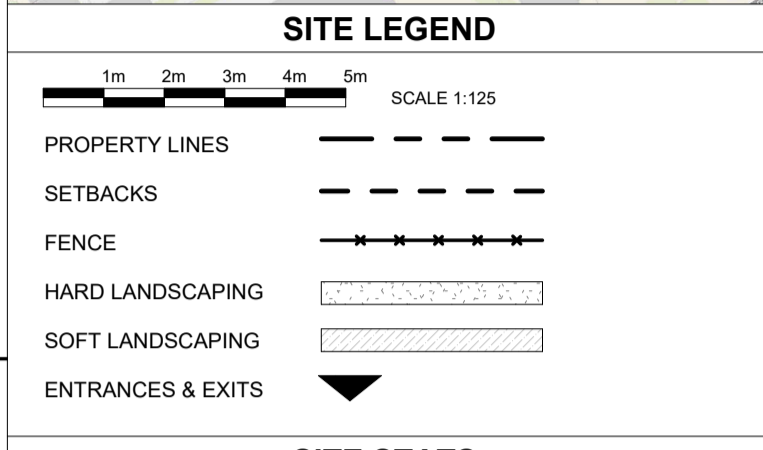
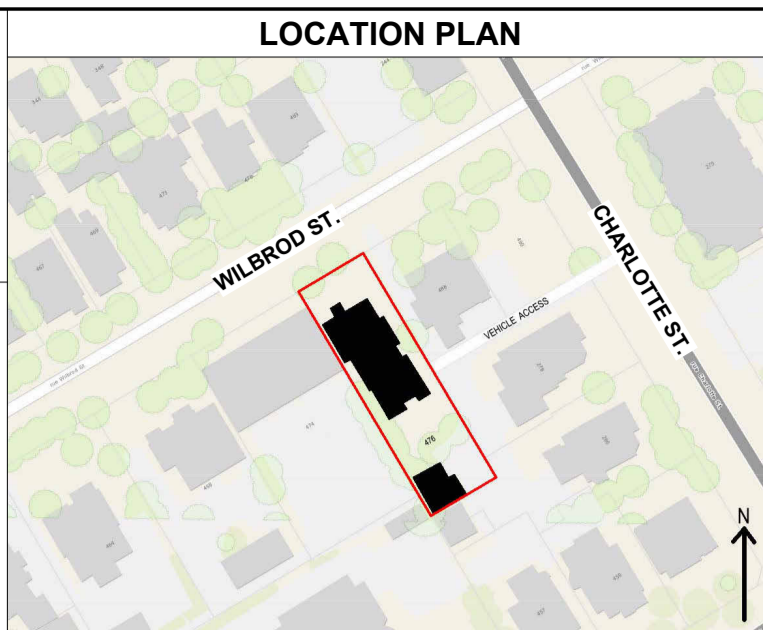
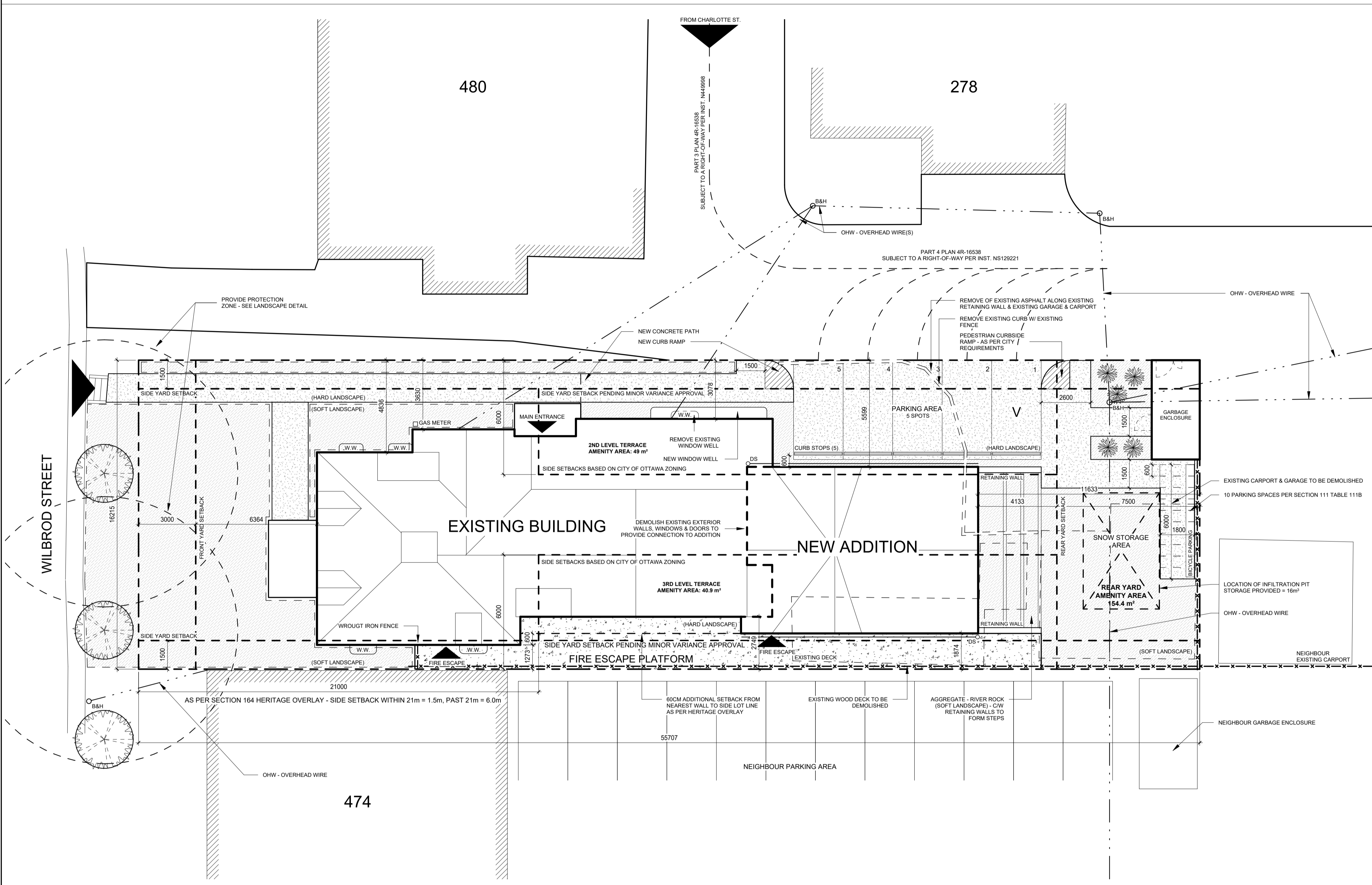


