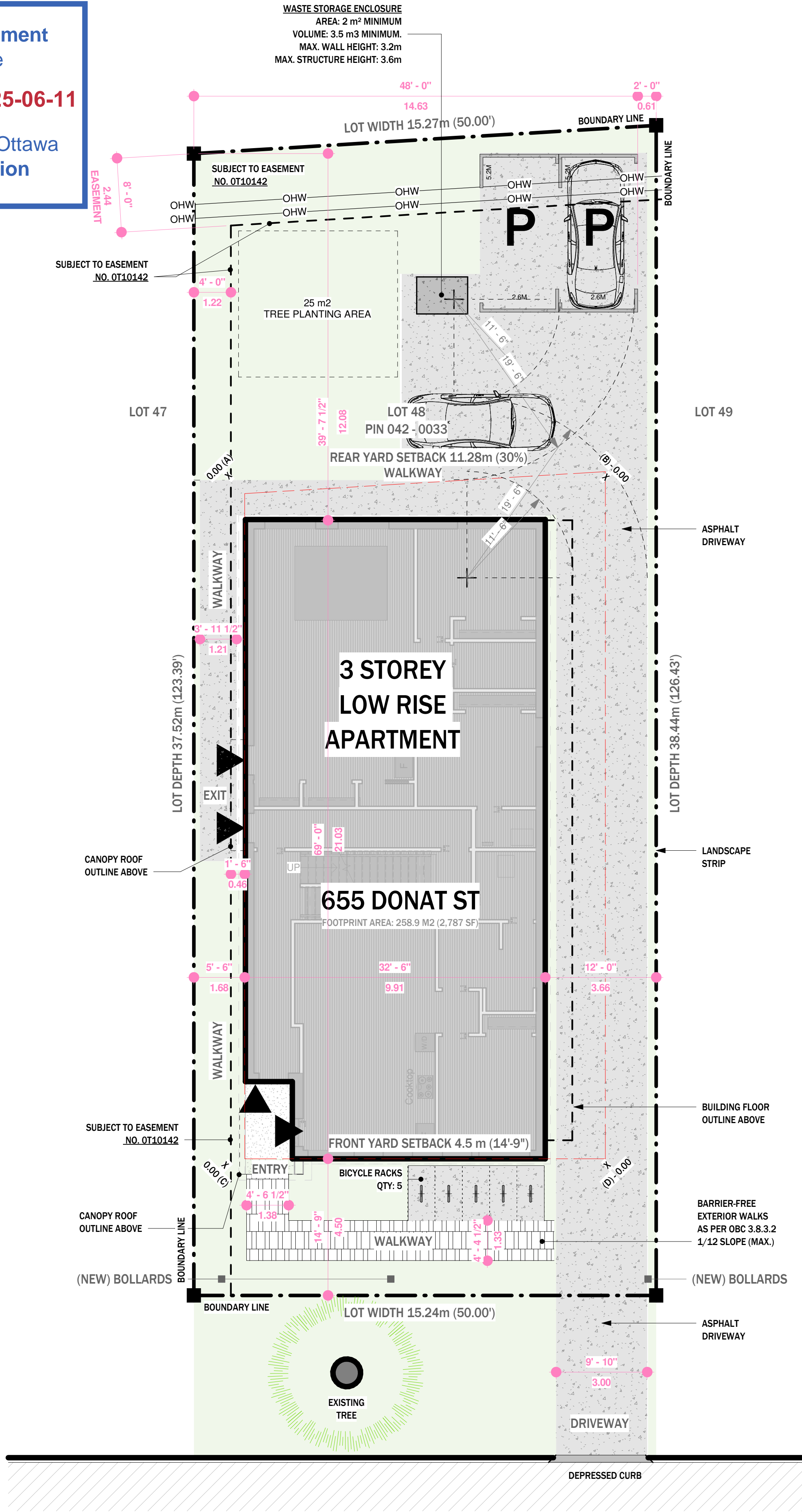
SOFT LANDSCAPING CALCULATIONS

TOTAL LOT
TOTAL LOT AREA: 580m² (6,243 ft²)
TOTAL SOFT LANDSCAPE: 216 m² (2,327 ft²)
TOTAL LOT SOFT LANDSCAPE PERCENTAGE: 37.2%

