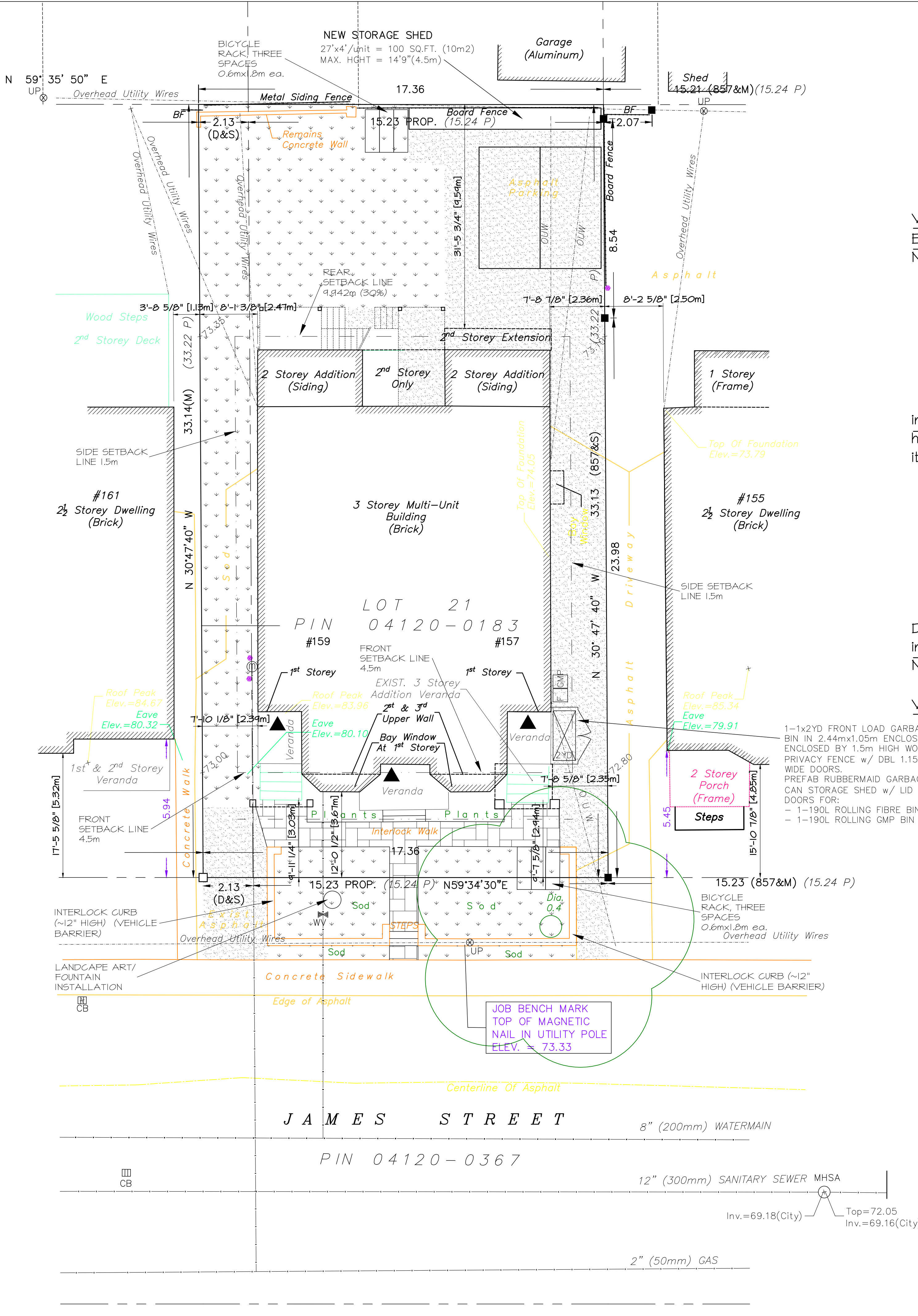


LEGEND

- ▲ ENTRANCE LOCATION
- WW WINDOW WELL
- GENERAL LOT DRAINAGE
- 5' WOOD FENCE
- HP HYDRO POLE
- OHV OVERHEAD WIRE (HYDRO BELL CABLE)
- STB 8" DIA. STEEL BOLLARD
- CBM MH CATCH BASIN, MANHOLE
- DC DEPRESSED CURB
- DS DOWN SPOUT
- HARD LANDSCAPE (ASPHALT)
- INTERLOCK
- SOFT LANDSCAPE