GENERAL NOTES

1. SITE INFORMATION BASED ON SURVEY CREATED & PREPARED BY: FARLEY, SMITH & DENIS SURVEYING LTD. - DATED 12/19/17
2. REFER TO LANDSCAPE DWG FOR TREE, SURFACING, & VEGETATION INFORMATION
3. EXISTING BUILDING IS USED AS A ROOMING HOUSE - NEW WILL CONSIST OF 1 BEDROOM (19) & STUDIO APARTMENTS (1)
4. PROPERTY IDENTIFICATION NUMBER: 04212 - 0234 (LOTS 7 & 8 OF REGISTERED PLAN 208649)



SITE STATS.

LOTS 7 & 8 OF REGISTERED PLAN 208649

SITE AREA	903 m ²	
EXISTING AREA (GROSS)	878.16 m ²	12 UNITS
NEW AREA (GROSS)	440.68 m ²	8 UNITS
TOTAL GROSS AREA	1318.84 m ²	20 UNITS
ZONE:	R5B H(18)	
SETBACKS	3.0 m	
FRONT SETBACK REQUIRED	3.0 m	
FRONT SETBACK PROVIDED	6.82 m	
SIDE SETBACK REQUIRED	1.5 m (FIRST 21m), 6m (PAST 21m)	
SIDE SETBACK PROVIDED	MINOR VARIANCE APPLIED	
REAR SETBACK REQUIRED	7.5 m	
REAR SETBACK PROVIDED	11.9 m	
MAX HEIGHT	18.0 m	
PROVIDED HEIGHT	10.73 m	

ZONING CALCULATION

AMENITY AREA CALC.

