

379 Cooper Street – Zoning Review To provide 3 new dwelling units in the basement of an EXISTING 10 unit Low Rise apartment building Zoning Provision Existing? 11.43 Minimum lot width (m) Minimum lot area (m2) 400.28 m2 Maximum building height (m) (H(37)) Minimum front yard setback (m) 25% lot depth, need not exceed 7.5 m Minimum rear yard setback (m) 2.2 / 0.7 For any part of a building interior side | located within 21 m of a front lot line where the building wall is equal to or less than 11 m in height In all other circumstances (120.1 m2) 130 m2 Landscaped area (%) 30% lot area Amenity Space (s.137) Low-rise apartment dwelling in any zone 15 m2 / dwelling unit up to 8 | 15x 8 = 120 104.3 m2 total amenity other than R4UA to UD (1,126.0 sqft) units, plus 6 m2per unit  $6 \times 5 = 30$ 100% of amenity area for 120 m2 (1,292 sqft) 55.79 m2 in first 8 units must be communal (at grade, in the | 120 m2 in rear rear yard, at least 80% soft |yard at grade landscaping, & located at 80% soft in rear 64 % SOFT grade in the rear yard and yard at grade (385.79 sqft) may include one interior 96 m2 soft 35.78 m2 yard that abuts both the (1,033.4 sqft) rear yard and interior side not in Reg'd front yard 104.3 m2 -7.97 m2 in - 7.97 m2 Amenity area provided outdoors must not be located in a required front yard REQ'D YARD 96.33 m2 Amenity area REQUIRED : PROVIDED: 96.33 m2 150 m2 Amenity area Parking (Area X) (s.101) Minimum required parking spaces in Area 0 spaces 0 spaces (no off-street motor vehicle parking is required X where a residential use is located within a building of four or fewer storeys to be provided for a residential use located in a (s.101(1)(a) & (4)(a)) four-storey or less building) 0.1 spaces per unit after 12 | 0.1 spaces Visitor parking units. 1x0.1 = 0.1Bicycle Parking (s.111) Minimum required bicycle spaces 0.50 spaces / dwelling unit 7 space  $13 \times .5 = 6.5 = 7 \text{ spaces}$ Permitted projections into front, corner Not permitted except for ramps for handicap floor porchs side yard or side yard in an area to which access, or the use of a lot in Areas A or B on Schedule 1 vacant prior to April 19, 1978 a heritage overlay applies front yard

2 ZONING INFORMATION SP1

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)

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

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 )

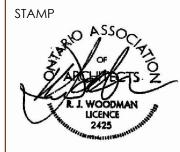
TOTAL -13 UNITS

SITE PLAN

SP1 | SCALE: 3/16"=1'-0"

SITE





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

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.

COPYRIGHT RESERVED.

2276663 ONTARIO LTD.
C/O ADIB SAAD, 2448CARLING 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

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

## WOODMAN ARCHITECT

201-4 BEECHWOOD AVENUE, OTTAWA, ONTARIO, CANADA K1L8L9 TEL: 613 228 9850. FAX 613 228 9848. mailbox@woodmanarchitect.co

CONSULTANTS: STRUCTURAL - RAZZMAL GROUP LTD MECHANICAL -

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

DRAWING:

SITE PLAN

DATE	AUG/2024	JOB NO.
SCALE	1/8"=1'-0"	DRAWING NO.
DRAWN BY	S.B. A.S.,S.B.	SP1
REVIEWED BY	R.J.W., R.W.	<b>31 1</b>

SR

3 IN REAR YARD ADDED

SR SYRINGA RETICULATA - IVORY SILK JAPENESE TREE LILAC

PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED

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