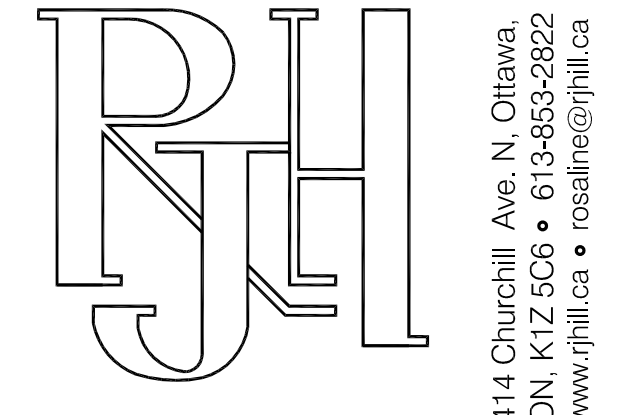
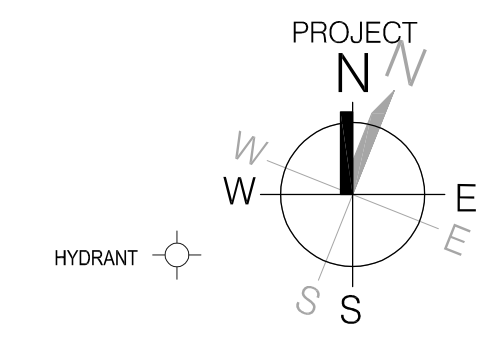


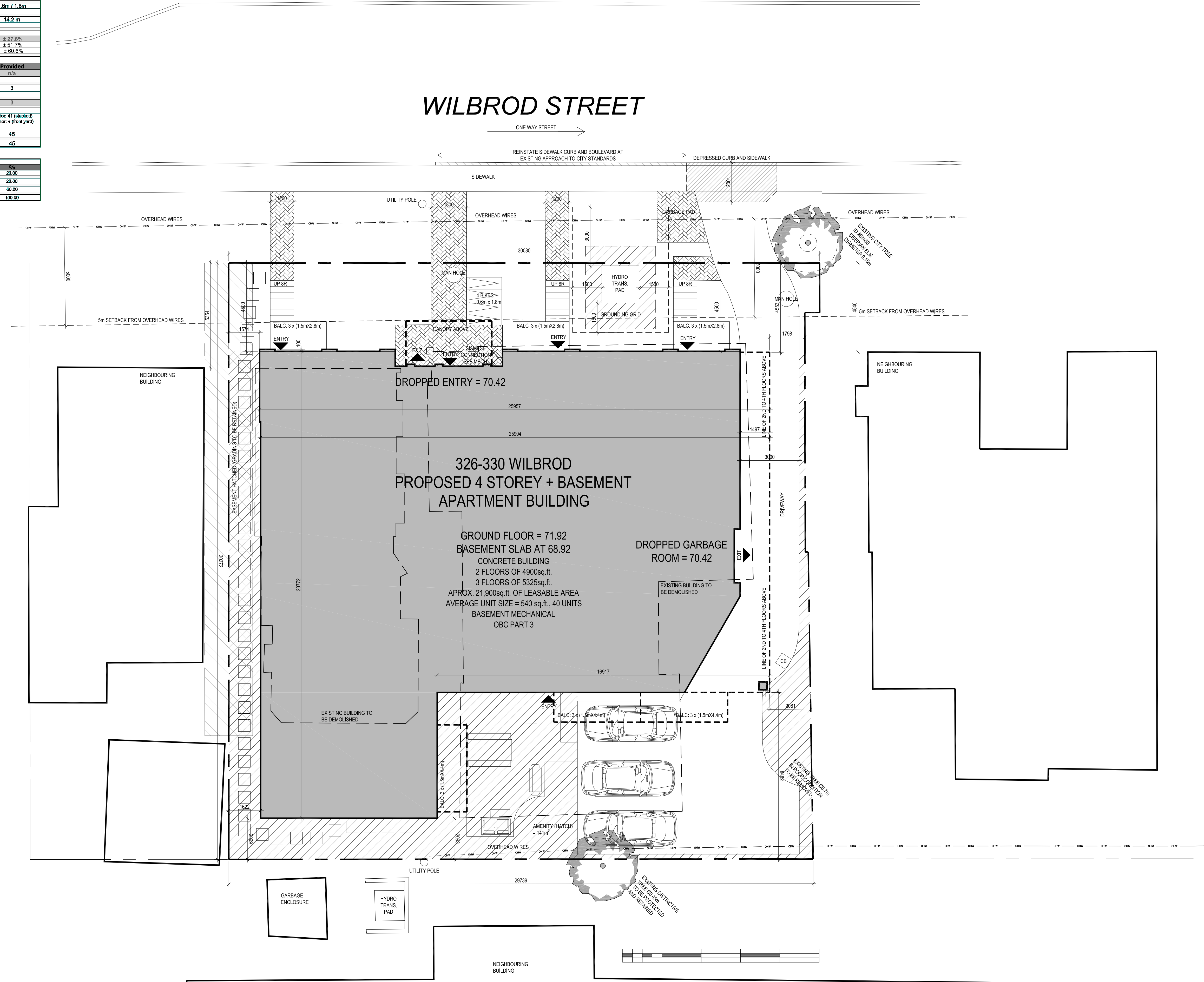
ZONING PROVISIONS: R4-UD(480)-C, Low Rise Apartment (9 or more units) City of Ottawa By-Law 2008 -250		
	Required	Provided
Maximum Number of Units	9 or more	40
Minimum Lot Width (m)	15.0 m	29.4 m
Minimum Lot Area (m ²)	450 m ²	1900m ²
Minimum Front Yard (m)	4.5 m	4.6m
Minimum Rear Yard (m)	30% of lot depth (30.42m x 30%) = 9.13m	2.1 m
Minimum Side Yard (m)	1.5m, 25% of total lot area (900m ² x 25%) = 225m ²	63.6m ²
Maximum Height (m)	14.5 m	14.2 m
Required Landscape Area	Total Landscape Area: Section 161 (8) Front Yard Soft Landscape Area: Section 161 (15)(d) - Table 161 Rear Yard Landscape Area: Section 161 (15)(8)(iv),(v)	min. 30% of total lot area ± 27.6% min. 40% of front yard ± 51.7% min. 50% of the rear yard ± 60.6%
Parking Requirements	Required	Provided
Minimum Parking Spaces (Table 101, Row R11, Column II) - 0.5 spaces / dwelling unit	14	n/a
Minimum Visitor Parking Spaces (Table 102, Row I, Column II) - 0.1 spaces / dwelling unit	3	3
TOTAL	17	3
Minimum Bicycle Parking Spaces		Interior: 41 (stated) Exterior: 4 (first year)
Part 4, Sec 111 (1) - Table 111A, Row (b)(i), Column I (0.5 spaces/4) - (40 x 0.9) = 20	20	45
TOTAL	20	45
<small>*NOTE: All measurements taken using Bluebeam Revu based on Architectural Plans provided by RJH Inc. and should be considered approximate values</small>		
Unit Mix	Provided	%
Bachelor	8	20.00
One-Bedroom	6	20.00
Two-Bedroom	24	60.00
TOTAL	40	100.00
<small>* 25% of units must be two-bedrooms</small>		