AS PER CLAUSE 137: 15 m² PER UNIT, UP TO 8 UNITS. PLUS 6 m² PER UNIT IN EXCESS OF 8

TOTAL NUMBER OF UNITS: 20

AREA: (8 * 15 m²) + (12 * 6 m²) = 192 m² OF AMENITY AREA

NOTE: THE AREA FOR THE FIRST 8 UNITS (72 m²) MUST BE LOCATED IN THE REAR YARD AND AT GRADE LEVEL, & MUST BE AT LEAST 80% SOFT LANDSCAPING.

REQUIRED @ GRADE:	72 m ²
PROVIDED (TOTAL):	154.4 m ²
PROVIDED SOFT LANDSCAPING:	114.4 m ²
SOFT LAND. PERCENTAGE:	100% OF REQUIRED 72 m ²

AMENITY AREA ABOVE GRADE (TERRACES)

PROVIDED:	89.9 m ²
TOTAL AMENITY AREA	244.3 m²

VEHICLE CALC.

WHEN PARKING IS LOCATED WITHIN AN INTERIOR SIDE YARD, WHILE THE EXISTING BUILDING HOLDS 12 UNITS AND THE ADDITION HOLDS 8, REQUIRING 4 TENANT & 1 VISITOR PARKING SPOT.

REQUIRED:	5 SPACES
PROVIDED:	5 SPACES

BIKE CALC.

AS PER CITY OF OTTAWA PRE-APPLICATION COMMENTS: 1 BIKE STORAGE AREA PER UNIT OF BUILDING (20)

AS PER CITY OF OTTAWA BYLAW REQUIREMENTS SECTION 111A (b): 0.5 BIKE PARKING SPACES PER UNIT

REQUIRED:	10 SPACES
PROVIDED:	20 SPACES

LANDSCAPED AREA CALC.

AS PER SECTION 163 (9) - 30% OF THE LOT AREA MUST BE LANDSCAPED AREA

TOTAL LOT AREA	903 m ²
BUILDING AREA	345.46 m ²
REQUIRED PERCENTAGE	30%
PROVIDED PERCENTAGE	38.38%

BUILDING STATS.

GROSS BUILDING AREA(S)	
EXISTING AREA (GROSS)	878.16 m ²
ADDITION AREA (GROSS)	440.68 m ²
TOTAL GROSS AREA	1318.84 m ²
ROOM INFORMATION	
STUDIO UNITS	1
1-BEDROOM APARTMENT UNITS	19

GARBAGE CALCULATION

GARBAGE AREAS ARE BASED ON CITY OF OTTAWA'S COMMENTS ON SITE PLAN APPLICATION

REQUIREMENTS ARE:

GARBAGE	1 - 2 YARD BIN
FIBER	2 - 360L CARTS
G/M/P	1 - 360L CART
GREEN	1 - 240L CART

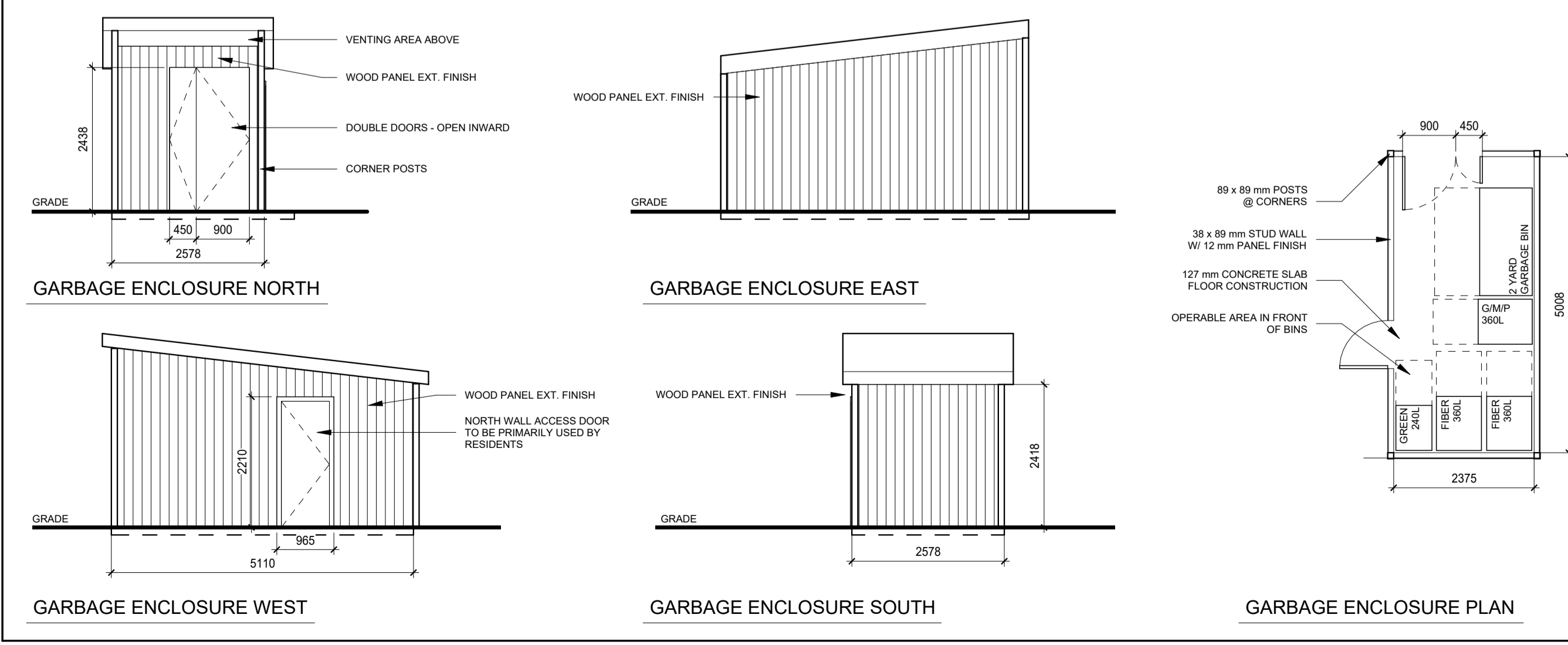
HERITAGE PROVISIONS

ZONE: R5B H(18)

