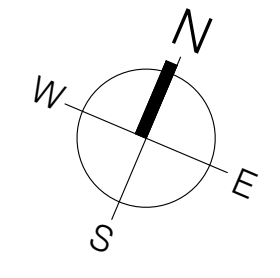


(Formerly Somerset Street)

PIN 04247 - 0250

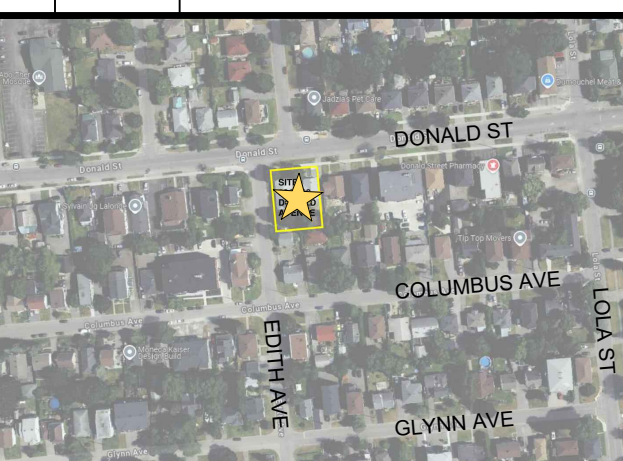
# DONALD STREET



## ARCHITECTURE + PLANNING

414 Churchill Avenue North  
Ottawa, Ontario, K1Z 5C6  
613-953-9822 roseline@rjhllca rjhllca

4.	2024-12-20	REVISED FOR SITE PLAN CONTROL
3.	2024-08-14	ISSUED FOR SITE PLAN CONTROL
2.	2024-07-25	ISSUED FOR COORDINATION
1.	2024-05-28	ISSUED FOR COORDINATION
No	Y / M / D	REVISION



### CONSULTANTS

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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.

