

SITE PLAN

655 DONAT ST

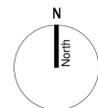
*THIS PLAN MUST BE READ IN CONJUNCTION WITH THE GRADING PLAN AND LEGAL SURVEY

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

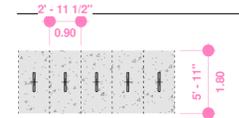
BUILDING GROSS FLOOR AREA:	653 m ² (7,037 ft ²)
*TOTAL AREA OF ALL FLOORS ABOVE GRADE, MEASURED WITHIN THE OUTSIDE FACE OF EXTERIOR WALLS. & 896 m ² (9,644 ft ²) INCLUDING THE BASEMENT LEVEL.	
BUILDING AREA:	222.8m ² (2,398 ft ²)
*GREATEST HORIZONTAL AREA OF THE BUILDING, MEASURED WITHIN THE OUTSIDE 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 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



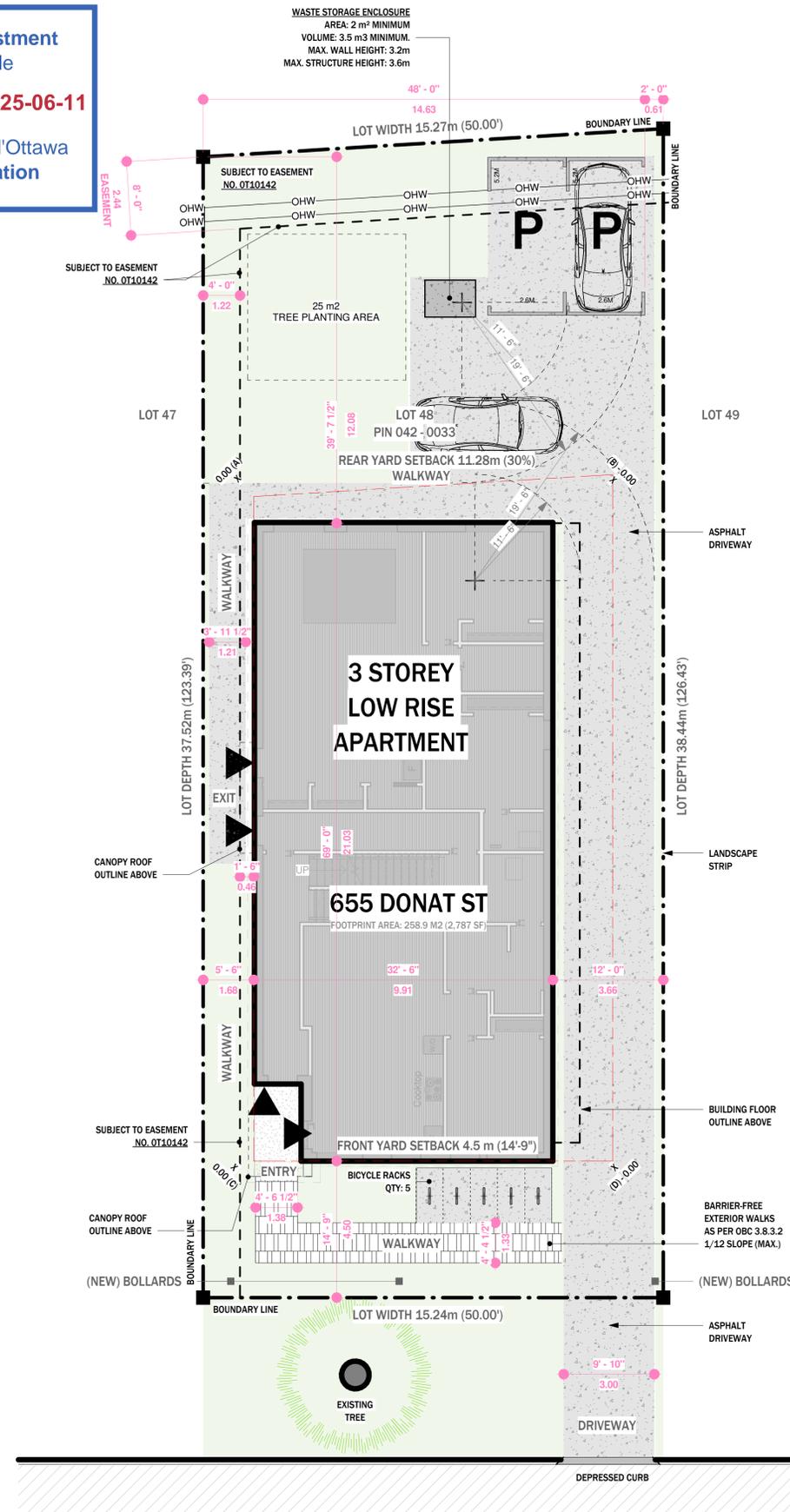
SOFT LANDSCAPING CALCULATIONS

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

- SOFT LANDSCAPING
- WALKWAYS

TREE PLANTING LEGEND

- NEW 50MM DIAMETER TREE APPROVED TREE SPECIES:
 - SERVICEBERRY
 - IVORY SILK LILAC
 - SERBIAN SPRUCE
- *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



DESIGNED BY: A Cesare

DONAT ST.

Project No. INDV. BCIN: Project Number FIRM BCIN:



Revisions

1	DRAFT SITE LAYOUT - MARCH 31, 2025
2	SITE LAYOUT (R1) - APRIL 28, 2025
3	SITE LAYOUT (R2) - MAY 2, 2025
4	SITE LAYOUT (R3) - 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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Scale 1/8" = 1'-0"

SITE PLAN

REVISION #

A0.3