

379 Cooper Street – Zoning Review  
To provide 3 new dwelling units in the basement of an EXISTING 10 unit Low Rise apartment building

R5B [482] H(37) – Low-rise apartment dwelling			
Zoning Provision	Required	Provided	Existing?
Minimum lot width (m)	18	11.43	Yes
Minimum lot area (m <sup>2</sup> )	540	400.28 m <sup>2</sup>	Yes
Maximum building height (m) (H(37))	37	12.5 m	Yes
Minimum front yard setback (m)	3	5.4	Yes
Minimum rear yard setback (m)	25% lot depth, need not exceed 7.5 m	4.4	Yes
Minimum side yard setback (m)	1.5	2.2 / 0.7	Yes
Minimum interior side yard setback (m)	For any part of a building located within 21 m of a front lot line where the building wall is equal to or less than 11 m in height (m)		
In all other circumstances (m)	6		
Landscaped area (%)	30% lot area (120.1 m <sup>2</sup> )	130 m <sup>2</sup>	Yes
Amenity Space (s.137)	15 m <sup>2</sup> / dwelling unit up to 8 units, plus 6 m <sup>2</sup> per unit over 8	15x 8 = 120 6 x 5 = 30 150 m <sup>2</sup>	104.3 m <sup>2</sup> total amenity ( 1,126.0 sqft )
Low-rise apartment dwelling in any zone other than R4UA to UD	100% of amenity area for first 8 units must be communal (at grade, in the rear yard, at least 80% soft landscaping, & located at grade in the rear yard and may include one interior yard that abuts both the rear yard and interior side yard	120 m <sup>2</sup> (1,292 sqft) 120 m <sup>2</sup> in rear yard at grade 80% soft in rear yard at grade 96 m <sup>2</sup> soft (1,033.4 sqft)	55.79 m <sup>2</sup> in rear yard at grade 64 % SOFT ( 385.79 sqft ) 35.78 m <sup>2</sup>
Amenity area provided outdoors must not be located in a required front yard (s.137(3))		7.97 m <sup>2</sup> in REQ'D YARD	104.3 m <sup>2</sup> - 7.97 m <sup>2</sup> = 96.33 m <sup>2</sup>
Amenity area	Amenity area REQUIRED : 150 m <sup>2</sup>	PROVIDED : 96.33 m <sup>2</sup>	
Parking (Area X) (s.101)	Minimum required parking spaces in Area X where a residential use is located within a building of four or fewer storeys (s.101(1)(a) & (4)(a))	0 spaces (no off-street motor vehicle parking is required to be provided for a residential use located in a four-storey or less building)	0 spaces
Visitor parking	0.1 spaces per unit after 12 units. 1x0.1 = 0.1	0.1 spaces	0 space
Bicycle Parking (s.111)	Minimum required bicycle spaces	0.50 spaces / dwelling unit 13 x .5 = 6.5 = 7 spaces	7 space
Heritage (s.60)	Permitted projections into front, corner side yard or side yard in an area to which a heritage overlay applies	Not permitted except for ramps for handicap access, or the use of a lot in Areas A or B on Schedule 1 vacant prior to April 19, 1978	1st, 2nd floor porchs in front yard

## 2 ZONING INFORMATION

2	GROSS FLOOR AREA
BASEMENT	: 1,016.80 sqft ( 94.46 m <sup>2</sup> )
GROUND FLOOR	: 1,090.40 sqft ( 101.30 m <sup>2</sup> )
SECOND FLOOR	: 879.10 sqft ( 81.67 m <sup>2</sup> )
THIRD FLOOR	: 587.50 sqft ( 54.57 m <sup>2</sup> )
	3,573.80 sqft ( 332.00 m <sup>2</sup> )

2 SURVEY INFORMATION FOR EXISTING LOT AND BUILDING OF LOT 37 REG PLAN 12281  
CITY OF OTTAWA  
BY FARLEY SMITH AND DENIS SURVEYING LTD.

