

SITE PLAN SYMBOLS LEGEND

- BUILDING ENTRANCE
- BUILDING EXIT
- FIRE HYDRANT
- LANDSCAPING LIGHT
- BICYCLE PARKING
- GRASS INTER LOCK
- NORTH WOOD (WOOD COMPOSITE)
- LIGHT
- FENCE
- S.O.D
- GLASS

SURVEYOR'S REAL PROPERTY REPORT
PART 1 Plan of
LOT 131
REGISTERED PLAN 88291
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

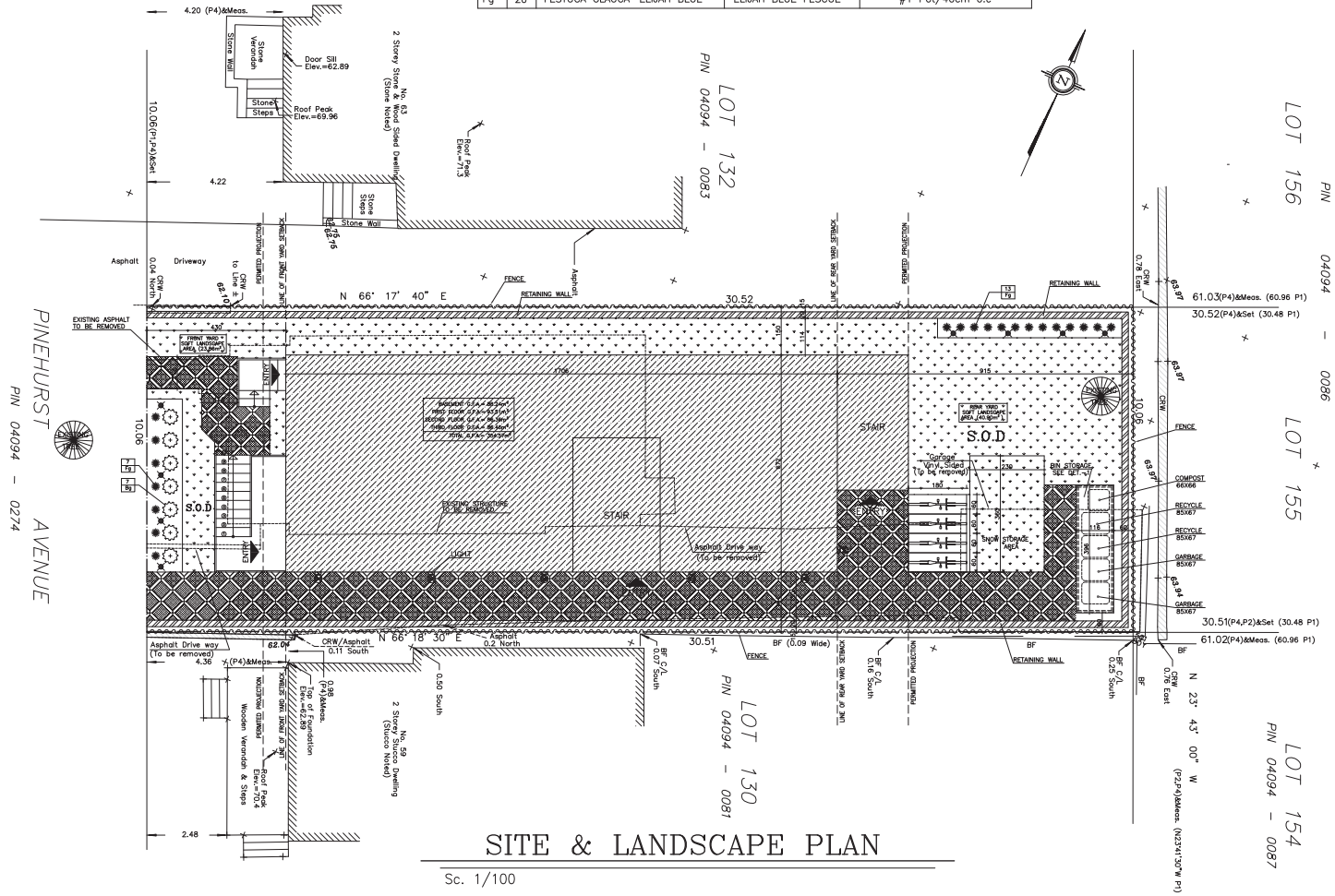


SURVEY INFO
SCALE: NTS



LOCATION PLAN
SCALE: NTS

PLANTING SCHEDULE				
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION/ SPACING
Bg	7	BUXUS X "GREEN GEM"	GREEN GEM BOXWOOD	#3 Pot/60cm o.c
Fg	20	FESTUCA GLAUCA "ELIJAH BLUE"	ELIJAH BLUE FESCUE	#1 Pot/40cm o.c



R4-UB zoning		
Provision	Requirement	Proposed
Lot Width (min)	10 m	10.06 m ✓
Lot Area (min)	300 m²	306.98 m² ✓
Building Height (max)	11 m	10.4 m ✓
Front Yard Setback (min)	4.3 m	4.30 m ✓
Interior Side Yard Setback (min)	1.5 m	North Side: 1.5 m South Side: 1.55 m ✓
Rear Yard Setback (min)	30% of the lot depth (≥ 15 m)	9.15 m ✓
Permitted Projections	Bay window where window faces a lot line - 1m, but not closer than 1.2 m from a lot line	0.6 m and 3.7 m from the front lot line ✓
	Open stairway, stoop, landing and steps, where at or below the floor level of the first floor - in the front yard - no closer than 0.6 m to a lot line, and	2.1 m from front lot line ✓
	Exit stairs providing required egress under the Building Code may project a max. of 2.2 m into the required rear yard	2.2 m ✓
Waste Management	Max. width of path for movement of garbage containers: 2.2 m	1.5 m ✓
	Min. setback from interior and rear lot lines: 0.6 m	0.6 m ✓
	Min. Number of Accessory Structures: 2	1 ✓
	Max. permitted size: <50% (92.05 m²) of the rear yard area and cumulative size of 65 m²	4.6 m² ✓
