

**7 MACLEAN STREET**      **ZONE: R4T**      **PROPOSED LOW RISE APARTMENT DWELLING**

MIN LOT WIDTH = 15M  
 MIN LOT AREA = 450 SQ.M.  
 MAX BUILDING HEIGHT = 14.5M  
 MIN FRONT YARD SETBACK = AVG OF ABUTTING PROPERTIES: 1.5+1.67/2 = 1.58 M  
 MIN INTERIOR YARD SETBACK = 1.5 UP TO 21M  
 MIN REAR YARD SETBACK = LOT DEPTH - 17.5M = 7.45M  
 REAR YARD AREA = 25% LOT AREA = 1018.95 SQ.FT.  
 30% OF THE LOT AREA MUST BE LANDSCAPED AREA = 115.9 SQ.M.  
 COMMUNAL AMENITY AREA = 15 SQ.M. / UNIT = 105 SQ.M. (1130.2 SQ.FT.)  
 80% SOFT LANDSCAPED = 84 SQ.M.  
 WALKWAY WIDTH: MAX 1.2M  
 ACCESS TO WASTE MANAGEMENT  
 PARKING: 0 PARKING SPACES REQUIRED  
 BICYCLE PARKING: MIN 0.5 SPACES PER UNIT = 0.5 / UNIT = 4 SPACES

PROVIDED = 15.72 M  
 PROVIDED = 386.4 SQ.M. - REDUCTION IN LOT AREA APPROVED THROUGH MINOR VARIANCE D08-02-19/A-00295  
 PROVIDED = 13.2 M  
 PROVIDED = 1.58 M  
 PROVIDED = 1.51 M & 1.74 M  
 PROVIDED = 7.46 M  
 PROVIDED = 1350.77 SQ.FT. (32%)  
 PROVIDED = 220 SQ.M. (57%)  
 PROVIDED = 122.6 SQ.M.  
 PROVIDED = 98.3 SQ.M. (80%)  
 PROVIDED = 1.2M  
 PROVIDED = 2.2M - INCREASED WALKWAY WIDTH APPROVED THROUGH MINOR VARIANCE D08-02-19/A-00295  
 PROVIDED = 1 VISITOR PARKING SPACE  
 PROVIDED = 8 SPACES

