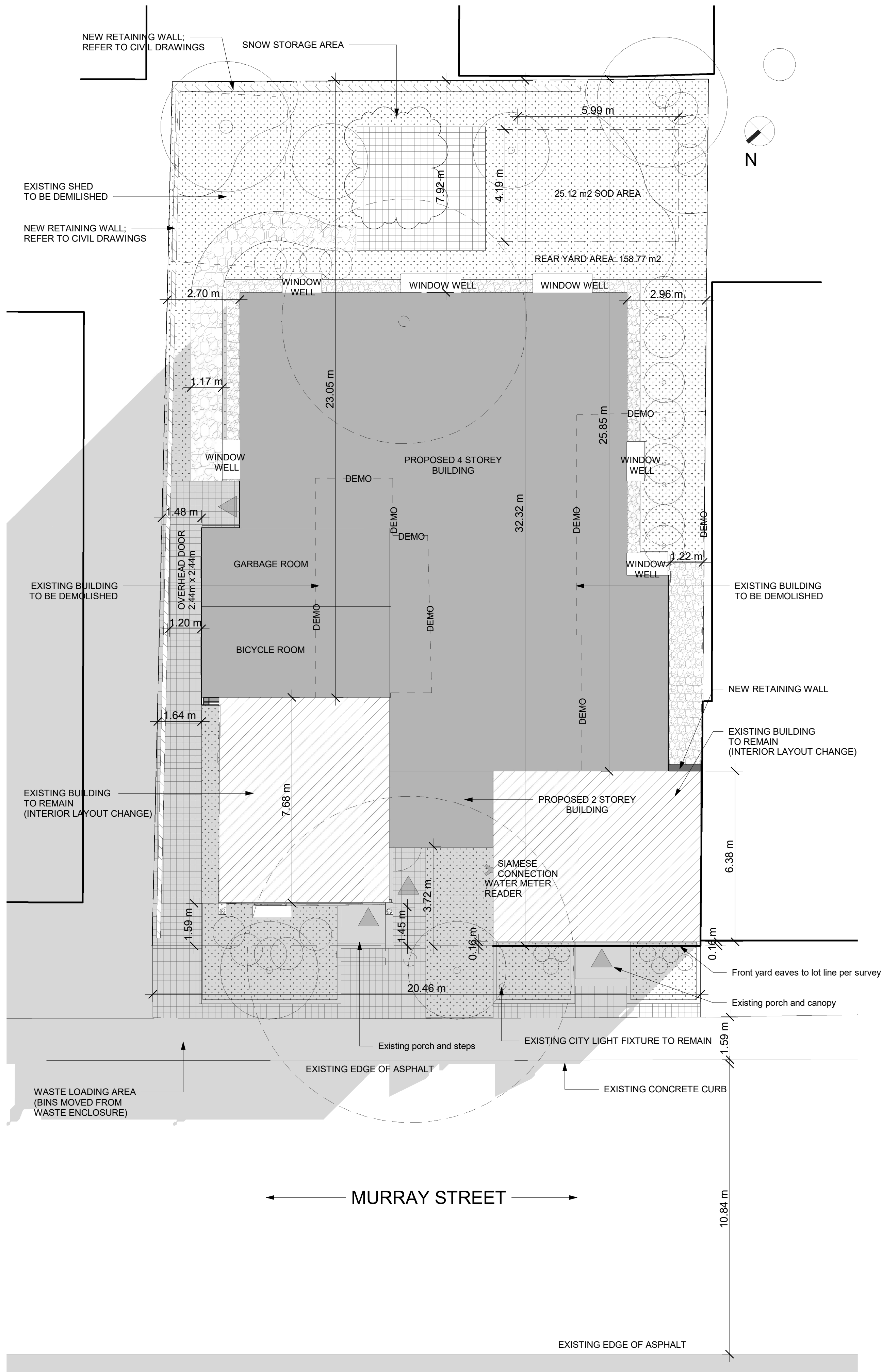




1 SITE PLAN  
1/8" = 1'-0" SCALE:1/100

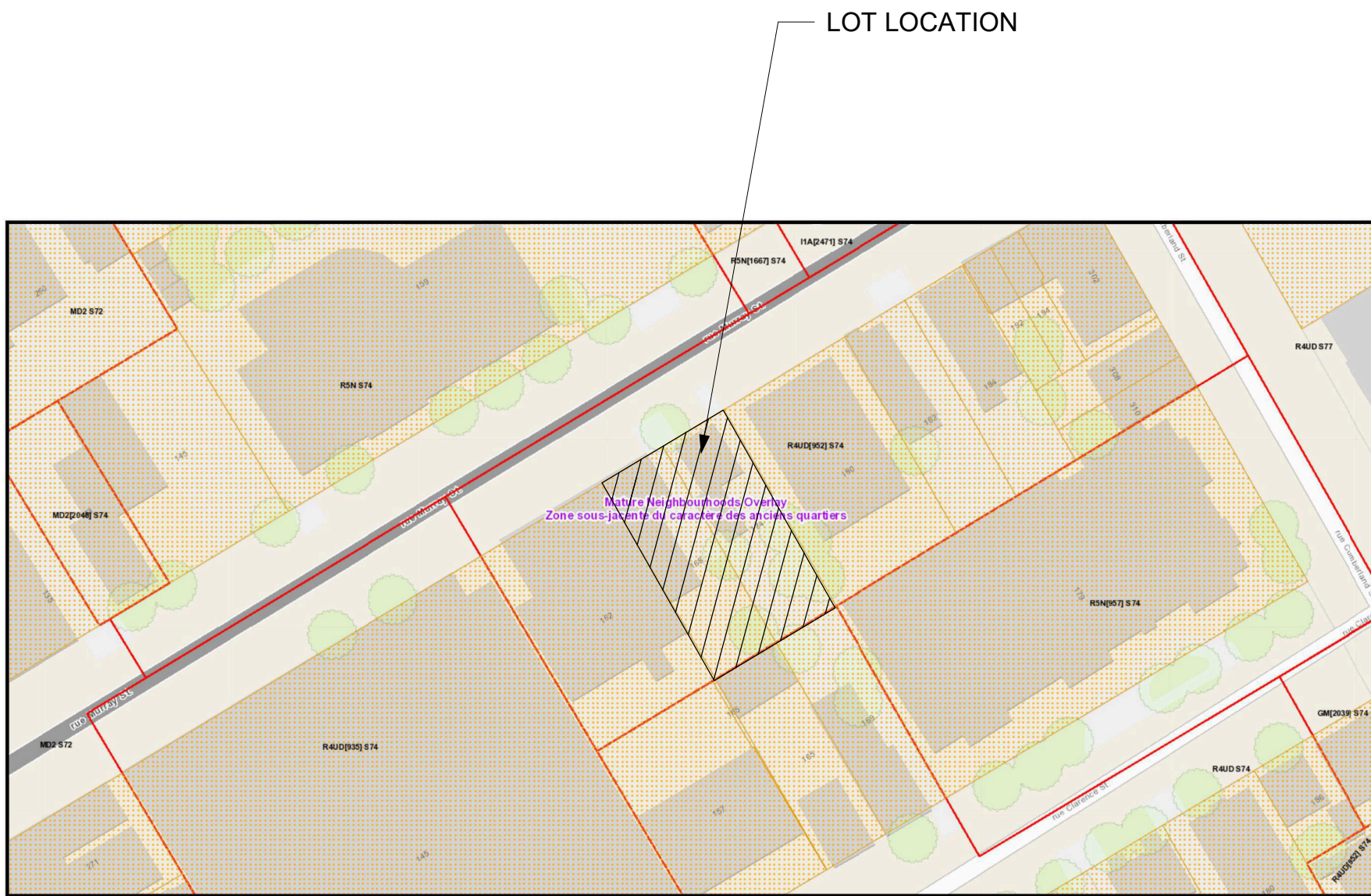
| 168-174 Murray Street<br>Zoning 2008-250: R4UD [952] S74; Heritage Overlay; Mature Neighbourhood Overlay<br>Dwelling Type: 4-storey addition to existing 2-storey buildings |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                             |                                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------|
| Zoning Mechanism                                                                                                                                                            | Required                                                                                                                                                                                                                                                                                                                                                     | Provided                                                                                                                                                                                                                    | Compliance                                |
| Minimum Lot Width<br>(Section 162)                                                                                                                                          | 15 m                                                                                                                                                                                                                                                                                                                                                         | 20.46 m                                                                                                                                                                                                                     | Yes                                       |
| Minimum Lot Area<br>(Section 162)                                                                                                                                           | 450 m2                                                                                                                                                                                                                                                                                                                                                       | 645.2 m2                                                                                                                                                                                                                    | Yes                                       |