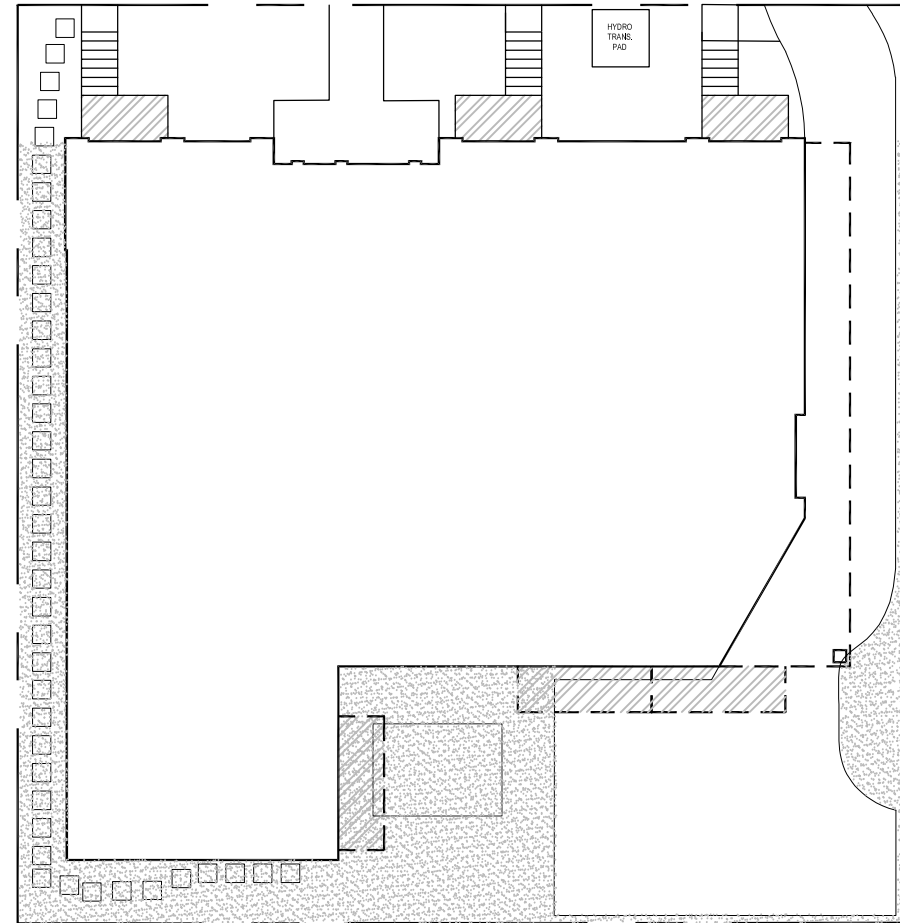
Rosaline J. Hill Architect Inc.