328 POWELL AVE.

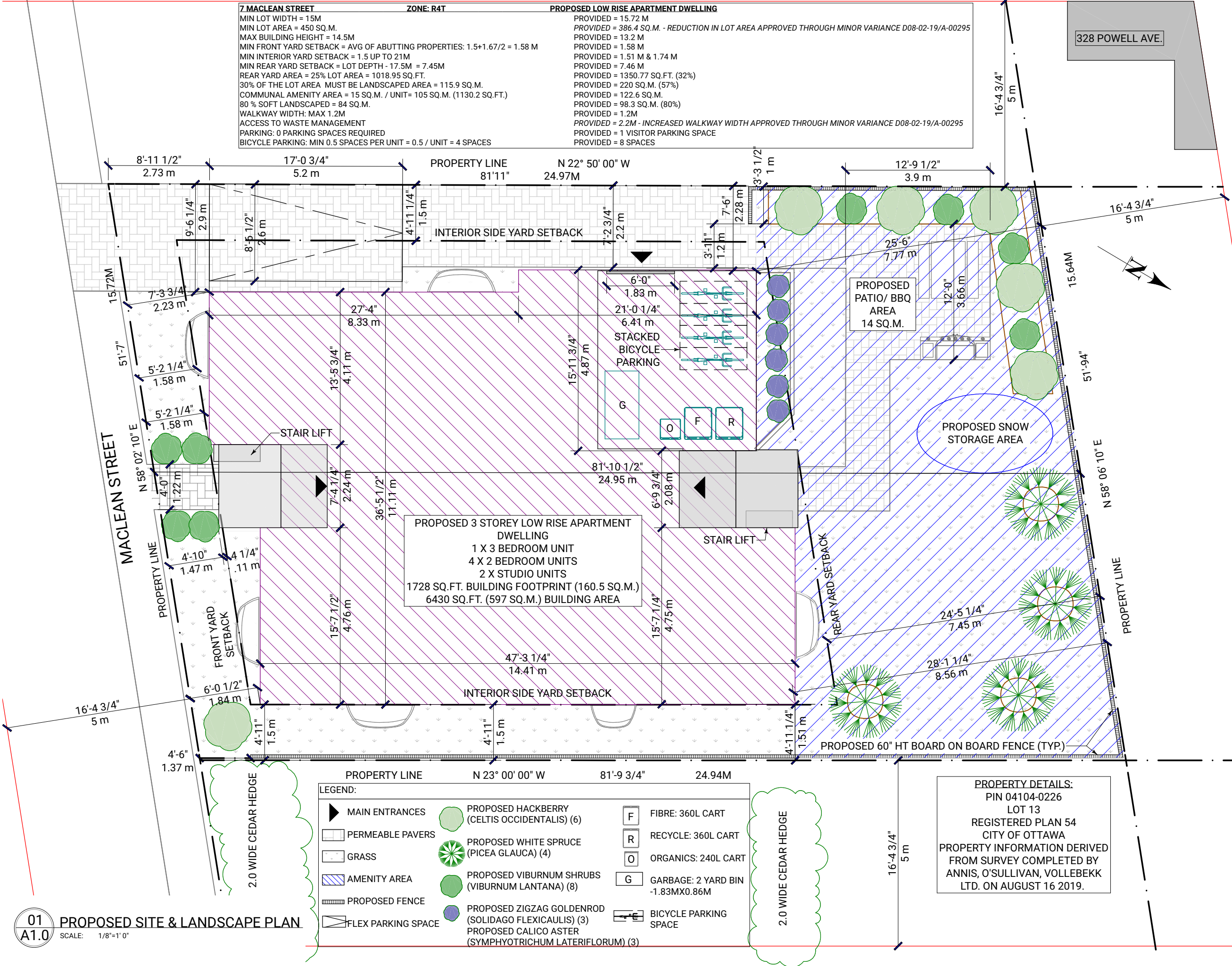


#	REVISION	DATE
01	ISSUED FOR REVIEW	01/08/20
02	REVISION - SPC REVIEW	04/28/20
03	REVISION - SPC REVIEW	06/18/20
04	REVISION - SPC REVIEW	08/27/20

*Andrew McCreight*

**ANDREW MCCREIGHT**  
 PLANNER III  
 PLANNING, INFRASTRUCTURE & ECONOMIC  
 DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

**APPROVED**  
 By Andrew McCreight at 9:57 am, Oct 02, 2020



**PROPOSED 3 STOREY LOW RISE APARTMENT DWELLING**  
 1 X 3 BEDROOM UNIT  
 4 X 2 BEDROOM UNITS  
 2 X STUDIO UNITS  
 1728 SQ.FT. BUILDING FOOTPRINT (160.5 SQ.M.)  
 6430 SQ.FT. (597 SQ.M.) BUILDING AREA

**PROPOSED PATIO/ BBQ AREA**  
 14 SQ.M.

**PROPOSED SNOW STORAGE AREA**

**LEGEND:**

	MAIN ENTRANCES		PROPOSED HACKBERRY (CELTIS OCCIDENTALIS) (6)		FIBRE: 360L CART
	PERMEABLE PAVERS		PROPOSED WHITE SPRUCE (PICEA GLAUCA) (4)		RECYCLE: 360L CART
	GRASS		PROPOSED VIBURNUM SHRUBS (VIBURNUM LANTANA) (8)		ORGANICS: 240L CART
	AMENITY AREA		PROPOSED ZIGZAG GOLDENROD (SOLIDAGO FLEXICAULIS) (3)		GARBAGE: 2 YARD BIN -1.83MX0.86M
	PROPOSED FENCE		PROPOSED CALICO ASTER (SYMPHYOTRICHUM LATERIFLORUM) (3)		BICYCLE PARKING SPACE
	FLEX PARKING SPACE				

**PROPERTY DETAILS:**  
 PIN 04104-0226  
 LOT 13  
 REGISTERED PLAN 54  
 CITY OF OTTAWA  
 PROPERTY INFORMATION DERIVED FROM SURVEY COMPLETED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD. ON AUGUST 16 2019.

