

KEY PLAN: N.T.S.

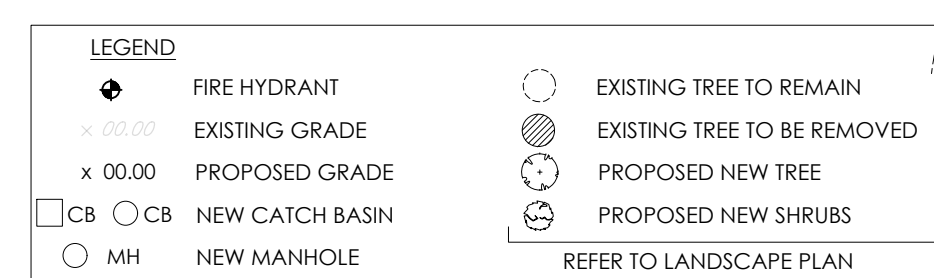
SITE BOUNDRIES DERIVED FROM TOPOGRAPHIC SURVEY
 LOTS 50, 51, 52, 53 & 54
 REGISTERED PLAN 323 CITY OF OTTAWA
 PREPARED BY STANTEC GEOMATICS LTD.
 DATED: _____

Section 4 – City-Wide Policies
4.2 Housing
4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city
 2) The City shall support the production of a **missing middle housing** range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minute neighbourhoods by:
 a) Allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the emphasis on the built form and the public realm, as-of-right within the Zoning By-law;
 b) Allowing housing forms of eight or more units in appropriate locations as-of-right within the Zoning By-law; and
 c) In appropriate locations allowing missing middle housing forms while prohibiting lower-density typologies near rapid-transit stations within the Zoning By-law.
Definition
Missing Middle Housing:
 In Ottawa's context and for the purposes of this Plan, missing middle housing generally refers to **low-rise, multiple unit residential development of between three and sixteen units, or more in the case of unusually large lots** and for the lower-density types is typically ground oriented.

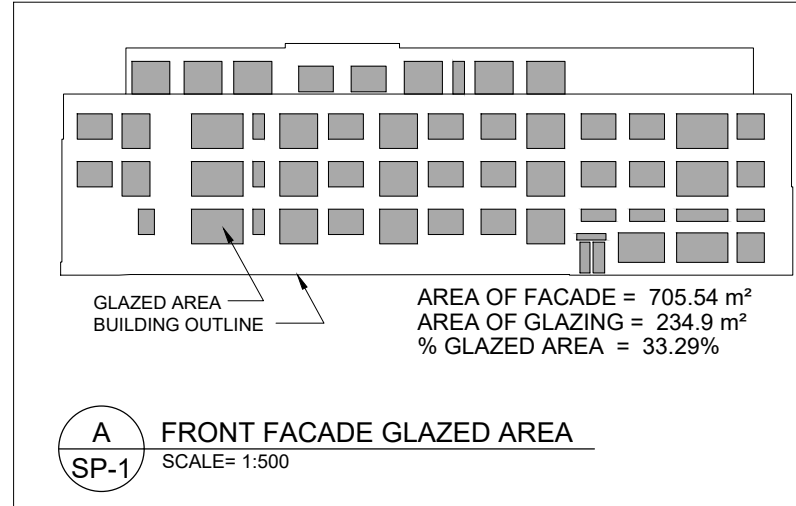
Section 5 – Transects
Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy

Transect	Official Plan Policy Reference	Designation	Height Category and Details
Downtown Core Transect	5.1.1(1)	Hubs	High-rise and High-rise 41+ between 10 stories and 40 stories; and 41 stories plus, through criteria and area-specific policy
	5.1.4(1)	Hubs	Low-rise, Mid-rise and High-rise; minimum 4 stories and maximum 40 stories
	5.1.4(3)	Mainstreet Corridors	Low-rise and Mid-rise; minimum 2 stories and maximum 9 stories
	5.1.4(4)	Minor Corridors	Low-rise and Mid-rise; minimum 2 stories and maximum 4 stories
Inner Urban Transect	5.1.5(1)	Neighbourhoods	Low-rise; minimum 2 stories, generally permit 3 stories, allow a built height of up to 4 stories where appropriate
	5.2.3(1)	Hubs	Low-rise, Mid-rise and High-rise; minimum 3 stories and maximum 40 stories
	5.2.3(2)	Mainstreet Corridors	Low-rise and Mid-rise and High-rise; minimum 2 stories and maximum 40 stories dependent on road width and transit
	5.2.3(3)	Minor Corridors	Low-rise and Mid-rise; minimum 2 stories and maximum 4 stories
	5.2.4(1)	Neighbourhoods	Low-rise; minimum 2 stories, generally permit 3 stories, allow built height of up to 4 stories where appropriate

5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect
 1) Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:
 a) **Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;**
 b) The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;
 c) Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 stories, generally permitting 3 stories, and where appropriate, will allow a built height of up to 4 stories to permit higher-density low-rise residential development;
 d) Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and
 e) In appropriate locations, to support the production of missing middle housing, lower density typologies may be prohibited.