2 THIS IS AN EXISTING BUILDING  
WE ARE ADDING 3 UNITS  
IN THE EXISTING BASEMENT  
( 10 EXISTING STUDIO DWELLING UNITS PLUS  
3 NEW STUDIO DWELLING UNITS IN THE BSMT )  
TOTAL -13 UNITS

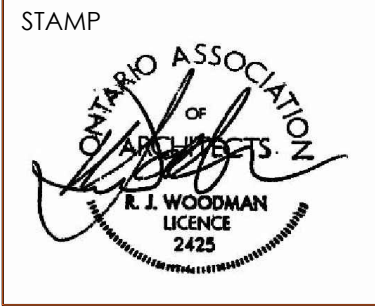
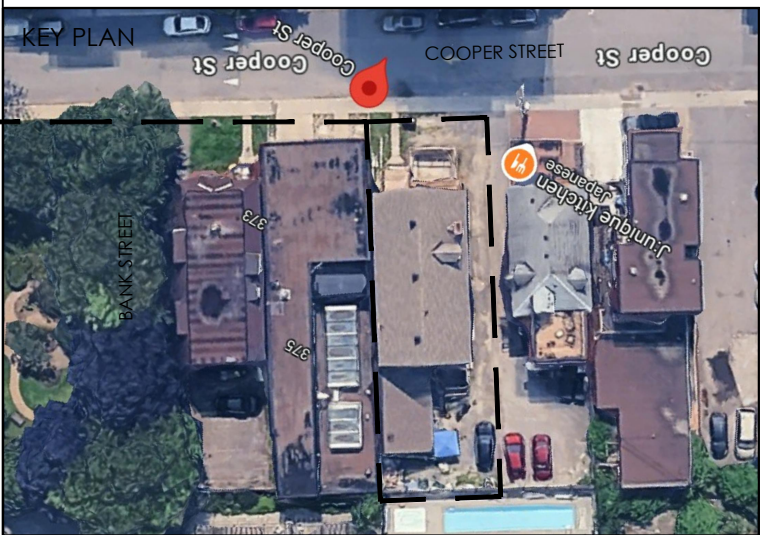
## 1 SITE PLAN

SCALE : 3/16"=1'-0"

3 IN REAR YARD ADDED

SR  
SYRINGA RETICULATA - IVORY SILK  
JAPANESE TREE LILAC

## SITE



ALL CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE AND TO REPORT ALL ERRORS AND/OR OMISSIONS TO THE ARCHITECT.

ALL CONTRACTORS MUST COMPLY WITH ALL CODES AND BYLAWS AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE WORK.

DO NOT SCALE DRAWINGS.

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT.

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OWNER  
2276663 ONTARIO LTD.  
C/O ADIB SAAD, 2448 CARLING AVE UNIT 108

APPLICANT  
ARCADIS PROFESSIONAL SERVICES (CANADA) INC  
SUITE 500, 333 PRESTON ST., OTTAWA, ON

SURVEY INFORMATION  
FOR EXISTING LOT AND BUILDING OF  
LOT 37 REG PLAN 12281  
CITY OF OTTAWA  
BY FARLEY SMITH AND DENIS SURVEYING LTD.

NO.	REVISION	MM/DD/YY DATE
14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04		
03	TREE ADDED IN REAR YARD	06/19/2025
02	ZONING CLARIFICATION	05/07/2025
01	BICYCLE PARKING RELOCATED, PORCH REV., LANDSCAPING ADDED (SHRUBS)	08/01/2024



CONSULTANTS:  
STRUCTURAL - RAZZMAL GROUP LTD  
MECHANICAL -  
ELECTRICAL -

PROJECT  
ALTERATIONS TO  
379 COOPER STREET,  
THREE UNITS ADDED IN BASEMENT  
OTTAWA, ONTARIO

DRAWING:  
SITE PLAN

DATE	AUG/2024	JOB NO.	1803
SCALE	1/8"=1'-0"	DRAWING NO.	
DRAWN BY	S.B. A.S.S.B.		
REVIEWED BY	R.J.W. R.W.		

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