



**LEGAL DESCRIPTION:**  
 ZONING PROVISIONS - CITY OF OTTAWA (2008-255)  
 ZONING: R2  
 ALL BLOCKS CONSIDERED CORNER OR INTERIOR LOTS

	REQUIRED	PROPOSED
A. MINIMUM LOT AREA	150M <sup>2</sup> (PER UNIT)	
B. MINIMUM LOT FRONTAGE	6M (PER UNIT)	
C. MINIMUM FRONT YARD/CORNER YARD SETBACK	3.0M	
D. MINIMUM INTERIOR SIDE YARD SETBACK	1.2M	
E. MINIMUM REAR YARD SETBACK	6.0M	
F. MAXIMUM BUILDING HEIGHT	11.0M	

**TABLE 101 - AREA C (SUBURBAN AREA) (WITHIN 600 M OF A RAPID TRANSIT STATION)**

	MINIMUM PARKING REQUIREMENTS (SECTION 101)	PARKING PROVIDED
TOWNHOUSE DWELLING (0.75 PER UNIT)	0.75 * 40 D.U. = 30	86

102. (1) IN THE CASE OF A TOWNHOUSE DWELLING OR STACKED DWELLING, WHERE EACH DWELLING UNIT HAS A DRIVEWAY ACCESSING A GARAGE OR CARPORT LOCATED ON THE SAME LOT AS THAT DWELLING UNIT, NO VISITOR PARKING IS REQUIRED FOR THAT DWELLING UNIT.

**DRIVEWAY PROVISIONS (SEC. 107)**  
 (2) A DRIVEWAY PROVIDING ACCESS TO:  
 (B) PARKING SPACES FOR DETACHED, LINKED DETACHED, SEMI-DETACHED, DUPLEX, TOWNHOUSE OR STACKED DWELLINGS MUST HAVE A MINIMUM WIDTH OF 2.6 METRES.

**LOCATION OF PARKING (SEC. 109)**  
 (3) IN THE R1, R2, R3, R4, AND R5 ZONES, NO PERSON MAY PARK A MOTOR VEHICLE:  
 (A) IN A REQUIRED AND PROVIDED FRONT YARD;  
 (B) IN A REQUIRED AND PROVIDED CORNER SIDE YARD; OR  
 (C) IN THE EXTENSION OF A REQUIRED AND PROVIDED CORNER SIDE YARD INTO A REAR YARD.

(4) DESPITE SUBSECTION (3), IN THE R1, R2, R3, R4, AND R5 ZONES, VEHICLES MAY BE PARKED ON A DRIVEWAY LEADING TO A PARKING SPACE, GARAGE OR CARPORT LOCATED OUTSIDE OF THE FRONT YARD, PROVIDED THE DRIVEWAY DOES NOT PROJECT IN FRONT OF THE FRONT WALL OF THE RESIDENTIAL USE BUILDING, AND PROVIDED THE TOTAL WIDTH OF THE DRIVEWAY DOES NOT EXCEED THE MAXIMUM SIZE SPECIFIED IN SECTION 109 (12).

**LANDSCAPING (SEC. 109)**  
 (11) IN R1, R2, R3, R4, AND R5 ZONES:  
 (A) ALL PORTIONS OF THE FRONT YARD AND THE CORNER SIDE YARD NOT OCCUPIED BY PARKING SPACES, DRIVEWAYS AND AISLES OR BY A WALKWAY WITH A MAXIMUM WIDTH OF 1.8 METRES, MUST BE LANDSCAPED WITH SOFT LANDSCAPING; AND  
 (B) ALL PORTIONS OF ANY OTHER YARD NOT COVERED BY BUILDINGS OR BY PARKING SPACES, DRIVEWAYS OR AISLES MUST BE LANDSCAPED.

(12) IN THE R1, R2, R3, R4, AND R5 ZONES, A MAXIMUM OF 50% OF THE AREA OF A FRONT OR CORNER SIDE YARD OR THE REQUIRED MINIMUM WIDTH OF ONE PARKING SPACE, WHICHEVER IS THE GREATER, MAY BE USED FOR A DRIVEWAY, THE REMAINDER OF WHICH, EXCEPT FOR AREAS OCCUPIED BY PROJECTIONS PERMITTED UNDER SECTION 65 AND A WALKWAY WITH A MAXIMUM WIDTH OF 1.8 METRES, MUST BE LANDSCAPED WITH SOFT LANDSCAPING.