SITE PLAN
 SCALE= 1:250



PROPOSED RE-ZONING

RAUD ZONING PROVISIONS	LOW-RISE APARTMENT REQUIRED	LOW-RISE APARTMENT PROVIDED
MIN. LOT WIDTH -	15.0 m	50.36m
MIN. LOT AREA -	450m ² (0.045 ha)	1,520.28m ² (0.152 ha)
MAX. BUILDING HEIGHT -	14.5 m	14.02 m (I.O. ROOF DECK)
MIN. FRONT YARD -	4.5 m	** 3.05 m **
MIN. CORNER SIDE YARD -	4.5 m	N/A
MIN. INTERIOR SIDE YARD -	1.5 m	** 1.2 m **
MIN. REAR YARD -	7.5m (VARIES SEE NOTE 1)	** 7.01 m **
MIN. REAR YARD AREA -	25% OF LOT AREA= 380.07m ²	**354.06 m ² **

NOTES:
 1- FOR LOTS LOCATED WITHIN S. 342 AND WHOSE REAR LOT LINE ABUTS AN R1, R2, R3 OR R4 ZONE, SEE PART V, SECTION 144 – ALTERNATIVE YARD SETBACKS FOR LOWRISE DWELLINGS IN THE GREENBELT. IN ALL OTHER CASES THE MINIMUM REAR YARD SETBACK IS 25% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT, AND NEED NOT EXCEED 7.5 M, EXCEPT ON LOTS WITH DEPTHS OF 15 METRES OR LESS, IN WHICH CASE THE MINIMUM REAR YARD SETBACK IS 4 M. (BY-LAW 2022-103)
 2- BY-LAW 2008-250 S. 161 (1)(g) - THE FRONT FACADE MUST COMPRISE AT LEAST 25% WINDOWS SEE DETAIL A/SP-1

MINIMUM SOFT LANDSCAPED AREA (FRONT & REAR YARD)
 FRONT YARD REQ'D = 20% OF TOTAL FRONT YARD AREA
 TOTAL FRONT YARD AREA = 155.12m²
 SOFT LANDSCAPED AREA PROVIDED IN FRONT YARD= 105.74m² = 68.16%
 REAR YARD REQ'D = 50% OF TOTAL REAR YARD AREA
 TOTAL REAR YARD AREA = 354.06 m²
 SOFT LANDSCAPED AREA PROVIDED IN REAR YARD= 262.93m² = 74.26%
 REQUIRED REAR YARD AREA PER RAUD ZONING= 25% OF TOTAL LOT AREA= 1,520.28 x 0.25= 380.07m²
 TOTAL REQUIRED SOFT LANDSCAPED AREA = 50% OF REAR YARD AREA= 380.07 x 0.50= 190.03 m²
 SOFT LANDSCAPED AREA PROVIDED IN REAR YARD = 262.93m² = 69.17% (138.36% OF REQUIRED)

BUILDING INFORMATION
 4 STOREY BUILDING
 TYPICAL CEILING HEIGHT (1 thru 4) = 2770mm

FLOOR AREA CALCULATION
 P1 LEVEL = 864.09 m² (9,300.98 ft²)
 GROUND FLOOR = 883.38 m² (9,508.62 ft²)
 SECOND FLOOR = 915.87 m² (9,858.34 ft²)
 THIRD FLOOR = 915.87 m² (9,858.34 ft²)
 FOURTH FLOOR = 673.01 m² (7,244.21 ft²)
 TOTAL FLOOR AREA= 4,252.22 m² (45,770.49 ft²)
 EXCLUDING P1 LEVEL= 3,388.13m² (36,469.51 ft²)

