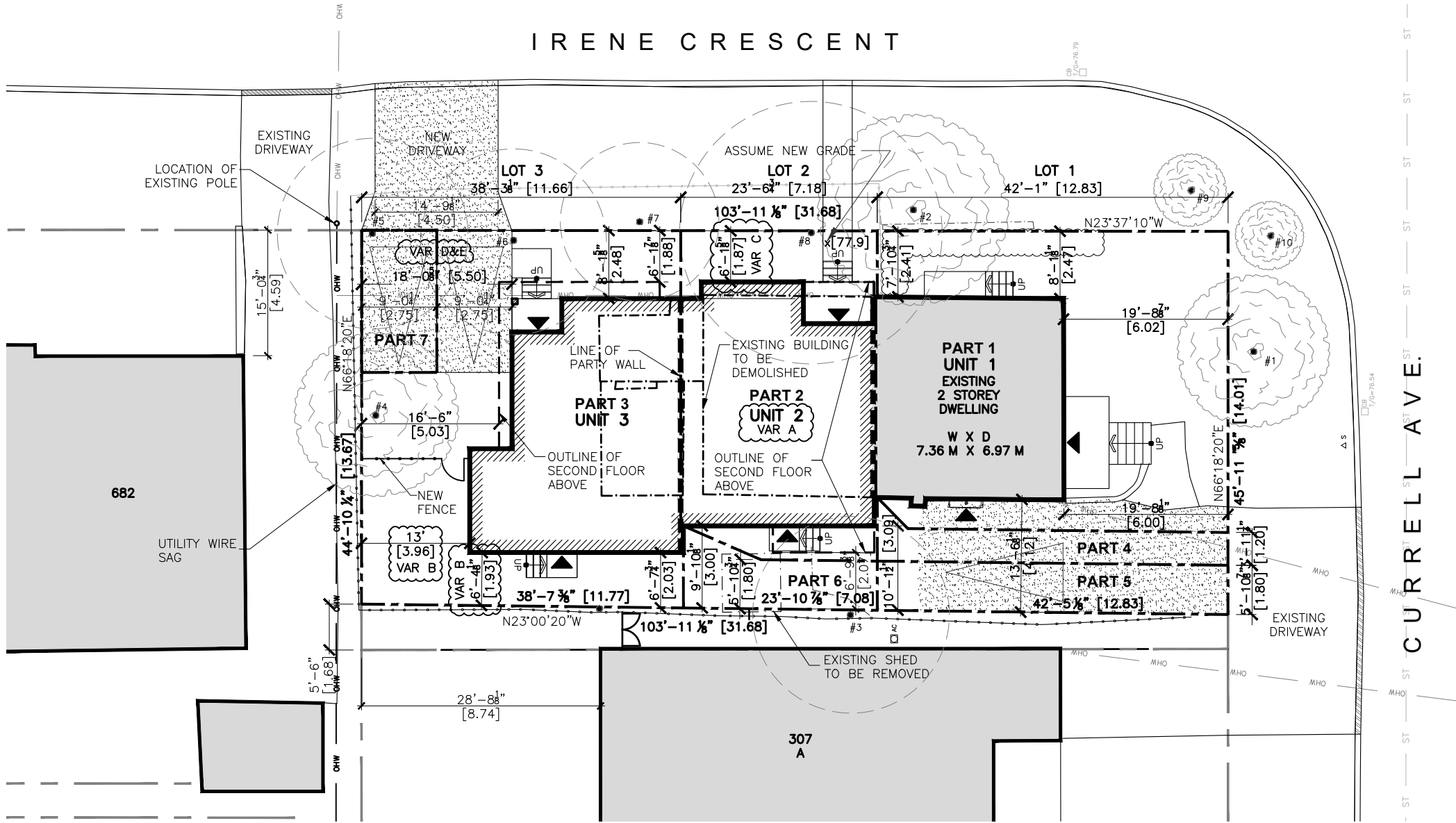


P:\2021\00921\_305 CURRELL AVE\2.0 ARCH\2.3 DRAWINGS\2.3.1 DD\2.3.1.3 PLANS\20713\_#00921\_305 CURRELL AVE [SITE PLAN PLANS] - MASTER - DRAFT R-PLAN REVISED.dwg - LAYOUT SP1 SITE PLAN - PLOT DATE: 18-JUL-22 - LAST SAVED BY: AD - LAST SAVED DATE: JULY 18, 2022