| Front Yard Setback – Existing<br>(Section 144)                                                                                                                              | Required front yard setback must align with the average of the abutting lots (not less than 1.5 m or more than 4.5 m)<br>$0.2\text{ m} + 1.63\text{ m} / 2 = 0.915\text{ m}$                                                                                                                                                                                 | Existing setbacks:<br>0.16 m, 1.45 m, 1.59 m                                                                                                                                                                                | Non-complying (Existing building)         |
| Front Yard – Addition<br>(Section 60)                                                                                                                                       | Must not extend in the front yard beyond that of the heritage building                                                                                                                                                                                                                                                                                       | Addition setback: 3.72 m                                                                                                                                                                                                    | Yes                                       |
| Interior Side Yard Setback – Existing<br>(Section 162)                                                                                                                      | 1.5 m                                                                                                                                                                                                                                                                                                                                                        | Existing setback (east): 1.638 m<br>Existing setback (west): 0 m                                                                                                                                                            | Non-complying (Existing building)         |
| Interior Side Yard Setback – Addition<br>(Section 60)                                                                                                                       | Must be at least 60 cm, greater than that of the wall of the building located closest to the side lot line                                                                                                                                                                                                                                                   | Addition setback (east): 1.48 m<br>Addition setback (west): 1.223 m                                                                                                                                                         | No<br>Yes                                 |