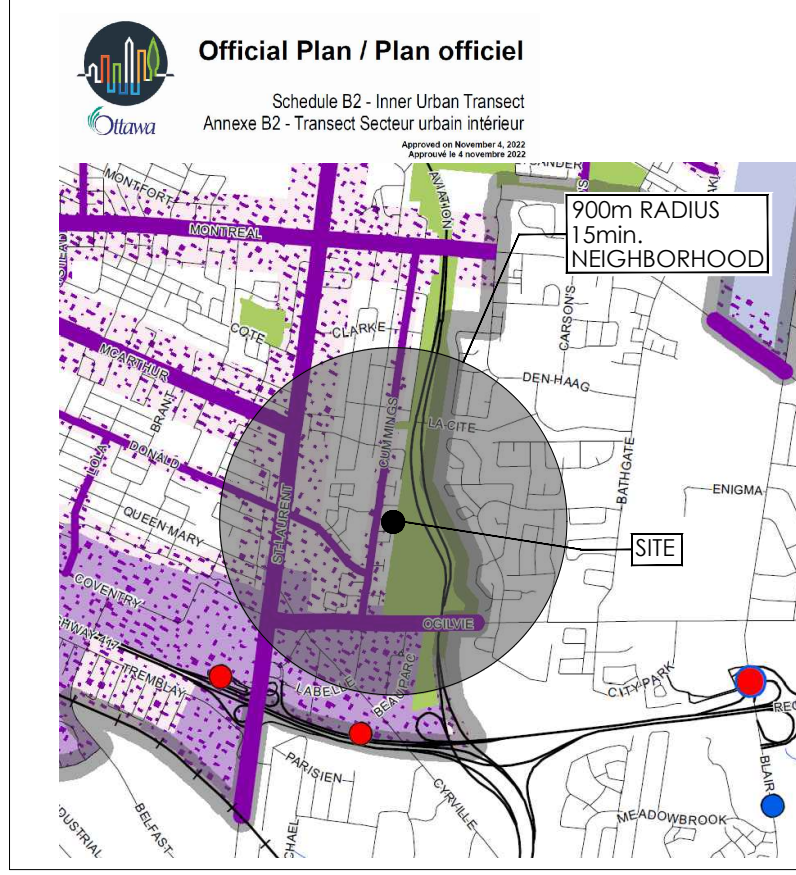
"GROSS FLOOR AREA" CALCULATION
 GROUND FLOOR = 11 UNITS= 657.56 m² (7,078 ft²) G.F.A.
 2nd FLOOR = 13 UNITS= 818.75 m² (8,813 ft²) G.F.A.
 3rd FLOOR = 13 UNITS= 818.75 m² (8,813 ft²) G.F.A.
 4th FLOOR = 15 UNITS= 535.58 m² (5,765 ft²) G.F.A.
 TOTAL G.F.A. = 2,830.64 m² (30,469 ft²) G.F.A.

UNIT COUNT	STUDIO	1 BR.	2 BR.	B.F. UNIT COUNT	STUDIO	1 BR.	2 BR.
GROUND FLOOR	11	3	6	2	GROUND FLOOR	N/A	1
2nd FLOOR	13	3	6	4	2nd FLOOR	N/A	1
3rd FLOOR	13	3	6	4	3rd FLOOR	N/A	1
4th FLOOR	6	0	2	4	4th FLOOR	N/A	0
TOTAL UNITS=	43	9	20	14	TOTAL =	3 (15% 1BR. UNITS)	4 (28% 2BR. UNITS)

VEHICLE PARKING REQUIRED
 43-12= 31 x 0.5 = 15.5 = 16 SPACES (RESIDENTS)
 43-12= 31 x 0.1 = 3.1 = 3 SPACES (VISITOR)
 TOTAL PARKING REQUIRED = 19 SPACES
 TOTAL PARKING PROVIDED = 16 SPACES UNDERGROUND (3-VISITOR & 13 RESIDENT SPACES)

BICYCLE PARKING REQUIRED
 SECTION 1111-TABLE 1111A = 0.5 SPACES/du.
 43 x 0.5= 21.5 = 22 SPACES
 TOTAL BICYCLE PARKING PROVIDED = 26 SPACES (24 UNDERGROUND + 2 (VISITOR) OUTDOORS)

CITY OF OTTAWA OFFICIAL PLAN



1140 SNOW STREET - OFFICIAL PLAN DESIGNATIONS
 TRANSECT POLICY AREA - INNER URBAN TRANSECT OVERLAY - EVOLVING NEIGHBOURHOOD DESIGNATION - NEIGHBOURHOOD

