

CONSULTANTS

ARCAD VERDE ARCHITECTURE INC.
 314-108 Wellington Street, West
 Ottawa, Ontario
 K1R 1S2
 613-241-0000
 info@arcadverde.ca

OWNER INFORMATION
 SLEEPWELL PROPERTY MANAGEMENT
 1000 HORNBY
 OTTAWA, ONTARIO
 K1R 1S2
 613-241-0000
 info@sleepwellmanagement.com

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	15-06-2022
2	REVISED PERMIT	15-06-2022
3	SITE PLAN CONTROL 2ND REVIEW	15-06-2022

SITE PLAN CONTROL 2ND REVIEW

DATE: 15-06-2022

PROJECT: WILBROD APARTMENTS

AV: AVA

ADDRESS: 478 Rue Wilbrod St, Ottawa, ON K1N 6M8

CLIENT NAME: SleepWell

PROJECT NO.: 21-06-10-001-01

SHEET NAME: SITE PLAN - SITE PLAN APPLICATION

DRAWING NO.: A001

SCALE: ARCH A1 - 1/8" = 1'-0"

LOCATION PLAN

SITE LEGEND

- PROPERTY LINES
- SETBACKS
- FENCE
- HARD LANDSCAPING
- SOFT LANDSCAPING
- ENTRANCES & EXITS

SITE STATS.

LOTS 7 & 8 OF REGISTERED PLAN 208649

878.93 m² GROSS AREA
 1313.64 m² TOTAL GROSS AREA
 1313.64 m² TOTAL GROSS AREA

LOT 7: 439.47 m²
 LOT 8: 439.47 m²

FRONT SETBACK REQUIRED: 3.0 m
 SIDE SETBACK REQUIRED: 1.5 m
 REAR SETBACK PROVIDED: 11.8 m

ZONING CALCULATION

AMENITY AREA CALC.
 15 m² PER UNIT (UP TO 3 UNITS PLUS 6 m² PER UNIT IN EXCESS OF 3)
 15 x 3 = 45 m² AMENITY AREA
 18 x 15 = 270 m² AMENITY AREA

NOTE: THE AREA FOR THE FIRST FLOOR (70 m²) MUST BE LOCATED SOFT LANDSCAPING AND AT GRADE LEVEL & MUST BE AT LEAST 10% PROVIDED LOT LANDSCAPING

REQUIRED GRADE: 72 m²
 PROVIDED LOT LANDSCAPING: 114.4 m²
 AMENITY AREA ABOVE GRADE (TERRACES) PROVIDED: 89.9 m²

VEHICLE CALC.
 24.0 m²

WHERE PARKING IS LOCATED WITHIN AN AMENITY AREA, VEHICLES MUST BE COVERED, REQUIRE A TRUNK & VEHICLE PARKING SPOT.

REQUIRED: 2 SPACES
 PROVIDED: 2 SPACES

USE CALC.
 AS PER CITY OF OTTAWA PRE-APPLICATION COMMENTS: 1 TIME STORAGE AREA PER UNIT OF BUILDING (20)

AS PER CITY OF OTTAWA BRUARY REQUIREMENTS SECTION 11A (6):
 20 x 10 = 200 m² STORAGE AREA
 PROVIDED: 20 SPACES

LANDSCAPED AREA CALC.
 AS PER SECTION 14.3 (9) - 30% OF THE LOT AREA MUST BE LANDSCAPED AREA
 1313.64 x 30% = 394.09 m²
 PROVIDED: 394.09 m²

BUILDING STATS.

GROSS BUILDING AREA: 878.93 m²
 EXISTING AREA (GROSS): 878.93 m²
 TOTAL GROSS AREA: 1313.64 m²

ROOM BREAKDOWN

STUDIO UNITS: 19
 1-BEDROOM APARTMENT UNITS: 19

GARAGE AREAS ARE BASED ON QUANTITY OF OTTAWA COMMENTS ON SITE PLAN APPLICATION

REQUIREMENTS ARE:
 1 - 3.5 m² MIN
 1 - 3.00 m² MIN
 1 - 3.00 m² MIN
 1 - 3.00 m² MIN

HERITAGE PROVISIONS

ZONE: RB (R18)

AS PER SECTION 68 CITY OF OTTAWA BY-LAW - HERITAGE OVERLAY REQUIREMENTS:

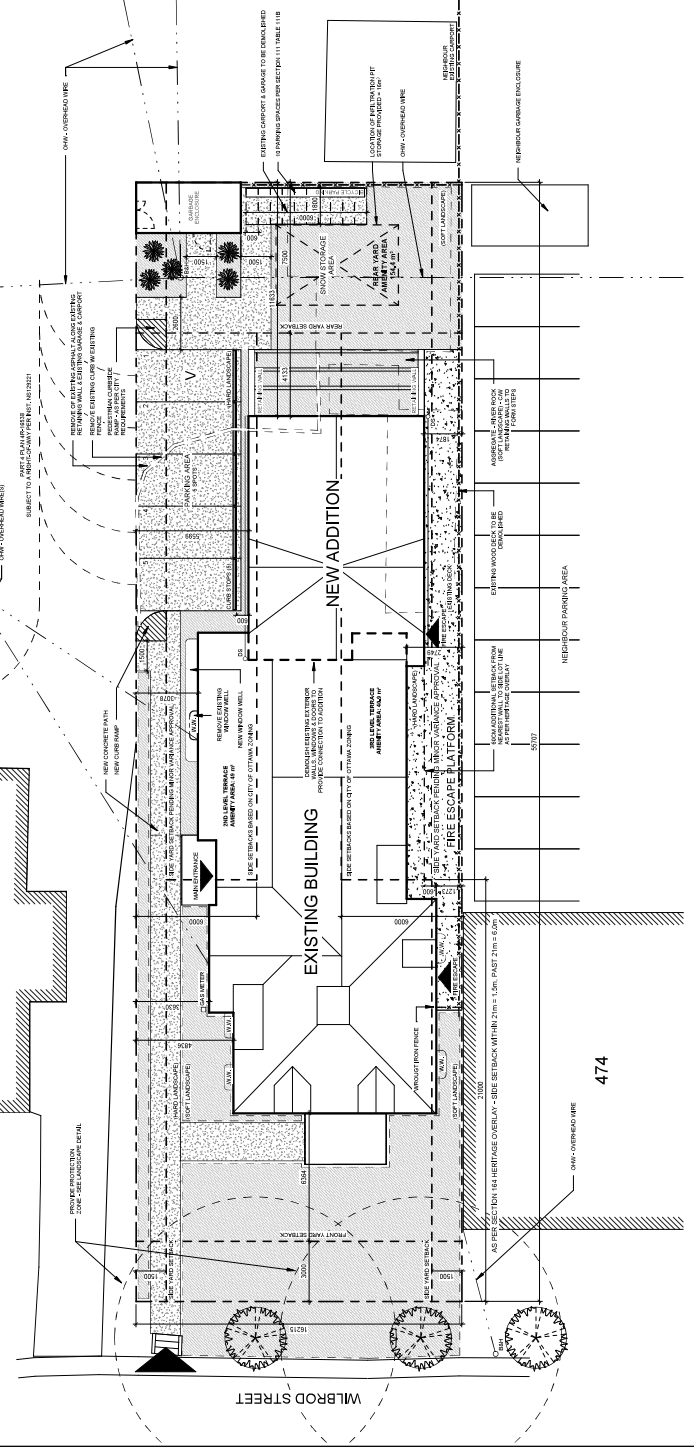
- HEIGHT OF WALL AND ROOF: MATCH
- SCOURING: MATCH EXISTING WALL, FIBREGLASS AND ROOF
- LOCATED ENTIRELY WITHIN REAR YARD
- ADDITION LOCATED WITHIN REAR YARD
3. ADDITIONAL SETBACK OF 60 cm FROM THE NEAREST WALL TO THE LOT LINES. MINIMUM 60 cm FROM THE NEAREST WALL TO THE SETBACK LINES

GENERAL NOTES

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

APPROVED
 By Kimberly Baldwin at 11:16 am, Jan 20, 2023

KIMBERLEY BALDWIN MCIP RPP PLANNER II
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA



BIKE STORAGE DETAIL

ELEVATION: 9572

BIKE STORAGE BASE DETAIL CONNECTION

Garbage Enclosure East

WOOD PANEL ELEVATION
 DOUBLE GLAZING - OPERABLE
 CORNER POSTS

Garbage Enclosure South

WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION

Garbage Enclosure North

WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION

Garbage Enclosure West

WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION

Garbage Enclosure East

WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION
 WOOD PANEL ELEVATION