| Rear Yard Setback – Existing<br>(Section 144)                                                                                                                               | Any lot with a lot depth > 25m, distance equal to 30% of the lot depth must comprise at least 25% of the area of the lot<br><br>Minimum Setback: 9.69 m<br>Minimum Area: 163.5 m <sup>2</sup>                                                                                                                                                                | Existing setback: 23.05 m & 25.85 m<br>Rear Yard Area: 158.77 m <sup>2</sup> in area                                                                                                                                        | Non-complying (Existing buildings)        |
| Rear Yard Setback – Addition<br>(Section 60)                                                                                                                                | Must be located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0 metres<br><br>Minimum Setback: 9.69 m | Addition setback: 7.916 m                                                                                                                                                                                                   | No                                        |
| Building Height Addition<br>(Schedule 74)                                                                                                                                   | 168 Murray: 5.8 m (9.14 m from front lot line), 9.3 m (rear)<br><br>174 Murray: 7.0 m (9.14 m from front lot line); 10.5 m (rear)                                                                                                                                                                                                                            | 13.12 m                                                                                                                                                                                                                     | No                                        |
| Projections into Required Yards<br>(Section 65)                                                                                                                             | Open Stairways, Stoops, Landing Steps: where at or below the floor level of the first floor and in the case of the front yard or corner side yard: no closer than 0.6 m to a lot line<br><br>Eaves, eaves-troughs, and gutters – 1m, but not closer than 0.3m to a lot line.                                                                                 | Existing heritage building stairways projected beyond the front lot line, abutting the front lot line<br><br>Only the existing heritage building at 168 Murray has existing eaves on the property line but will be removed. | Non-complying (Existing buildings)<br>Yes |