**01 A1.0 PROPOSED SITE & LANDSCAPE PLAN**  
 SCALE: 1/8"=1'0"

DESIGN	
7 MACLEAN STREET	
PROPOSED SITE AND LANDSCAPE PLAN	
AS SHOWN	A1.0
JUNE 18 2020	



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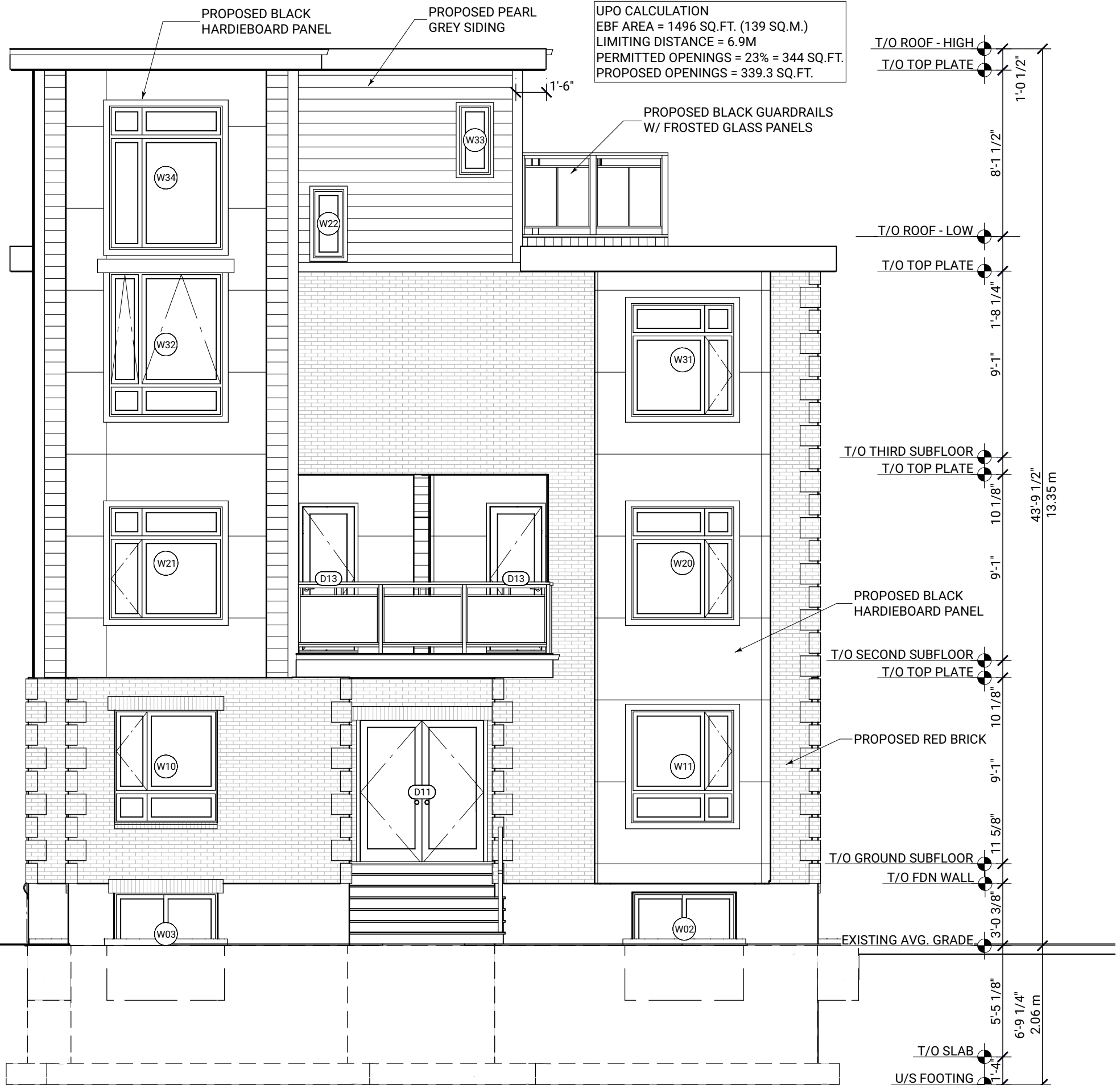
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DESIGN  
 7 MACLEAN STREET  
 EXTERIOR FRONT ELEVATION

