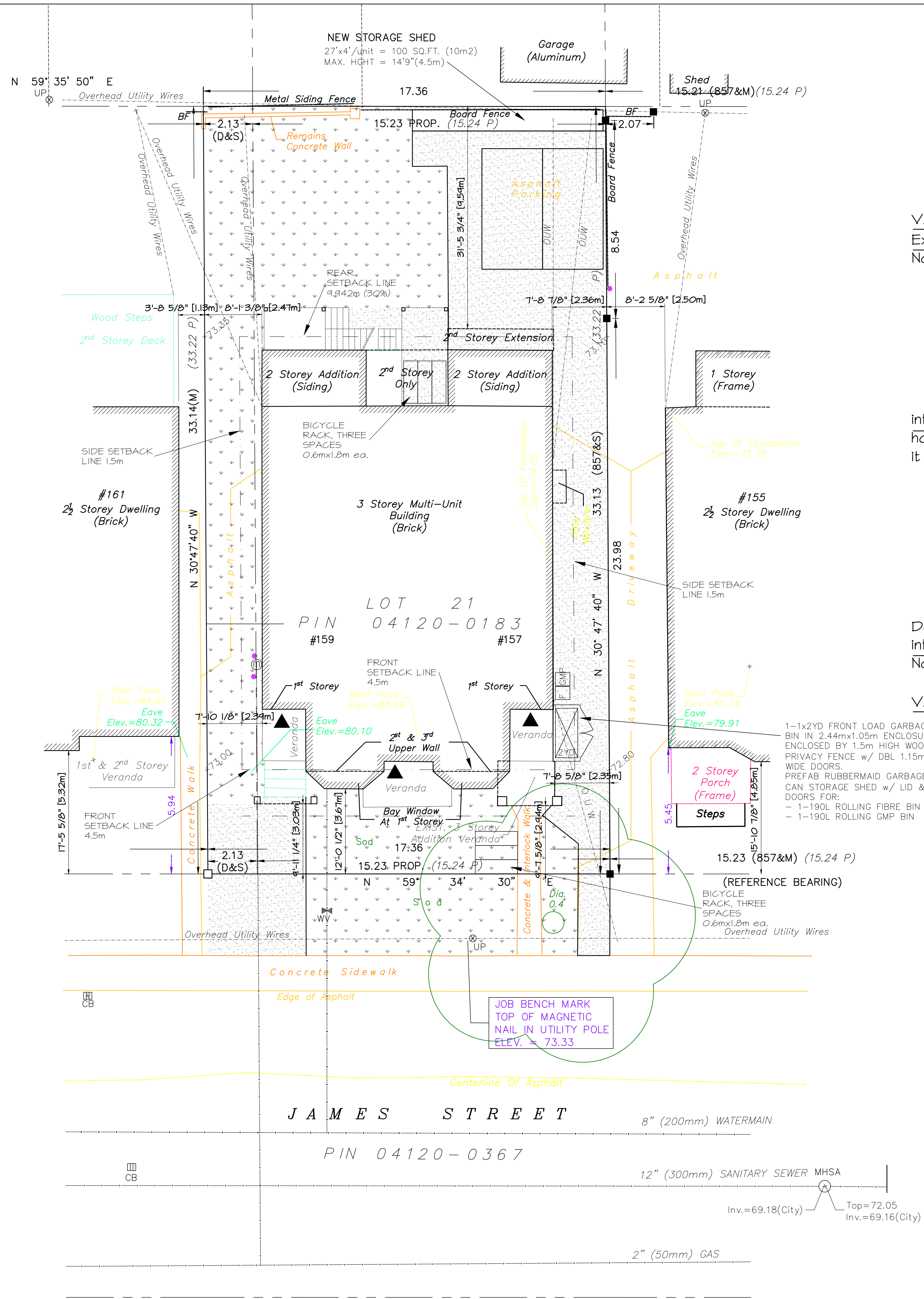


- LEGEND**
- ▲ ENTRANCE LOCATION
  - WW WINDOW WELL
  - GENERAL LOT DRAINAGE
  - \* \* \* 5' WOOD FENCE
  - HP HYDRO POLE
  - OHW OVERHEAD WIRE (HYDRO BELL CABLE)
  - STB 8" DIA. STEEL BOLLARD
  - CBM/MH CATCH BASIN, MANHOLE
  - DC DEPRESSED CURB
  - DS DOWN SPOUT
  - HARD LANDSCAPE  
37.8m<sup>2</sup> (436.8sq.ft.)
  - SOFT LANDSCAPE  
74.4m<sup>2</sup> (800.8sq.ft.)

- LEGEND**
- - SURVEY MONUMENT SET
  - - SURVEY MONUMENT FOUND
  - SSIB - SHORT STANDARD IRON BAR
  - IB - IRON BAR
  - CC - CUT CROSS
  - CP - CONCRETE PIN
  - (P) - REGISTERED PLAN 30671
  - (D) - INST. N° CR571874
  - (S) - SET
  - (M) - MEASURED
  - PROP. - PROPORTIONED
  - (SU) - SOURCE UNKNOWN
  - (WIT) - WITNESS
  - (857) - FAIRHALL, MOFFATT & WOODLAND LIMITED, O.L.S. (REF. 45-30671, 45(c)-30671, 49-30671)
  - (1319) - WEBSTER & SIMMONDS SURVEYING LTD., O.L.S.
  - PIN - PROPERTY IDENTIFIER NUMBER
  - \* - REDUCED LENGTH MONUMENT SET DUE TO UNDERGROUND UTILITY HAZARD AND/OR RESTRICTIVE SITE CONDITIONS
  - BF - BOARD FENCE
  - DIA - DIAMETER
  - - BOLLARD
  - (W) - ELEVATION OF UTILITY WIRE
  - CB - CATCHBASIN
  - WV - WATER VALVE
  - UP - UTILITY POLE
  - FH - FIRE HYDRANT
  - MH - MANHOLE
  - - DECIDUOUS TREE
  - ⊙ - GAS METER
  - S - SANITARY SEWER
  - W - WATERMAIN
  - G - GAS LINE
  - UH - HYDRO
  - B - BELL
  - OVERHEAD UTILITY WIRES (OUW)
  - CURB
  - FENCE