**PERMITTED PROJECTIONS INTO REQUIRED YARDS (SEC. 65)**  
 DESPITE ANY OTHER PROVISION TO THE CONTRARY, THE FOLLOWING FEATURES AND OTHER SIMILAR FEATURES ARE PERMITTED TO PROJECT FROM A PRINCIPAL BUILDING INTO A REQUIRED YARD IN ACCORDANCE WITH TABLE 65, WHERE NO YARD SETBACK IS SPECIFIED, THE PROVISIONS OF TABLE 65 DO NOT APPLY, THIS SECTION DOES NOT APPLY TO:  
 (A) ACCESSORY BUILDINGS WHICH ARE REGULATED BY SECTION 55, EXCEPT AS SET OUT IN ROW (9) OF TABLE 65.  
 (B) DEVELOPMENT PARCELS WITHIN THE INTERIOR OF A PLANNED UNIT DEVELOPMENT THAT ARE NOT ADJACENT TO A REQUIRED YARD;  
 (C) REQUIRED SEPARATION AREAS BETWEEN DEVELOPMENT PARCELS IN A PLANNED UNIT DEVELOPMENT, OR  
 (D) THE PROJECTION OF ANY STRUCTURE LISTED IN TABLE 65, ROW (6) INTO THE MINIMUM REQUIRED SETBACK FROM WATERCOURSES OR WATERBODIES (SECTION 69).  
 (E) SUBSECTION 138(1), WHICH DEEMS A 0 M SETBACK BETWEEN TWO VERTICALLY-ATTACHED UNITS. APPLIES.

**TABLE 65 - PERMITTED PROJECTIONS INTO REQUIRED YARDS**

I FEATURE	MAXIMUM SIZE AND EXTENT OF PROJECTION	
	FOR RESIDENTIAL USE BUILDINGS	
(1) CHIMNEY, CHIMNEY BOX AND FIREPLACE BOX	1 M, BUT NOT CLOSER THAN 0.6 M TO A LOT LINE	
(2) EAVES, EAVE-TROUGHS AND GUTTERS	1 M, BUT NOT CLOSER THAN 0.3 M TO A LOT LINE	
(3) ORNAMENTAL ELEMENTS SUCH AS SILLS, BELT COURSES, CORNICES, PARAPETS AND PILASTERS	0.6 M, BUT NOT CLOSER THAN 0.6 M TO A LOT LINE	
(4) CANOPIES AND AWNINGS	(A) RESIDENTIAL USE BUILDINGS OTHER THAN LOW-RISE APARTMENT DWELLINGS AND MID-HIGH RISE APARTMENT DWELLINGS: -1.8 M, BUT NOT CLOSER THAN 0.6 M TO A LOT LINE	
	(B) ALL OTHER BUILDINGS INCLUDING A LOW-RISE APARTMENT DWELLING AND MID-HIGH RISE APARTMENT DWELLING: (i) A DISTANCE EQUAL TO 1/3 THE DEPTH OF A FRONT, REAR OR CORNER SIDE YARD BUT NOT CLOSER THAN 0.6 M TO A LOT LINE; AND (ii) 1.8 M INTO AN INTERIOR SIDE YARD, BUT NOT CLOSER THAN 0.6 M TO A SIDE LOT LINE	
	(A) WHEELCHAIR RAMPS - NO LIMIT (B) OTHER FEATURES: - AT OR BELOW THE FLOOR LEVEL OF THE FIRST FLOOR - NO LIMIT - OTHER CASES - 1.5 M, BUT NOT CLOSER THAN 1.0 M TO A LOT LINE.	
(6) COVERED OR UNCOVERED BALCONY, PORCH, DECK, PLATFORM AND VERANDA, WITH A MAXIMUM OF TWO ENCLOSED SIDES, EXCLUDING THOSE COVERED BY CANOPIES AND AWNINGS	A) UNCOVERED, UNENCLOSED FEATURES SUCH AS DECKS OR PLATFORMS WHERE THE WALKING SURFACE IS NOT HIGHER THAN 0.6 M ABOVE ADJACENT GRADE - NO MINIMUM (BY-LAW 2008-462)	
	B) ALL OTHER CASES - 2 METRES, BUT NO CLOSER THAN 1 METRE FROM ANY LOT LINE	