AS SHOWN  
 JUNE 18 2020  
**A4.0**

UPO CALCULATION  
 EBF AREA = 1496 SQ.FT. (139 SQ.M.)  
 LIMITING DISTANCE = 6.9M  
 PERMITTED OPENINGS = 23% = 344 SQ.FT.  
 PROPOSED OPENINGS = 339.3 SQ.FT.



**01** PROPOSED FRONT ELEVATION  
 A4.0 SCALE: 3/16"=1' 0"



DEVELOPMENTS

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DESIGN

7 MACLEAN STREET

EXTERIOR SIDE ELEVATION

AS SHOWN  
JUNE 18 2020

A4.1

JOB NAME

DATE

SCALE

DWG# 18111

UPO CALCULATION  
EBF AREA = 1873.7 SQ.FT. (174 SQ.M.)  
LIMITING DISTANCE = 1.5M  
PERMITTED OPENINGS = 7% = 131 SQ.FT.  
PROPOSED OPENINGS = 119.5 SQ.FT.

PROPOSED PEARL  
GREY SIDING

PROPOSED BLACK GUARDRAILS  
W/ FROSTED GLASS PANELS

T/O ROOF - HIGH  
T/O TOP PLATE 1'-0 1/2"

8'-1 1/2"

T/O ROOF - LOW  
T/O TOP PLATE 1'-8 1/4"

9'-1"

T/O THIRD SUBFLOOR  
T/O TOP PLATE 10 1/8" 43'-9 1/2" 13.35 m

9'-1"

T/O SECOND SUBFLOOR  
T/O TOP PLATE 10 1/8"

9'-1"