1 SITE PLAN  
1/16" = 1'-0"

DRAWING LEGEND:

- TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- PARKING SPACE (MIN. 2.6M x 5.2M)
- PROPOSED HEDGE

BUILDING PROGRAM:

EXISTING BUILDING  
FLOOR AREA TO REMAIN: 1,104.4 FT<sup>2</sup> (102.6 M<sup>2</sup>)  
AREA TO BE DEMOLISHED: 496.7 FT<sup>2</sup> (46.1 M<sup>2</sup>)

NEW CONSTRUCTION  
UNIT 2: 1359 FT<sup>2</sup> (126 M<sup>2</sup>)  
UNIT 3: 1425 FT<sup>2</sup> (132 M<sup>2</sup>)  
TOTAL: 2785 FT<sup>2</sup> (259 M<sup>2</sup>)

PARCEL DESCRIPTION:

- UNIT 1 (EXISTING BUILDING)
- PARTS 1, 4 & 5 WITH EASEMENTS OVER PARTS 4 & 5 FOR THE BENEFIT OF PARTS 2 & 6 AND 3 & 7 FOR THE PURPOSES OF UNDERGROUND SERVICES
- UNIT 2
- PARTS 2 & 6 WITH AN EASEMENT OVER PART 6 FOR THE BENEFIT OF PART 5, 3 & 7 FOR THE PURPOSES OF UNDERGROUND SERVICES
- UNIT 3
- PARTS 3 & 7 WITH AN EASEMENT OVER PART 7 FOR THE BENEFIT OF PARTS 2 & 6 FOR THE PURPOSES OF PARKING