Landscaped Area (min)	Rear yard At minimum, 35 m² of the rear yard must be softly landscaped. Must comprise at least one aggregated rectangular area of at least 75m² and whose longer dimension is not more than twice its shorter dimension, for the purposes of tree planting. Front yard 3.0 m = Min. 35% (15.14 m²)	Rear yard soft landscaping: 40.90 m² ✓ 23.86 m² ✓
Parking (min)	In the case of a low-rise apartment dwelling in the R4-UB zone, no motor vehicle parking is permitted on a lot less than 450 m² in area	0 ✓
Visitor Parking (min)	For 12 units or less, no visitor parking	0 ✓
Bike Parking (min)	5.5 spaces per unit: 4	4 ✓
Facade Design	Min. width of access path to spaces: 1.5 m	1.5 m ✓
	Windows Must comprise at least 25% windows	35% ✓
	Recesses At least 20% of the front facade must be recessed an addition 0.6 m from the front setback line No additional recession of the front facade is required when balconies are provided on the front facade as follows: In the case of a lot width less than 15 m width, one balcony or porch for each storey or above the first storey is provided In any case, each balcony must have a horizontal area of at least 2 m²	One balcony is provided on each storey above the first storey - no recession required ✓ Min. balcony 1 x 2 = 2.0 m² ✓

ZONING
SCALE: NTS

APPROVED
By Seana Turkington at 10:31 am, Sep 08, 2022

SEANA TURKINGTON, MCIP, RPP
PLANNER
PLANNING, REAL ESTATE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

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4	REVISION	19 JUL. 2022
3	REVISION	26 APR. 2022
2	REVISION	9 OCT. 2021
1	REVISION	

Project name
61 PINEHURST AVE.
OTTAWA

Drawn by	Payman Ghaderi	Drawing no.
Consultant	Republic Urbanism	
Project no.	2021-001	SP&LP101

Note: Garbage and recycling will be brought out to street on collection days