| Vehicle and Bicycle Parking Requirements (Area X, Schedule 1A) |                                                                                                                                                         |                                  |
|----------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Required Parking Spaces<br>(Section 101, 103)                  | Section 101 (4): where a residential use is located within a building of four or fewer storeys, no offstreet vehicle parking is required to be provided | 0 spaces<br>Yes                  |
| Visitor Parking Spaces<br>(Section 102)                        | 20 - 12 x 0.1 = 1 space required                                                                                                                        | 0 spaces<br>No                   |
| Bicycle Parking Rates<br>(Section 111)                         | 0.5 / dwelling unit 20 x 0.5 = 10 spaces required                                                                                                       | 22 spaces total (stacked)<br>Yes |
| Bicycle Parking Space Dimensions<br>(Section 111)              | Horizontal: 0.6 m x 1.8 m<br>Stacked: 0.37 m x 1.8 m                                                                                                    | Stacked: 0.37 m x 1.8 m<br>Yes   |
| Bicycle Parking Aisle Dimension<br>(Section 111)               | Minimum width: 1.5 m                                                                                                                                    | 1.5 m<br>Yes                     |

| Other Applicable Zoning Provisions         |                                                                                                                                                                                                                  |                                                                                                                     |     |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|-----|
| Front Yard Softscaping<br>(Table 16.1)     | No minimum, but all lands within the front yard that are not used by permitted projections, driveways and walkways, must consist of soft landscaped area                                                         | All lands within the front yard that are not used by permitted projections and walkways consist of soft landscaping | Yes |
| Rear Yard Softscaping<br>(Section 139)     | 15%                                                                                                                                                                                                              | 75.7%                                                                                                               | Yes |
| Front Façade Fenestration<br>(Section 161) | Must comprise of at least 25% windows<br><br>Recessed front façade where no balconies or porches are provided - At least 20% of the front façade must be recessed an additional 0.6m from the front setback line | N/A as subject lands are within a district designated under Part V of the <i>Ontario Heritage Act</i>               | N/A |

| LEGEND |                                    |
|--------|------------------------------------|
|        | NEW TREE                           |
|        | EX. TREE TO BE REMOVED             |
|        | PROPOSED BUILDING                  |
|        | EXISTING BUILDING TO REMAIN        |
|        | EXISTING BUILDING TO BE DEMOLISHED |
|        | PROPOSED / EXISTING ENTRY / EXIT   |
|        | PROPERTY LINE                      |
|        | DENOTES HARD LANDSCAPING           |
|        | DENOTES SOFT LANDSCAPING           |
|        | NEW RETAINING WALL                 |

| BUILDING AREAS                                                                                                                                                                                                                                |                    |                                                                                                                                               |       |       |       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-------|
| BASEMENT<br>BUILDING AREA (NEW)                                                                                                                                                                                                               | 280 m <sup>2</sup> | GARBAGE REQUIREMENT<br><br>GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED IN THE BASEMENT AND REMOVED PRIVATELY DURING COLLECTION         |       |       |       |
| GROUND FLOOR<br>BUILDING AREA (NEW)                                                                                                                                                                                                           | 280 m <sup>2</sup> |                                                                                                                                               |       |       |       |
| BUILDING AREA (EXISTING)                                                                                                                                                                                                                      | 97 m <sup>2</sup>  | SNOW REMOVAL REQUIREMENT                                                                                                                      |       |       |       |
| SECOND FLOOR<br>BUILDING AREA (NEW)                                                                                                                                                                                                           | 280 m <sup>2</sup> |                                                                                                                                               |       |       |       |
| BUILDING AREA (EXISTING)                                                                                                                                                                                                                      | 97 m <sup>2</sup>  |                                                                                                                                               |       |       |       |
| THIRD FLOOR<br>BUILDING AREA (NEW)                                                                                                                                                                                                            | 269 m <sup>2</sup> |                                                                                                                                               |       |       |       |
| FOURTH FLOOR<br>BUILDING AREA (NEW)                                                                                                                                                                                                           | 269 m <sup>2</sup> |                                                                                                                                               |       |       |       |
|                                                                                                                                                                                                                                               |                    | 1 BED                                                                                                                                         | 2 BED | 3 BED | TOTAL |
| EXISTING BUILDING (RENOVATED)                                                                                                                                                                                                                 |                    | 0                                                                                                                                             | 1     | 1     | 2     |
| PROPOSED ADDITION                                                                                                                                                                                                                             |                    | 13                                                                                                                                            | 5     | 0     | 18    |
| TOTAL                                                                                                                                                                                                                                         |                    | 13                                                                                                                                            | 6     | 1     | 20    |
| REQUIRED 2+ BEDROOM                                                                                                                                                                                                                           |                    | 5                                                                                                                                             |       |       |       |
| PROPOSED 2+ BEDROOM                                                                                                                                                                                                                           |                    | 7                                                                                                                                             |       |       |       |
| AVERAGE GRADE:<br><br>CALCULATED FROM EXISTING ELEVATION POINTS AT A DISTANCE EQUAL TO THE MINIMUM FRONT YARD & REAR YARD SETBACKS, AT THE INTERIOR SIDE PROPERTY LINES<br><br>AVERAGE GRADE : 58.48m (58.20m + 58.34m + 58.85m + 58.53m) / 4 |                    | GARBAGE REQUIREMENT<br><br>GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED ON THE GROUND FLOOR AND REMOVED PRIVATELY DURING COLLECTION     |       |       |       |
|                                                                                                                                                                                                                                               |                    | SNOW REMOVAL REQUIREMENT<br><br>PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER |       |       |       |