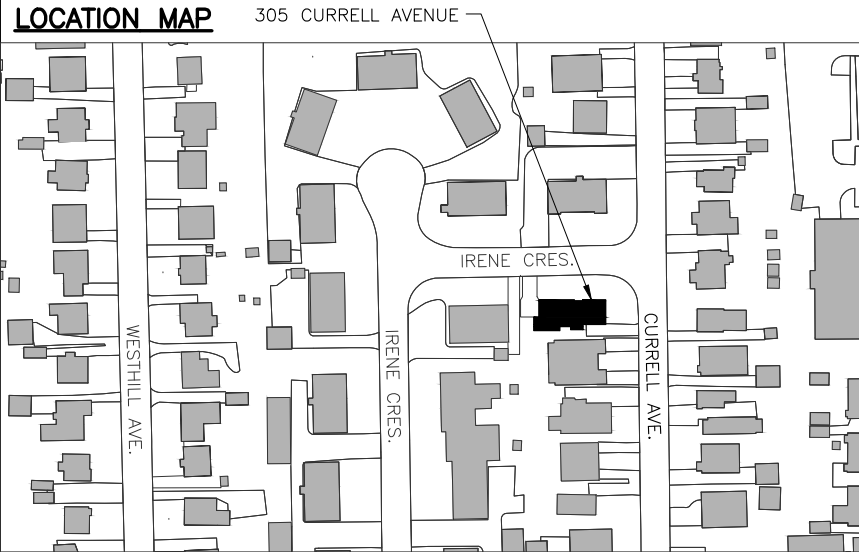
DEVELOPMENT INFORMATION

TOTAL SITE AREA: 438.5 M<sup>2</sup>  
ZONING: R4UA

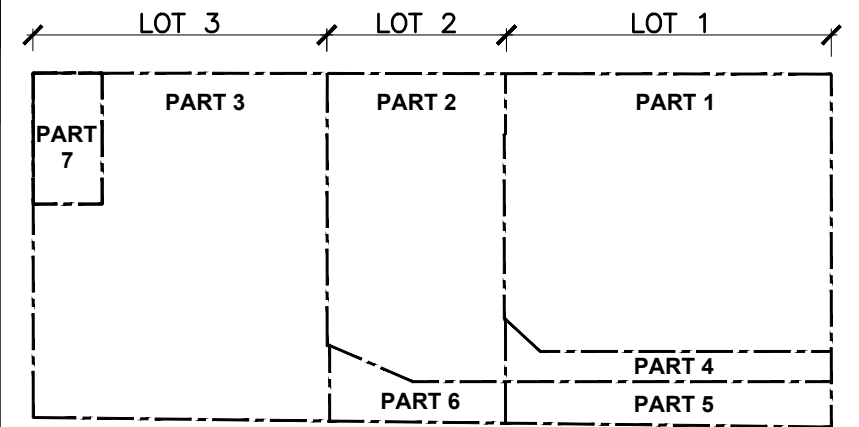
\* VARIANCES REQ'D

| VARIANCES | BYLAW PROVISION                              | REQUIRED                                                       | PROVIDED             |                       |                      |
|-----------|----------------------------------------------|----------------------------------------------------------------|----------------------|-----------------------|----------------------|
|           |                                              |                                                                | LOT 1                | LOT 2                 | LOT 3                |
|           | MINIMUM LOT WIDTH                            | 4.5 M (INDIVIDUAL LOT)                                         | 12.83 M              | 7.18 M                | 11.66 M              |
| A         | MINIMUM LOT AREA                             | 135.0 M <sup>2</sup> (INDIVIDUAL LOT)                          | 179.4 M <sup>2</sup> | 98.6 M <sup>2</sup> * | 160.5 M <sup>2</sup> |
|           | MAXIMUM HEIGHT                               | 10.0 M                                                         | 7.92 M               |                       |                      |
|           | MINIMUM FRONT YARD SETBACK (ONE LOT)         | 5.5 M (AVERAGE)                                                | 6.0 M (EXISTING)     |                       |                      |
|           | MINIMUM REAR YARD SETBACK (ONE LOT)          | 1.2 M                                                          | 5.50 M               |                       |                      |
|           | MINIMUM INTERIOR SIDE YARD SETBACK (ONE LOT) | 0.6 M/1.2 M                                                    | 2.0 M                |                       |                      |
| B         | MINIMUM INTERIOR YARD SETBACK (ONE LOT)      | 8.74 M/4.2 M(30% LOT WIDTH)                                    | 3.9 M* / 1.9 M*      |                       |                      |
| C         | MINIMUM CORNER SIDE YARD SETBACK (ONE LOT)   | 3.5 M (AVERAGE) (EXISTING HOUSE 2.41)                          | 1.87 M*              |                       |                      |
| D         | PARKING*                                     | NON ACCESSORY USE FOR PARKING FOR UNIT 2                       |                      |                       |                      |
| E         |                                              | TO ALLOW 2 PARKING SPACES IN CORNER SIDE YARD (IRENE CRESCENT) |                      |                       |                      |
|           | STREETSCAPE CHARACTER ANALYSIS               | TBD                                                            |                      |                       |                      |

LOCATION MAP



PARCEL DIAGRAM



| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |



PROJECT NAME  
305 CURRELL AVENUE

OTTAWA, ON

DRAWING TITLE  
SITE PLAN

SCALE  
AS NOTED

DRAWN BY  
---

DATE  
7/18/22

PROJECT NO.  
#009-21

DRAWING NO.

SP1

**COLIZZA BRUNI**  
architecture

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