PROPOSED RED BRICK

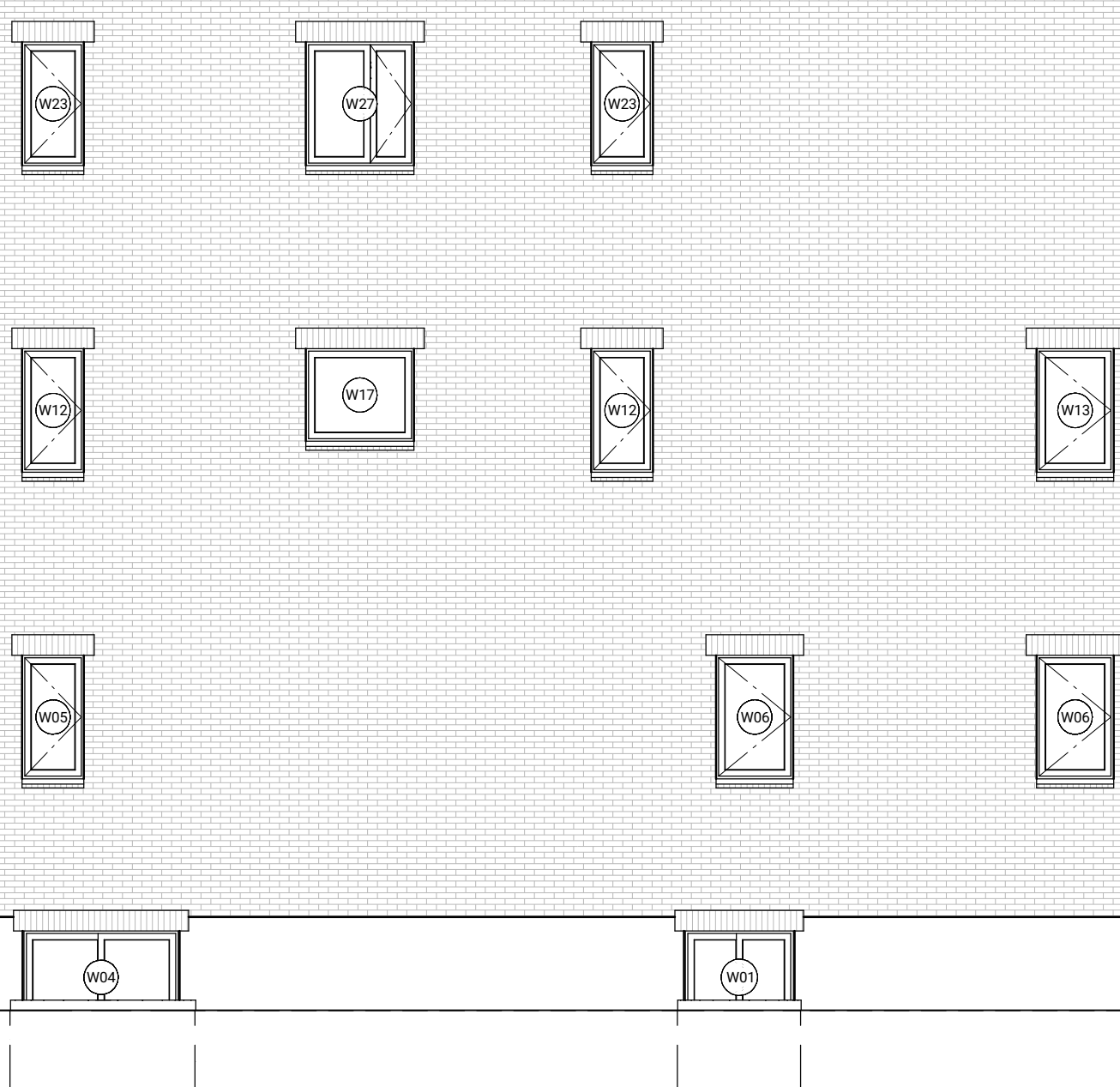
T/O GROUND SUBFLOOR  
T/O FDN WALL 11 5/8"

3'-0 3/8"