Official Plan / Plan officiel
 Schedule B2 - Inner Urban Transect
 Annexe B2 - Transsect Secteur urbain intérieur

LEGEND

TRANSECT POLICY AREA / SECTEUR STRATEGIQUE DU TRANSECT
 Inner Urban / Urbain intérieur

DESIGNATIONS / DÉSIGNATIONS
 Hub / Carrefour
 Corridor - Mainstreet / Couloir - Rue principale
 Corridor - Minor / Couloir - Rue principale mineure
 Mixed Industrial / Industrie Mixte
 Greenspace / Espace vert
 Neighbourhood / Quartier

OVERLAYS / AFFECTATION SUPPLÉMENTAIRE
 Evolving Neighbourhood / Quartier en évolution

TRANSIT
 O-Train Station / Station de TO-Train
 Transfer Station / Station de correspondance
 Transitway Station / Station de Transitway

M. David Blakely Architect Inc.
 2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
 Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

GENERAL NOTES:
 1. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL DIMENSIONS. ANY DISCREPANCY MUST BE REPORTED TO M. DAVID BLAKELY ARCHITECT INC.
 2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, & BY-LAWS.
 3. ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST THE PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME HEADING AND PRINT AS IF THEY WERE INCLUDED WITH THE PLANS IN CONTRACT DOCUMENTS.
 4. DO NOT SCALE DRAWINGS.
 5. THIS DRAWING SHALL NOT BE USED OR COPIED WITHOUT THE AUTHORIZATION OF THE ARCHITECT.
 6. THIS DRAWING SHALL NOT BE USED FOR PERMIT OR CONSTRUCTION UNLESS THE DRAWING BEARS THE ARCHITECT'S SEAL AND SIGNATURE.

CIVIL ENGINEER
 STANTEC CONSULTING LTD.
 400-1331 CLYDE AVE.
 OTTAWA, ONTARIO, K2C 3G4

LANDSCAPE ARCHITECT
 JAMES B. LENNOX & ASSOCIATES INC.
 3332 CARLING AVE.
 OTTAWA, ONTARIO, K2H 5A8

SURVEYOR
 STANTEC GEOMATICS LTD.
 400-1331 CLYDE AVE.
 OTTAWA, ONTARIO, K2C 3G4

SEAL
ONTARIO ASSOCIATION OF ARCHITECTS
M. DAVID BLAKELY
LICENCE 3658

No.	DATE	DESCRIPTION	INT.
12.	22/09/25	REVISED PER 28LA COMMENTS RECEIVED	JB
11.	05/09/25	REVISED BUILDING @ SOUTH EAST CORNER/ COORDINATION	JB
10.	22/01/25	REVISED PER NEW TOPO SURVEY/ CIVIL COORDINATION	JB
9.	20/01/25	REVISED BUILDING/ CIVIL COORDINATION	JB
8.	20/11/24	EXIT "B" EXTERIOR EGRESS/ HYDRANT & TRANSFORMER	JB
7.	12/11/24	REVISED BUILDING FOR 43 UNITS FOR COORDINATION	JB
6.	07/10/24	HYDRANT RELOCATED & SAMESE CONNECTION ADDED	JB
5.	22/07/24	PRELIM. GRADES & FINISHED FLOOR ELEVATIONS ADDED	JB
4.	23/06/24	PER TOPOGRAPHIC SURVEY FOR COORDINATION	JB
3.	28/02/24	FOR REVIEW	JB
2.	05/12/23	FOR REVIEW	JB
1.	05/12/23	FOR REVIEW	JB

No.	DATE	DESCRIPTION	INT.
15.	14/04/26	REVISED PER SPC COMMENTS FOR RESUBMISSION	JB
14.	08/01/26	REVISED PER SPC COMMENTS FOR RESUBMISSION	JB
13.	22/09/25	REVISED PER SPC COMMENTS RECEIVED	JB

No.	DATE	DESCRIPTION	INT.
16.			
17.			
18.			
19.			
20.			
21.			
22.			
23.			
24.			

PROJECT:
 4 STOREY- 43 UNIT APARTMENT BUILDING
 1146 SNOW STREET
 OTTAWA, ONTARIO

CLIENT:
 1146 SNOW STREET INC.
 5669 POWER ROAD
 OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
 SITE PLAN

DATE: DEC. 2023
SCALE: 1 : 250
SHEET NO.: SP1

DRAWN BY: JB
CHECKED: MDB

D07-12-25-0028