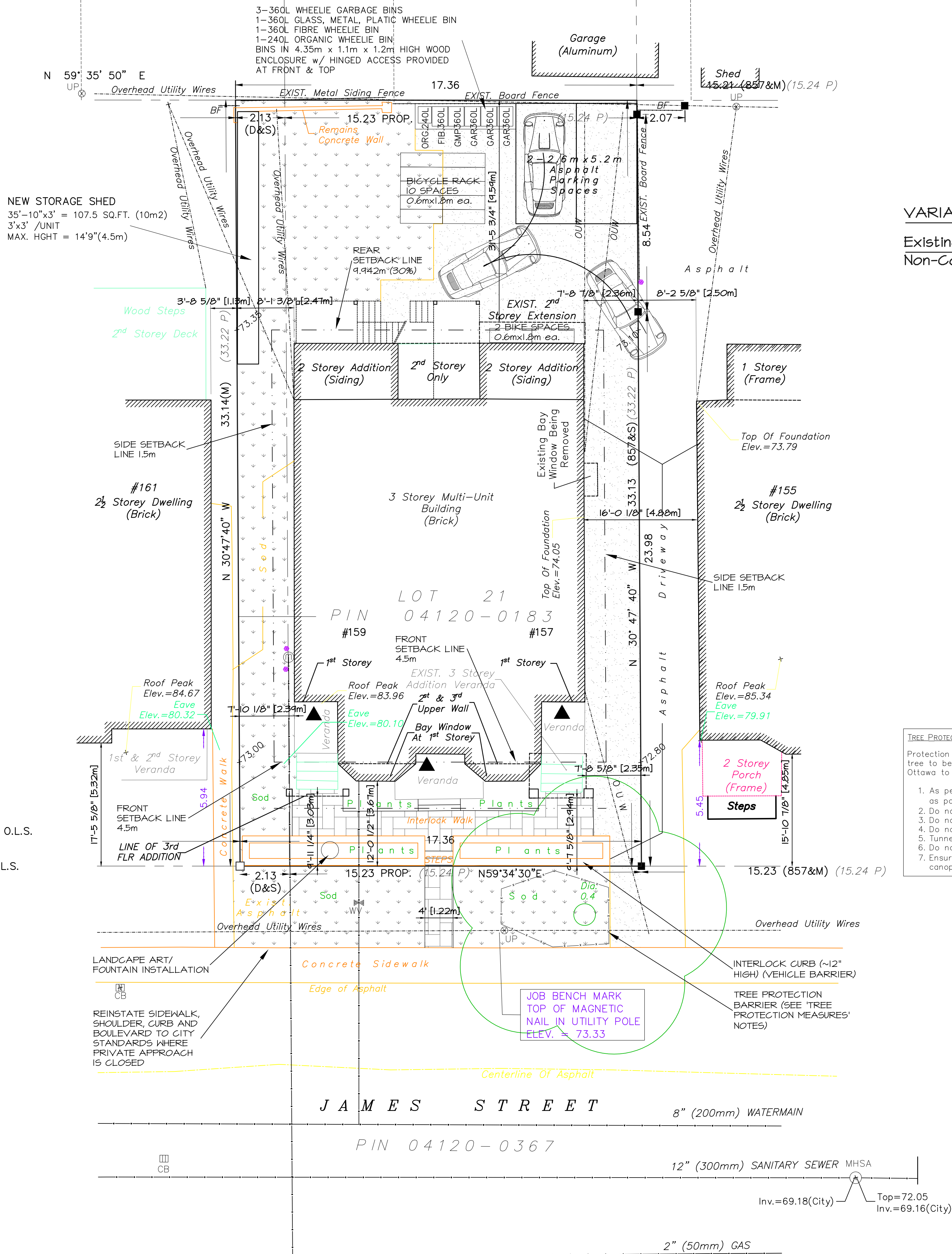


- LEGEND**
- ▲ ENTRANCE LOCATION
 - WW WINDOW WELL
 - GENERAL LOT DRAINAGE
 - *-*- 5' WOOD FENCE
 - HP HYDRO POLE
 - OHW OVERHEAD WIRE (HYDRO BELL CABLE)
 - STB 8" DIA. STEEL BOLLARD
 - CBMH CBM Catch Basin, Manhole
 - DC DEPRESSED CURB
 - DS DOWN SPOUT
 - HARD LANDSCAPE (ASPHALT)
 - INTERLOCK
 - SOFT 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