EXISTING AVG. GRADE

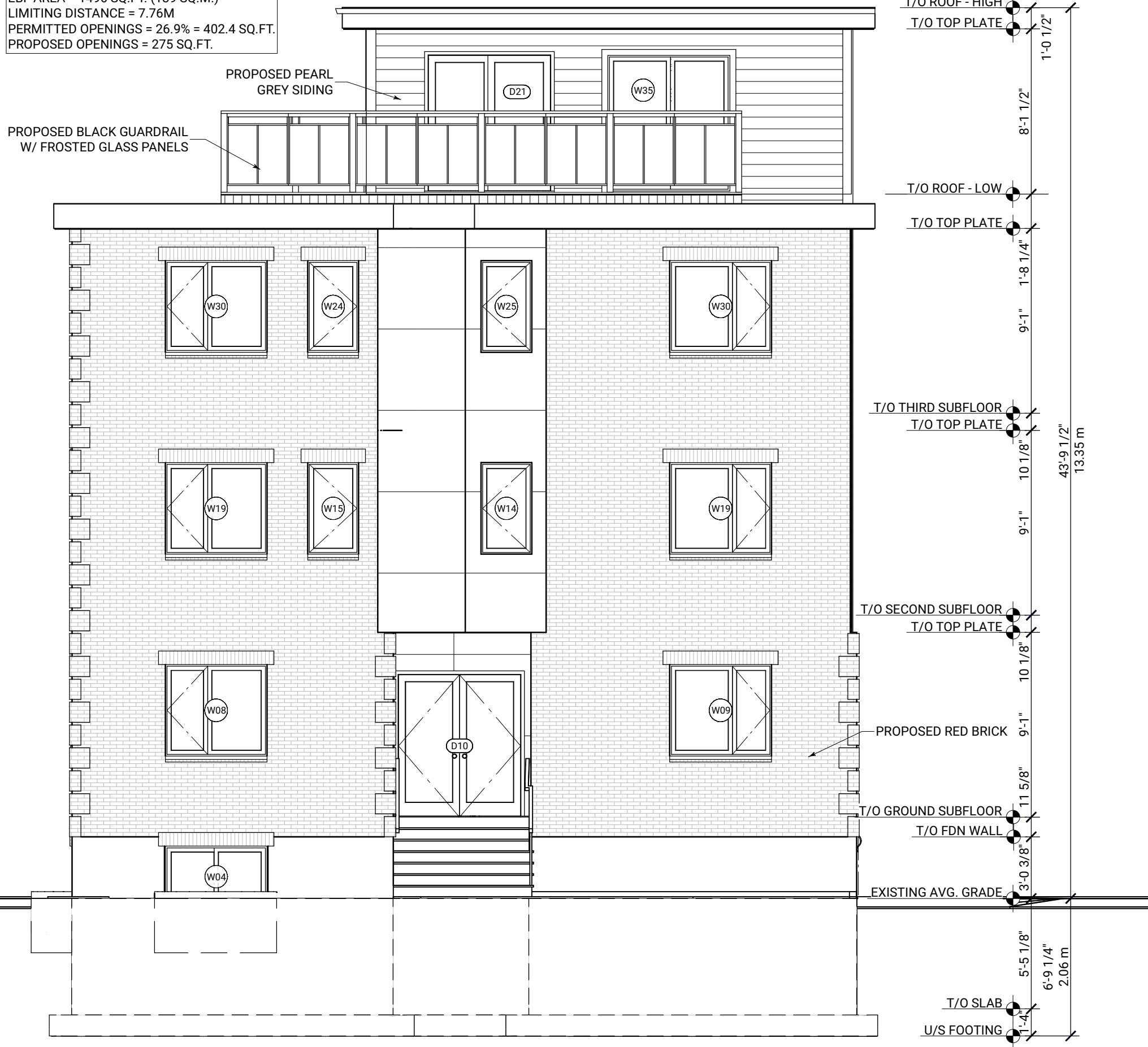
5'-5 1/8" 6'-9 1/4" 2.06 m

T/O SLAB  
U/S FOOTING 1'-4"



01 PROPOSED SIDE ELEVATION  
A4.1 SCALE: 3/16"=1' 0"

UPO CALCULATION  
 EBF AREA = 1496 SQ.FT. (139 SQ.M.)  
 LIMITING DISTANCE = 7.76M  
 PERMITTED OPENINGS = 26.9% = 402.4 SQ.FT.  
 PROPOSED OPENINGS = 275 SQ.FT.