VARIANCE REQ'D  
Existing  
Non-Conformance

Interpretation req'd  
however at 6m<sup>2</sup>/unit  
it is achievable

Depends on  
Interpretation -  
No Variance req'd

VARIANCE REQ'D

The Property boundary information and topographic information on this plan came pre-integrated from the survey plan prepared by:  
Fairhall, Moffatt & Woodland Limited  
Survey Completed 2021/03/25  
Reference No. 57-30671

BUILDING FOOTPRINT = 231.3m<sup>2</sup> (2490.298ft<sup>2</sup>)  
VEGETATION AREA (NOT INCL. BLVD) = 122.29m<sup>2</sup> (1316.337ft<sup>2</sup>)

**ZONING - R4-UD(478) - RESIDENTIAL FOURTH DENSITY LOW RISE APARTMENT - 9 UNITS or more (12 Proposed)**

RESIDENTIAL FOURTH DENSITY SUBZONE UD

MIN. LOT WIDTH - 15m	17.36m	PROPOSED/EXIST.:
MIN. LOT AREA - 450m <sup>2</sup>	574.63m <sup>2</sup>	
MAX. BUILDING HEIGHT - 14.5m	10.94m	
MIN. FRONT YARD SETBACK - 4.5m or AVG.=5.6m	2.94m (EXISTING)	
MIN. CORNER SIDE YARD SETBACK - N/A	N/A	
MIN. REAR YARD SETBACK - 9.942m(30%)	9.59m(28.9%) (EXISTING)	
MIN. INTERIOR SIDE YARD SETBACK - 1.5m	Left 2.39m, Right 2.35m	

**PART 4**

SECTION 101 - PARKING  
(3)(a) no off-street parking required for first 12 units

SECTION 102 - VISITOR PARKING  
(2) no visitor parking required for first 12 units

SECTION 111 - BICYCLE PARKING  
Table 111A(b)(i) 0.5 spaces /dwelling unit  
5 required, 6 provided (0.6mx1.8m w/ 1.5m, 3 in front & 3 in rear)  
50% CAN BE IN LANDSCAPED AREA

**PART 5**

SECTION 137  
AMENITY AREA - Does not fall under headings 1-11 in Table 137 therefore use 12 - other uses where amenity area NOT required.

SECTION 139  
FRONT YARD LANDSCAPED AREA - current non-conforming setback 2.94m therefore 20% of front yard to be soft landscaped  
Front yard area = 73.8m<sup>2</sup> (794.6ft<sup>2</sup>)  
Front yard soft landscape = 30.99m<sup>2</sup> (333.56ft<sup>2</sup>) = 42.0%

**PART 6**

SECTION 161  
(8) 30% OF LOT AREA TO BE LANDSCAPED = 172.3m<sup>2</sup> (1854.6ft<sup>2</sup>)  
PROPOSED Combined front and rear yard landscaped area = 173.07m<sup>2</sup> (30.1%)

(15)(b)(iii)&(iv)  
50% REAR YARD MUST BE SOFT LANDSCAPED (w/ a min. 25m<sup>2</sup> rectangle where length is < 2x width)  
REAR YARD AREA = 182.8m<sup>2</sup>, 50% = 91.4m<sup>2</sup> (983.8ft<sup>2</sup>)  
PROPOSED REAR YARD SOFT LANDSCAPED AREA = 92.21m<sup>2</sup>

(15)(d) Table 161  
FRONT YARD LANDSCAPED AREA - current non-conforming setback 2.94m therefore 20% of front yard to be soft landscaped  
Front yard area = 54.26m<sup>2</sup> (584.1ft<sup>2</sup>)  
Front yard soft landscape = 33.4m<sup>2</sup> (359.66ft<sup>2</sup>) = 61.5%

(16)(b)(i)&(ii)  
25% OF UNITS MUST HAVE 2 BEDROOMS (Rounded down)

REV 1	ISSUED FOR SITE PLAN APPROVAL	JAN. 27, 2022
Developer/Owner: <b>Alliferous Property Management</b> 590 Queen Elizabeth Driveway, Ottawa, ON, K1S 3N5 613-265-7286		
Designer: <b>David Bekkers</b> <b>M.A.A.T.O.</b> 151 Bay St., Suite 1008 Ottawa, Ontario K1R 7T2 613-852-8433		
Project: The "JAMES ST" Apartment 157, 154 James St. Ottawa, ON, K1R 5M4 Lot 21 & Part Lot 20, RP 30671		
Dwg. Title: <b>SITE PLAN</b>		

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code

Bekkers M.A.A.T.O. 22480

NAME	SIGNATURE	BCN
Drawn By:	D.B.	Date:
Scale:	1:100	Dwg. No.:
Job:	n/a	<b>AO</b>

**SITE PLAN / LANDSCAPE PLAN**

0m 1m 2m 3m 4m 5m 10m

SCALE 1:100 (METRIC)