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 6m2/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 = 231.3m² (2490.298ft²)
VEGETATION AREA (NOT INCL. BLVD) = 122.29m² (1316.337ft²)
ZONING - R4-UD(478) - RESIDENTIAL FOURTH DENSITY LOW RISE APARTMENT - 9 units or more (12 Proposed)
RESIDENTIAL FOURTH DENSITY SUBZONE UD PROPOSED/EXIST.:
MIN. LOT WIDTH - 15m 17.36m
MIN. LOT AREA - 450m² 574.63m²
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 = 73.8m² (794.6ft²)
Front yard soft landscape = 22.33m² (240.37ft²) = 30.2%

PART 6
SECTION 161
(8) 30% OF LOT AREA TO BE LANDSCAPED = 172.3m² (1854.6ft²)
PROPOSED Combined front and rear yard landscaped area = 181.81m² (31.6%)

(15)(b)(iii)&(iv)
50% REAR YARD MUST BE SOFT LANDSCAPED (w/ a min. 25m² rectangle where length is < 2x width)
REAR YARD AREA = 182.8m², 50% = 91.4m² (983.8ft²)
PROPOSED REAR YARD LANDSCAPED AREA = 92.21m²

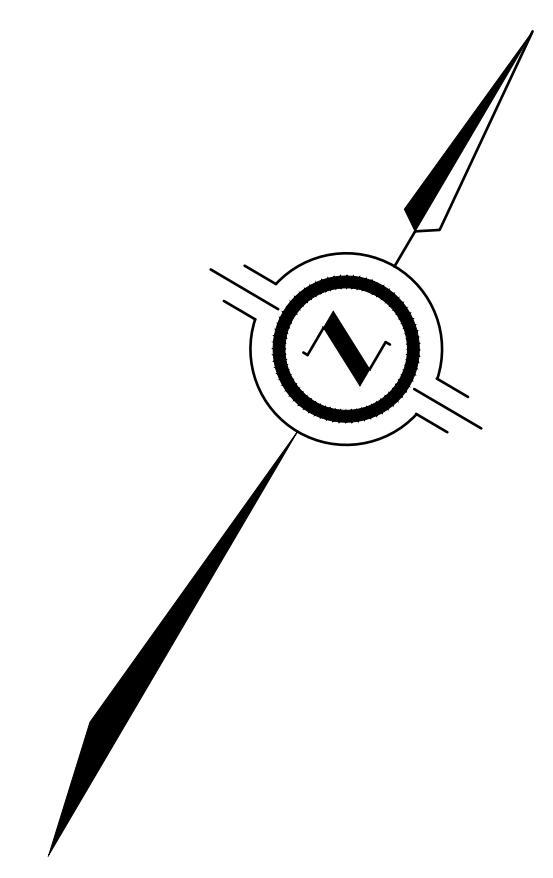
(15)(d) Table 161
FRONT YARD LANDSCAPED AREA - current non-conforming setback 2.94m therefore 20% of front yard to be soft landscaped
Front yard area = 73.8m² (794.6ft²)
Front yard soft landscape = 22.33m² (240.37ft²) = 30.2%

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

REV 2	LANDSCAPING REVISED AS WELL AS LANDSCAPE AREA CALCULATIONS UPDATED	MAR. 16, 2022
REV 1	ISSUED FOR SITE PLAN APPROVAL	JAN. 27, 2022

Developer/Owner:
Alliferous Property Management
590 Queen Elizabeth Driveway,
Ottawa, ON, K1S 3N5
613-265-7286

Designer:
David Bekkers M.A.A.T.O.
151 Bay St., Suite 1008
Ottawa, Ontario
K1R 7T2 613-852-8433



SITE PLAN / LANDSCAPE PLAN

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

SCALE 1:100 (METRIC)

Project:
The "JAMES ST"
Apartment
157, 159 James St.
Ottawa, ON, K1R 5M4
Lot 21 & Part Lot 20, RP 30671

Dwg. Title:
SITE PLAN

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. 2248Q

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