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 - 450m ²	574.63m ²
MAX. BUILDING HEIGHT - 14.5m	10.94m
MIN. FRONT YARD SETBACK - 4.5m or AVG.=5.6m	2.94m (EXISTING)
1/2 (4.5m-2.94m) = 3.72m	3.03m (3rd floor addition on left, 0.69m Variance req'd)
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

PART 5
 SECTION 102 - VISITOR PARKING
 (2) no visitor parking required for first 12 units

PART 5
 SECTION 111 - BICYCLE PARKING
 Table 111A(b)(1) 0.5 spaces /dwelling unit
 5 required, 12 provided (0.6mx1.8m)
 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.

PART 5
 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 = 181.6m² (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 SOFT 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%

TREE PROTECTION MEASURES

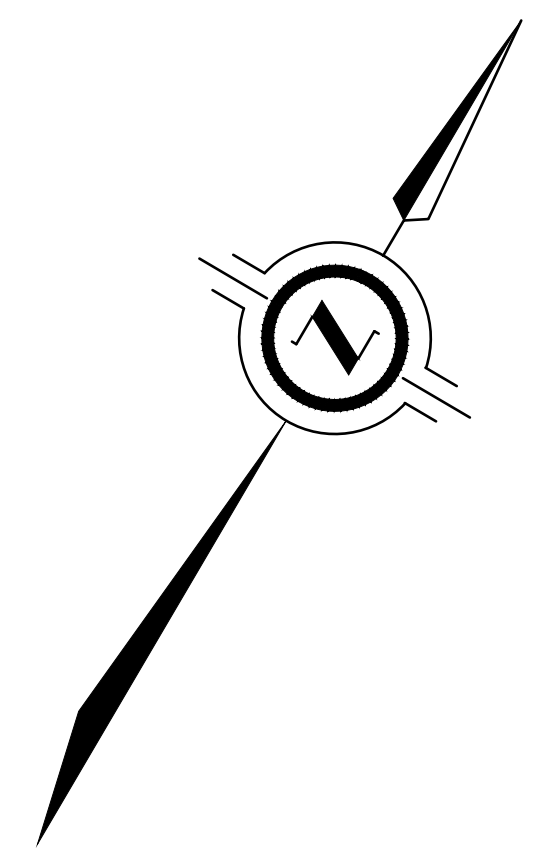
Protection measures intended to mitigate damage during construction will be applied to the tree to be retained. The following measures are the minimum required by the City of Ottawa to ensure tree survival during and following construction:

- As per the City of Ottawa's tree protection barrier specification, erect a fence as close as possible to the CRZ of the tree(s);
- Do not place any material or equipment within the CRZ of the tree(s);
- Do not attach any signs, notices or posters to any tree;
- Do not raise or lower the existing grade within the CRZ without approval;
- Tunnel or bore instead of trenching within the CRZ of any tree;
- Do not damage the root system, trunk or branches of any tree;
- Ensure that exhaust fumes from all equipment are NOT directed towards any tree's canopy.

REV	DESCRIPTION	DATE
REV 5	TREE PROTECTION MEASURES ADDED	AUG. 02, 2022
REV 4	REVISED FRONT YARD LANDSCAPED WALL AND ART INSTALLATION LOCATION	JUL. 26, 2022
REV 3	REVISED REAR YARD & FRONT YARD AS WELL AS UPDATED LANDSCAPE AREA CALCULATIONS	JUL. 12, 2022
REV 2	LANDSCAPING REVISED AS WELL AS LANDSCAPE AREA CALCULATIONS UPDATED	MAR. 16, 2022
REV 1	ISSUED FOR SITE PLAN APPROVAL	JAN. 27, 2022

Designer/Owner:
Aliferous 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

Dep. 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

NAME	SIGNATURE	22/08/2022
Drawn By:	D.B.	Date:
Scale:	1:100	Dep. No.:
Job:	n/a	AO

#18787