

R5B (482) H(37) – Low-rise apartment dwelling		Required	Provided	Existing?
Zoning Provision				
Minimum lot width (m)		18	11.43	Yes
Minimum lot area (m ²)		540	400.28 m ²	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 interior side yard setback (m)		1.5	2.2 / 0.7	Yes
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 ²)	130 m ²	Yes
Amenity Space (s.137)				
Low-rise apartment dwelling in any zone other than R4UA to UD		15 m ² / dwelling unit to 8 units, plus 6 m ² per unit over 8	15x 8 = 120 6 x 5 = 30 150 m ²	104.3 m ² total amenity (1,126.0 sqft)
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 ² (1,292 sqft) 120 m ² in rear yard at grade 80% soft in rear yard at grade 96 m ² soft (1,033.4 sqft)	55.79 m ² in rear yard at grade 64 % SOFT (385.79 sqft) 35.78 m ²	not in Req'd front yard
Amenity area provided outdoors must not be located in a required front yard (s.137(3))			7.97 m ² in REQ'D YARD	104.3 m ² - 7.97 m ² 96.33 m ²
Amenity area		Amenity area REQUIRED : 150 m ²	PROVIDED : 96.33 m ²	
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 porches in front yard	

2 GROSS FLOOR AREA			
BASEMENT	:	1,016.80 sqft	(94.46 m2)
GROUND FLOOR	:	1,090.40 sqft	(101.30 m2)
SECOND FLOOR	:	879.10 sqft	(81.67 m2)
THIRD FLOOR	:	587.50 sqft	(54.57 m2)
		3,573.80 sqft	(332.00 m2)

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

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

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

14		
13		
12		
11		
10		
09		
08		
07		
06		
05		
04	PARKING STALL ADDED	09/29/2025
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
NO.	REVISION	MM/DD/YY DATE

By Andrew McCreight at 8:06 am, Oct 24, 2025

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PROJECT

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

JOB NO. 1803

DRAWING NO.

CD 1

SP 1