# 168-174 MURRAY ST. 4 STOREY ADDITION TO EXISTING TWO STOREY BUILDINGS

**168-174 MURRAY ST.  
4 STOREY ADDITION TO EXISTING  
TWO STOREY BUILDINGS**

**WNER/DEVELOPER:**  
AVID VOYO

**ARCHITECT:**  
REDLINE ARCHITECTURE INC.

**CLIENT:**  
TOPICANT  
OFFICE PLANNING + DESIGN  
LILIAN SIMPSON  
200 O'CONNOR STREET  
OTTAWA, ON K2P 1W4

**LMK ENGINEER:**  
J. WILK ENGINEERING CONSULTANTS LTD.  
1000 VILLIERS DR., ORLEANS, ON K1G 6Z7

**GEOTECHNICAL INVESTIGATION:**  
PATERSON GROUP  
AURORA DR., OTTAWA  
N K2E 7T9

**LANDSCAPING:**  
MARGIE S. MAXOX & ASSOCIATES INC.  
332 CARLING AVE OTTAWA, ON K2M 5A8

**CR:**  
ENDORON FORESTRY SERVICES

**SURVEYOR:**  
DOV LTD.  
100 CONQUEST GATE, SUITE 500  
OTTAWA, ON K2E 7S6

**HERITAGE PLANNING:**  
COMMONWEALTH HISTORIC RESOURCE  
CONSULTANTS LTD.  
HERROTT ST. SUITE 201,  
OTTAWA, ON K7H 1R5

CONSULTANTS:

STRUCTURAL - TBD  
MECHANICAL - TBD  
ELECTRICAL - TBD

| ELECTRICAL - TBD |                | M/D/Y    |
|------------------|----------------|----------|
| 9                |                |          |
| 8                |                |          |
| 7                |                |          |
| 6                |                |          |
| 5                |                |          |
| 4                |                |          |
| 3                |                |          |
| 2                |                |          |
| 1                | ISSUED FOR SPA | 07/04/23 |
| NO.              | REVISION/ISSUE | DATE     |

**SUBJECT:**  
**168-174 MURRAY ST.**  
**4 STOREY ADDITION TO EXISTING**  
**TWO STOREY BUILDINGS**  
**168-174 MURRAY ST.**  
**OTTAWA, ON K1N 5M8**

## ELEVATIONS

|                    |  |                     |
|--------------------|--|---------------------|
| DRAWN BY:          |  | SHEET:<br><b>A5</b> |
| DATE: MAY 11, 2021 |  |                     |
| SCALE: AS NOTED    |  |                     |