FILE #: D07-12-24-0088

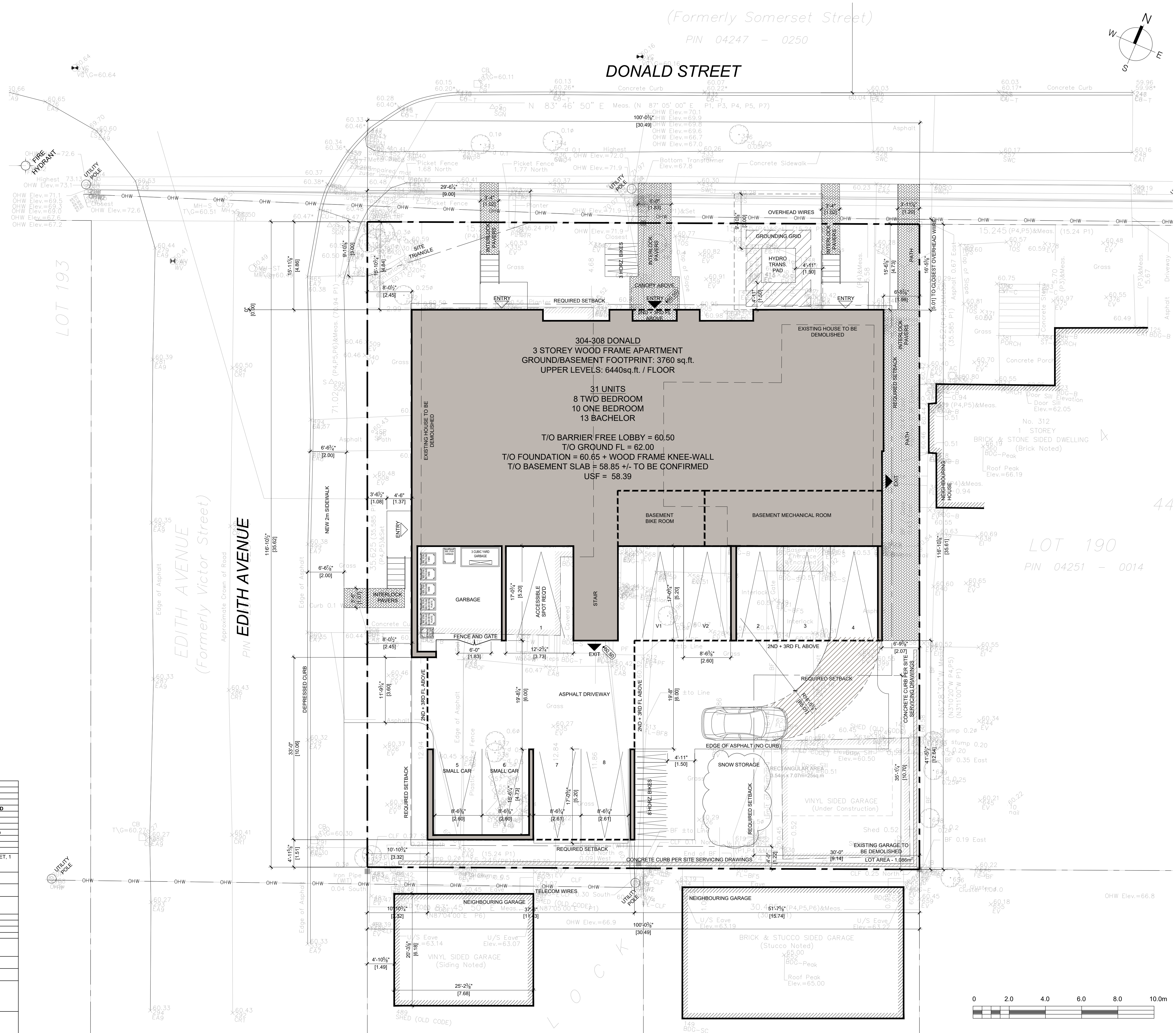
PLAN #: 19153

DONALD / EDITH APARTMENTS  
304-308 Donald St, Ottawa, Ontario

### SITE PLAN

Drawn By: AW/RV/RR Date: DEC 2024  
Project No: 2408 Scale: 1:100

# A0.1



**SITE NOTES**

LEGAL BOUNDARY INFORMATION WAS DERIVED FROM SURVEY COMPLETED BY ANNIS O'SULLIVAN VOLLEBEK LTD, SURVEYOR ANDREW SHEP, DATED APRIL 1, 2024

PIN - 04251-0012 & 04251-0013  
READ DOCUMENTS IN CONJUNCTION WITH:-  
-SITE SERVICING & GRADING PLANS BY: T.L. Mak Engineering Consultants Ltd.  
-TREE INFORMATION REPORT BY: James B. Lennox & Associates Inc.

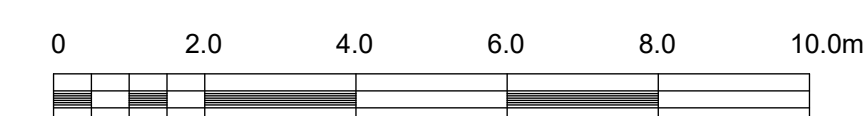
-LEGAL SURVEY BY: Annis O'Sullivan Vollebek Ltd.

**LEGEND**

- AC - AIR CONDITIONING UNIT
- BW - BAY WINDOW
- CB - CATCH BASIN
- CC - CONCRETE CURB
- CP - CONCRETE PAD
- DP - DEPRESSED CURB
- FH - FIRE HYDRANT
- K - KIOSK (BELL, ROGERS, TRAFFIC)
- LS - LIGHT STANDARD
- MB - MAILBOX (CANADA POST)
- MH - MAINTENANCE HOLE
- OHW - OVERHEAD WIRE
- RW - RETAINING WALL
- SBFY - SETBACK FRONT YARD
- SBRV - SETBACK REAR YARD
- SBSY - SETBACK SIDE YARD
- SE - SUNKEN ENTRY
- T - TRANSFORMER
- UP - UTILITY POLE
- WS - WATER ENTRY & SERVICING
- WW - WINDOW WELL

**NOTES:**  
• RAUC ZONING DESIGNATION  
• AREA X AS PER SCHEDULE 1A

ZONING (9 UNIT+ APARTMENT)	PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	15m	30.5m	
MIN. LOT WIDTH (T.162B(11))	38m	30.5m	
MIN. LOT AREA	450m <sup>2</sup>	1096m <sup>2</sup>	- VARIANCE REQ'D
MAX. LOT AREA (T.162B(12))	1070m <sup>2</sup>	1096m <sup>2</sup>	- VARIANCE REQ'D
MAX. HEIGHT	11m		
MIN. SIDE YARD SETBACK	1.5m	1.9m	
MIN. FRONT YARD SETBACK	4.5m	4.8m	
MIN. CORNER SETBACK (S.123(4b))	2.7m (MATCH NEIGHBOUR)	2.49m	- VARIANCE REQ'D
MIN. REAR YARD SETBACK (T.144A)	30% OF LOT DEPTH (10.7m)	12.6m	
MIN. REAR CORNER (S.144(5b))	1.2m	1.5m	
MIN. INTERIOR YARD (S.144(6))	30% OF LOT WIDTH (8.1m)	15.7m	
MIN. PRINCIPAL ENTRANCES PROVIDING STREET ACCESS (S.161(15))	1	3 FACING DONALD STREET, 1 FACING EDITH AVENUE	
MIN. PRINCIPAL ENTRANCE FOR EVERY 12m (S.161(15.ii))	1 (TOTAL 3)	3	
MIN. GLAZING ON FRONT FACADE (S.161(15.ii))	25%	34%	
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.6m FROM THE FRONT SETBACK LINE (S.161(15.ii))	20%		
MIN. 2 BDRM UNITS (S.161(16b))	25%	8 (25.8%)	
MIN. PARKING SPACES (S.101(3a))	0.5 PER DWELLING UNIT (10)	8 - VARIANCE REQ'D	
MIN. VISITOR PARKING SPACES	0.1 PER DWELLING UNIT (2)		
MIN. BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (16)	31	
AMOUNT OF BIKE PKG WHICH MAY BE LOCATED IN A LANDSCAPED AREA AT-GRADE	50% OF REQ'D (8), OR 15 SPACES, WHICHEVER IS GREATER	11	
MIN. SOFT LANDSCAPING IN THE FRONT YARD (S.161)	40%	66%	
MIN. SOFT LANDSCAPING IN THE REAR YARD (S.161(ii))	50%	50.1%	
MIN. AGGREGATED RECTANGULAR AREA WHOSE LONGER DIMENSION IS NOT MORE THAN TWICE ITS SHORTER DIMENSION (S.161(ii))	25m <sup>2</sup>	PROVIDED	
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S.161(15e)). PROVIDED			



Consultant: 2408 (Rev. 04) 304-308 Donald Street, Ottawa, Ontario, K1Z 5C6

PL07ED PL 20 Dec 2024