**DEFINITIONS (SEC. 54)**  
**LOT** MEANS ALL CONTIGUOUS LAND UNDER ONE OWNERSHIP AND INCLUDES:  
 (A) **CORNER LOT** WHICH MEANS A LOT SITUATED AT THE INTERSECTION OF TWO OR MORE STREETS OR AT THE INTERSECTION OF TWO PARTS OF THE SAME STREET, WHICH PARTS HAVE AN INTERIOR ANGLE OF INTERSECTION OF NOT MORE THAN ONE HUNDRED AND THIRTY-FIVE DEGREES (135°);  
 (B) **THROUGH LOT** WHICH MEANS A LOT BOUNDED ON TWO OPPOSITE SIDES BY STREETS, PROVIDED THAT IF ANY LOT QUALIFIES BOTH AS A THROUGH LOT AND A CORNER LOT AS DEFINED HEREIN, SUCH LOT IS CONSIDERED TO BE A CORNER LOT FOR PURPOSES OF APPLYING THE ZONING BY-LAW; AND  
 (C) **INTERIOR LOT** WHICH MEANS A LOT OTHER THAN A CORNER LOT AND A THROUGH LOT. (LOT)

**LANDSCAPED AREA** MEANS THAT PART OF A LOT LOCATED OUTDOORS THAT IS AVAILABLE OR USED FOR THE PLACEMENT OF ANY OR A COMBINATION OF THE FOLLOWING ELEMENTS:  
 (A) **SOFT LANDSCAPING** CONSISTING OF VEGETATION SUCH AS TREES, SHRUBS, HEDGES, ORNAMENTAL PLANTINGS, GRASS AND GROUND COVER;  
 (B) **HARD LANDSCAPING** CONSISTING OF NON-VEGETATIVE MATERIALS SUCH AS BRICK, PAVERS, ROCK, STONE, CONCRETE, TILE AND WOOD, EXCLUDING MONOLITHIC CONCRETE AND ASPHALT AND ANY AREA USED FOR PARKING, AND INCLUDING SUCH FEATURES AS A WALKWAY, PATIO, DECK OR IN-GROUND POOL; AND  
 (C) **ARCHITECTURAL ELEMENTS** CONSISTING OF DECORATIVE FENCING, WALLS, SCULPTURES, GAZEBOS, TRELLISES, PLANTERS, BENCHES AND OTHER SIMILAR FEATURES. (SPACE PAYSAGE)

**LEGEND**

- PROPOSED CONCRETE SIDEWALK
- ASPHALT WALKWAY
- SANITARY MANHOLE
- STORM MANHOLE
- VALVE & VALVE BOX
- HYDRANT
- PROPOSED CATCH BASIN
- PROPOSED ELBOW CATCH-BASIN
- PROPOSED TEE CATCH-BASIN
- ACCESS EASEMENT (1.2m UNLESS DIMENSIONED)
- DRAINAGE EASEMENT
- DEPRESSED CURB
- STREET LIGHT
- HYDR. BELL & CABLEVISION CABLE AND WALL BOX
- CABLE TV PEDESTAL
- CABLE PEDESTAL (30"x31"x48" HIGH) & VAULT (36"x60"x36" HIGH)
- HYDRO MAINTENANCE HOLE
- BELL CANADA PEDESTAL
- HYDRO TRANSFORMER
- PATHWAY LIGHT
- SUPER MAILBOX LOCATION
- STREET LIGHT CIRCUIT BREAKER IN PEDESTAL PER ONTARIO HYDRO SPEC. UCLJ-59
- BUS STOP LOCATION
- PROPOSED DRIVEWAY LOCATION
- 1.5m CHAINLINK FENCE
- 2.5m NOISE BARRIER
- 1.8m WOOD PRIVACY FENCE

1	DRAFT SITE PLAN	MAY 27, 2013
NO.	ISSUE	DATE

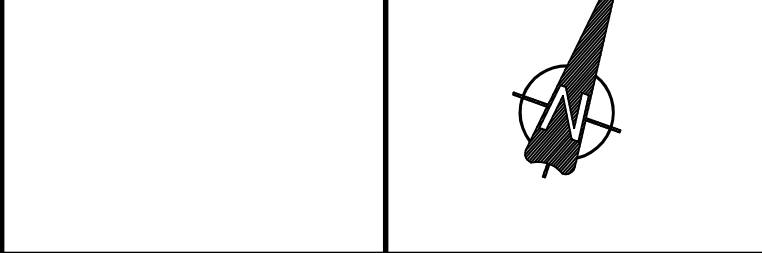
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SCALE: 1:500

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PROFESSIONAL STAMP PROJECT NORTH



PROJECT: **RIVERSIDE SOUTH PHASE 9-4**

CITY OF OTTAWA

DRAWING: **SITE PLAN OPTION 1**

DESIGN: G.D.	DRAWING NO.: <b>DRAFT-A1</b>
DRAWN: T.S.	JLR NO.:
CHECKED: J.P.	26063
PLOTTED: Jun 03, 2013	

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