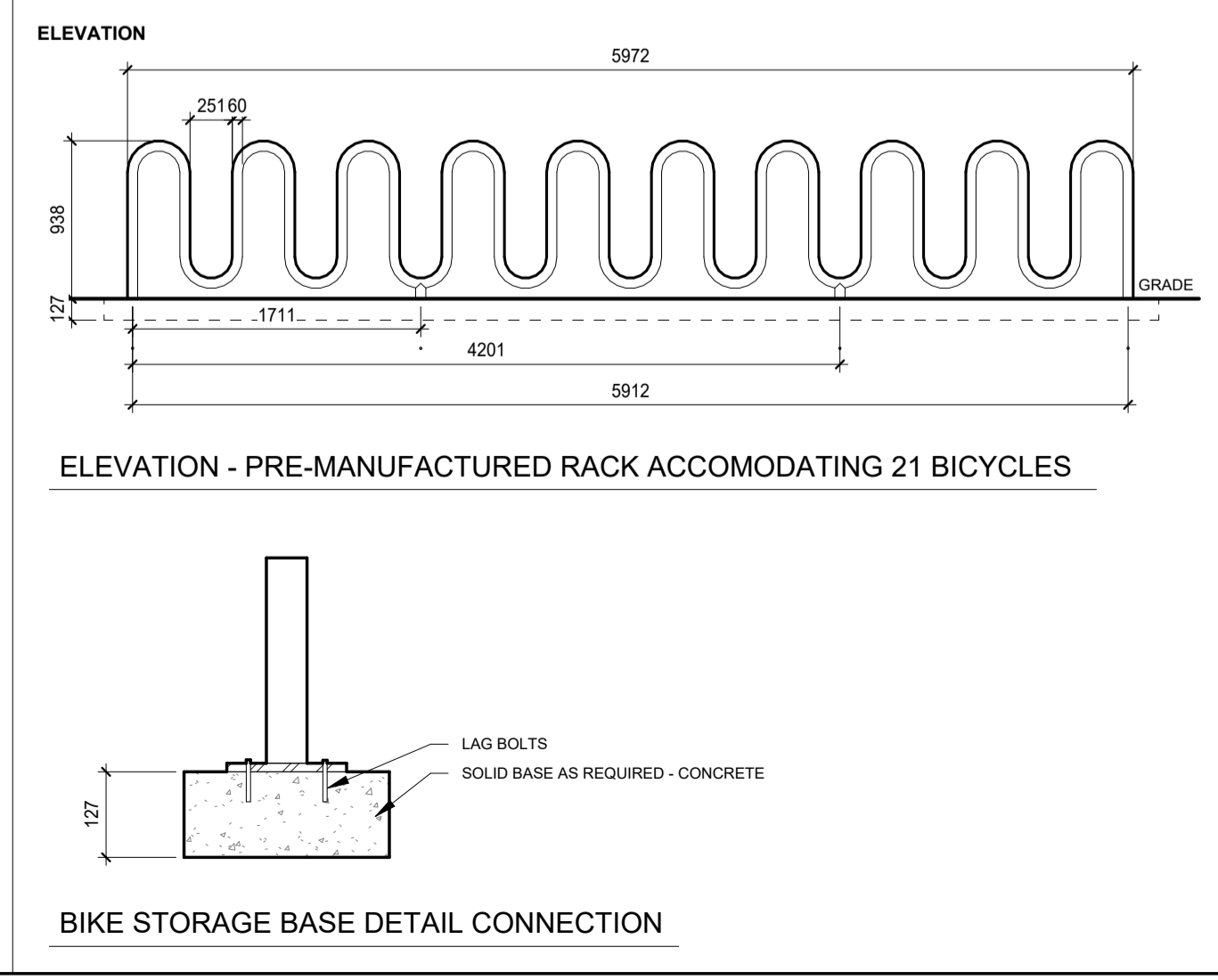
AS PER SECTION 60 CITY OF OTTAWA BYLAW - HERITAGE OVERLAY REQUIREMENTS, FOR ADDITIONS:

1. HEIGHT OF WALLS AND ROOF SLOPES MATCH
 - ADDITION MATCHES EXISTING WALL HEIGHTS AND ROOF SLOPES
2. LOCATED ENTIRELY WITHIN REAR YARD
 - ADDITION IS LOCATED WITHIN REAR YARD
3. ADDITIONAL SETBACK OF 60 cm FROM THE NEAREST WALL TO SIDE LOT LINES
 - ADDITION BEGINS 60 cm FROM THE NEAREST WALL TO THE SIDE LOT LINES

GARBAGE ENCLOSURE DETAILS



BIKE STORAGE DETAIL



SITE PLAN CONTROL 2ND REVIEW

CONSULTANTS

ARCA-VERDE ARCHITECTURE INC.
 304-1306 Wellington Street,
 Ottawa, Ontario, K1Y 3B2
 (P) 613-722-5033
 www.arca-verde.ca

OWNER INFORMATION

SLEEPWELL PROPERTY MANAGEMENT
 COLIN HOPKINS
 423 BRONSON AVE.
 OTTAWA, ONTARIO
 K1R 6J5
 (P) 613-521-2000
 colin@sleepwellmanagement.com

REVISIONS

NO.	DESCRIPTION	REVISION DATE
1	SITE PLAN PRE-APPLICATION	12-22-2021
2	SITE PLAN APPLICATION	08-18-2022
3	SITE PLAN CONTROL 2ND REVIEW	10-20-2022

PROJECT

DO NOT SCALE DRAWINGS.
 VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND IMMEDIATELY NOTIFY ARCHITECT OF ALL DISCREPANCIES

PROJECT TITLE
WILBROD APARTMENTS

APPROVED BY: AVA
 DRAWN BY: AVA

ADDRESS: 476 Rue Wilbrod St, Ottawa, ON K1N 6M8

CLIENT NAME: SleepWell

PROJECT NO.: 21-06-10-01-01

SHEET NAME: SITE PLAN - SITE PLAN APPLICATION

DRAWING NO.: A001

SCALE: As indicated SHEET SIZE: ARCH A1 - 594 x 841