FRONT YARD
TOTAL LOT AREA: 68.56m² (738 ft²)
TOTAL SOFT LANDSCAPE: 28.3 m² (305 ft²)
SOFT LANDSCAPE PERCENTAGE: 41.3%

REAR YARD
TOTAL LOT AREA: 172m² (1,853 ft²)
TOTAL SOFT LANDSCAPE: 93.65 m² (1,008 ft²)
SOFT LANDSCAPE PERCENTAGE: 54.4%

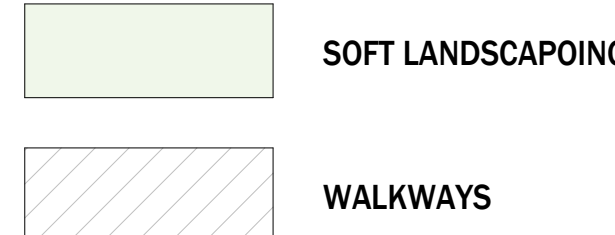
Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-06-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation



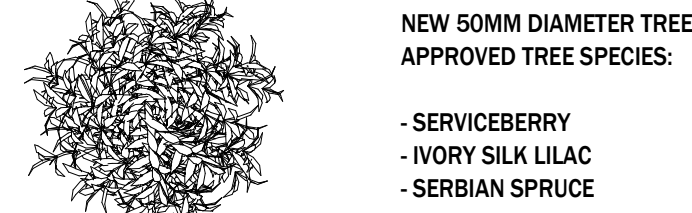
655 DONAT ST.

APPROX C/L OF STREET

SITE PLAN LEGEND



TREE PLANTING LEGEND



*THE PROPOSED PLANTING AREA APPEARS TO HAVE SUFFICIENT SOIL VOLUME FOR THE TREE(S) SPECIFIED.

FOR GROWING MEDIUM USE GREELY TRIPLE SOIL MIX OR APPROVED ALTERNATIVE

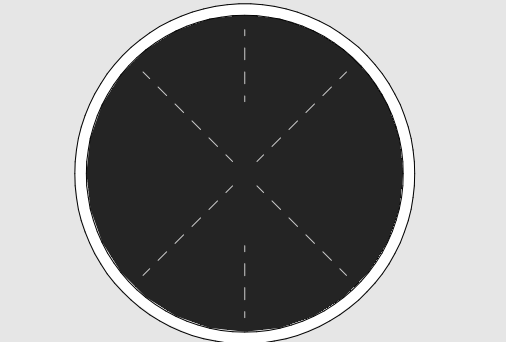
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DESIGNED BY: A Cesare

DONAT ST.

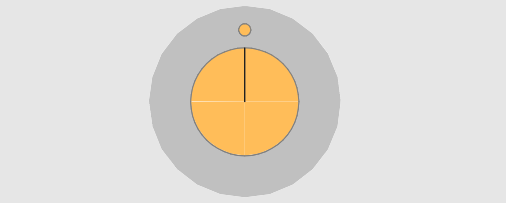
Project No. INDIV. BCIN: Project Number FIRM BCIN:



Revisions
1. DRAFT SITE LAYOUT - MARCH 31, 2025
2. SITE LAYOUT (REV) - APRIL 28, 2025
3. SITE LAYOUT (REV) - MAY 2, 2025
4. SITE LAYOUT (REV) - JUNE 11, 2025

- Notes
- These drawings are to be read in conjunction with all other project drawings and specifications.
 - The contractor shall check and verify all dimensions and report any errors and omissions to the designer.
 - All work and materials to be in compliance with all codes, regulations and bylaws.
 - Do not scale drawings
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Project North



Scale 1/8" = 1'-0"

SITE PLAN

REVISION #

A0.3

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