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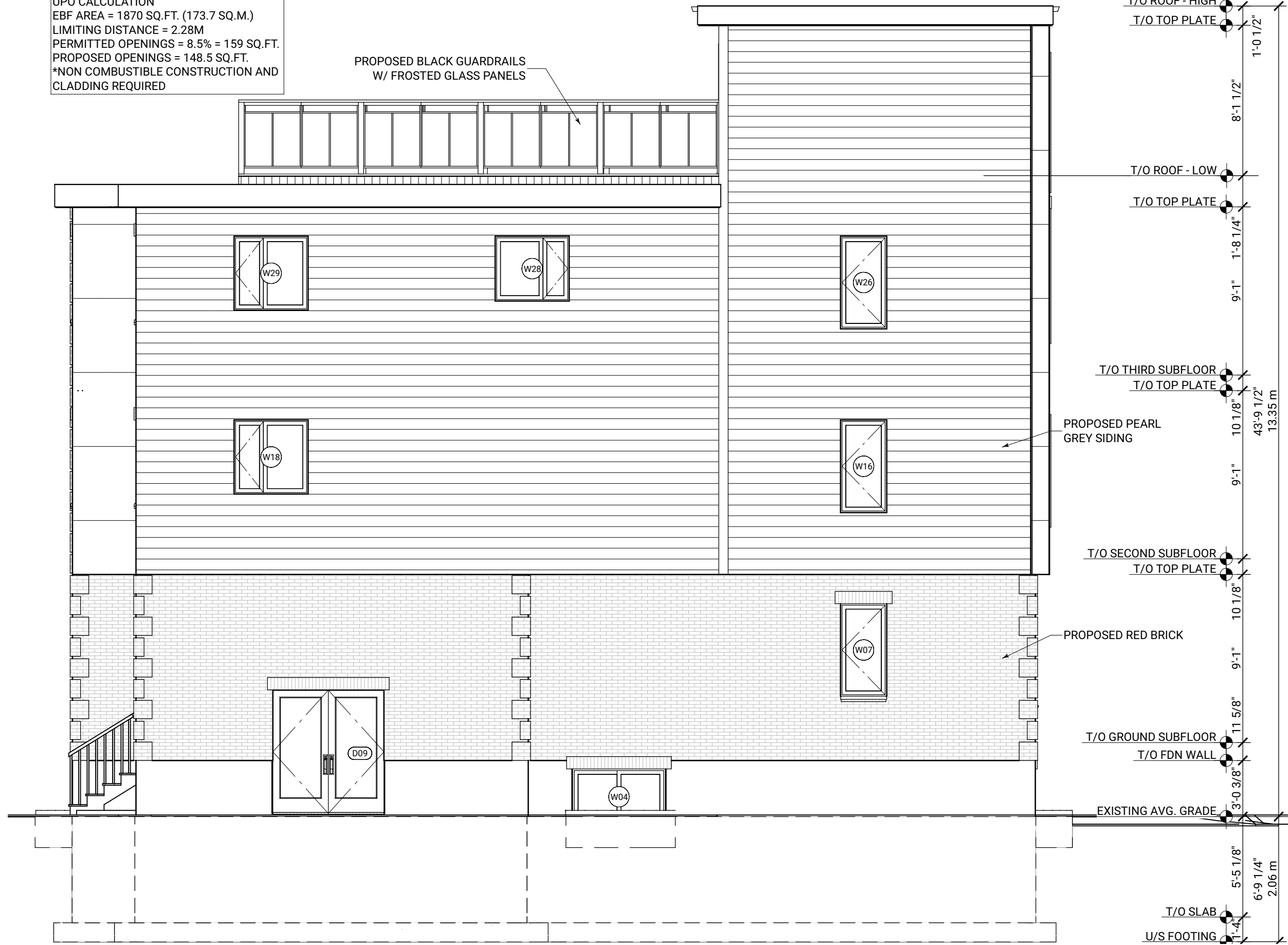
DESIGN  
 7 MACLEAN STREET  
 EXTERIOR REAR ELEVATION

AS SHOWN  
 JUNE 18 2020  
**A4.2**

01 PROPOSED REAR ELEVATION  
 A4.2 SCALE: 3/16"=1' 0"

UPO CALCULATION  
 EBF AREA = 1870 SQ.FT. (173.7 SQ.M.)  
 LIMITING DISTANCE = 2.28M  
 PERMITTED OPENINGS = 8.5% = 159 SQ.FT.  
 PROPOSED OPENINGS = 148.5 SQ.FT.  
 \*NON COMBUSTIBLE CONSTRUCTION AND  
 CLADDING REQUIRED

PROPOSED BLACK GUARDRAILS  
 W/ FROSTED GLASS PANELS



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DESIGN  
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 EXTERIOR SIDE ELEVATION

01 PROPOSED SIDE ELEVATION  
 A4.3 SCALE: 3/16"=1' 0"

DATE	AS SHOWN	A4.3
NAME	JUNE 18 2020	