No.	Y / M / D	REVISION
5.	2022 11 25	REVISED PER SITE PLAN COMMENTS
4.	2022 08 25	REVISED REAR YARD AMENITY
3.	2022 07 04	REVISED PER SITE PLAN COMMENTS
2.	2022 05 13	ISSUED FOR PRICING
1.	2022 03 25	ISSUED FOR SITE PLAN CONTROL

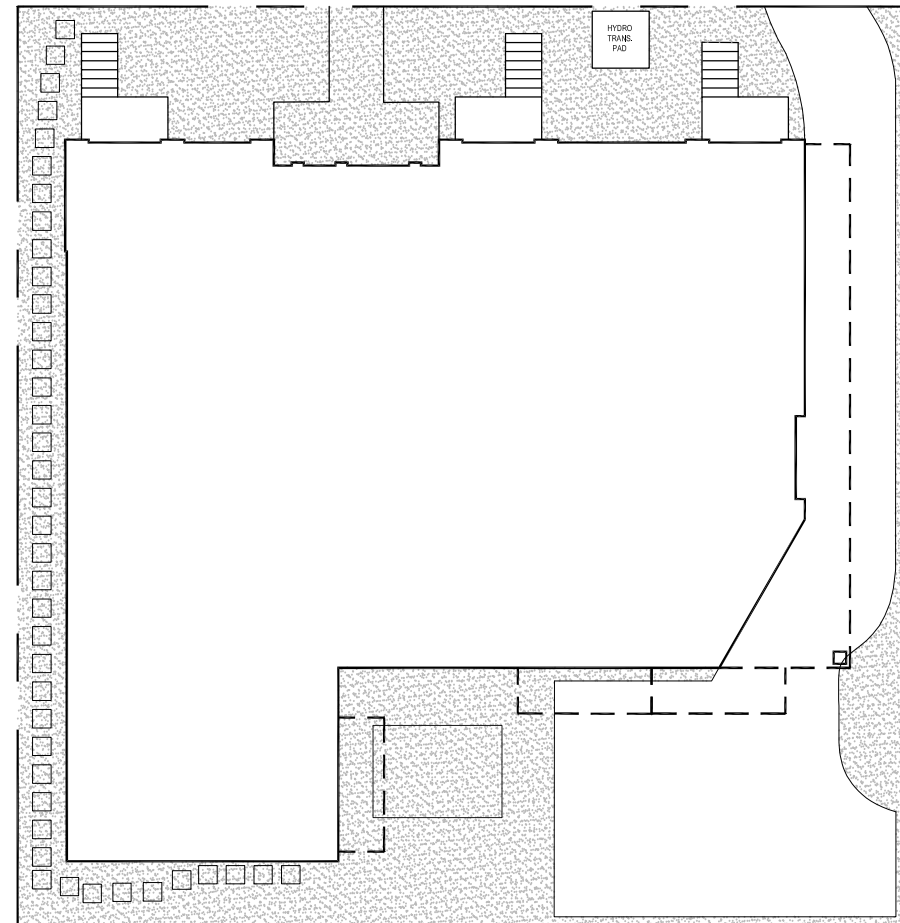
WILBROD STREET



40% OF THE FRONT YARD IS REQUIRED TO BE SOFT LANDSCAPED
51.7% LANDSCAPING PROVIDED



240 sq.m. OF AMENITY SPACE IS REQUIRED
145 sq.m. OF AMENITY IS PROVIDED IN THE REAR AND SIDE YARDS
99 sq.m. OF AMENITY IS PROVIDED ON BALCONIES
244 sq.m. TOTAL AMENITY SPACE PROVIDED



30% OF LOT IS REQUIRED TO BE LANDSCAPED
27.6% LANDSCAPING PROVIDED
50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED
60.6% PROVIDED

PROPERTY BOUNDARY AND TOPOGRAPHIC INFORMATION WAS DERIVED FROM ANNIS, O'SULLIVAN, VOLLEBECK LTD. SURVEY DATED AUGUST 6, 2021

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.



WILBROD APARTMENTS
326-330 WILBROD ST. OTTAWA ON.

SITE PLAN

Drawn By:	Date:	A-100
AW/RV	JAN 2022	
Project No:	Scale:	
2107	1:100	