



124 SPADINA AVENUE  
OTTAWA, ON

**City of Ottawa Comprehensive Zoning By-law (2008-250)**

The subject property is zoned Residential Fourth Density – Subzone H (R4H). The intent of this R4 Zone is to allow a wide mix of residential building forms, including low rise apartment dwellings, up to a height of four storeys in lands designated "General Urban Area" in the Official Plan.

The following performance standards apply to the subject property, with the right column indicating conformity:

Provision	Performance Standard	Proposed	
Lot Width (m)	Min: 12	12.22	✓
Lot Area (m <sup>2</sup> )	Min: 360	357	✗
Height (m)	Max: 11 m*	9.86 m	✓
Front Yard Setback (minimum)	Non-conforming existing setback: 4.9 m For additions: average of abutting lots: (12.74+4.95)/2 = 8.8 m, capped at 6 m	4.9 m 4.9 m (3 <sup>rd</sup> storey addition)	✓ ✗
Rear Yard Setback (m)	Min. 28% of lot depth: 29.2*0.28 = 8.2 25% of lot area: (8.2*12.22)/354 = 0.28	8.89 m	✓
Interior Side Yard (m)	Min. 1.5 for the first 21 m, then 6 m Non-complying right for south wall varies 0.26-0.87 m	N: 2.73 m S: var./min 0.26 m	✓ ✗
Permitted Projections**	Ground Floor Stairs: Min 0.6 m from lot line	Front Stair: 2.45m Rear Stair: 0.54m & 1.96 m	✓ ✗
	Balconies: Max. 2 m but not less than 1 m to lot line Balconies not permitted to project into required rear yard	Front Balcony: 1.27m Rear Balcony: 0.7m	✓ ✗
	Exit Stair: Max. 1.5 m but not less than 1 m to lot line	1.96 m	✗
Unit count	Max. 4 units permitted for "apartment, low-rise" use	7 units	✗
Parking (Area X)	Residential + Visitor: none for first 12 units = 0 spaces	1 space	✓

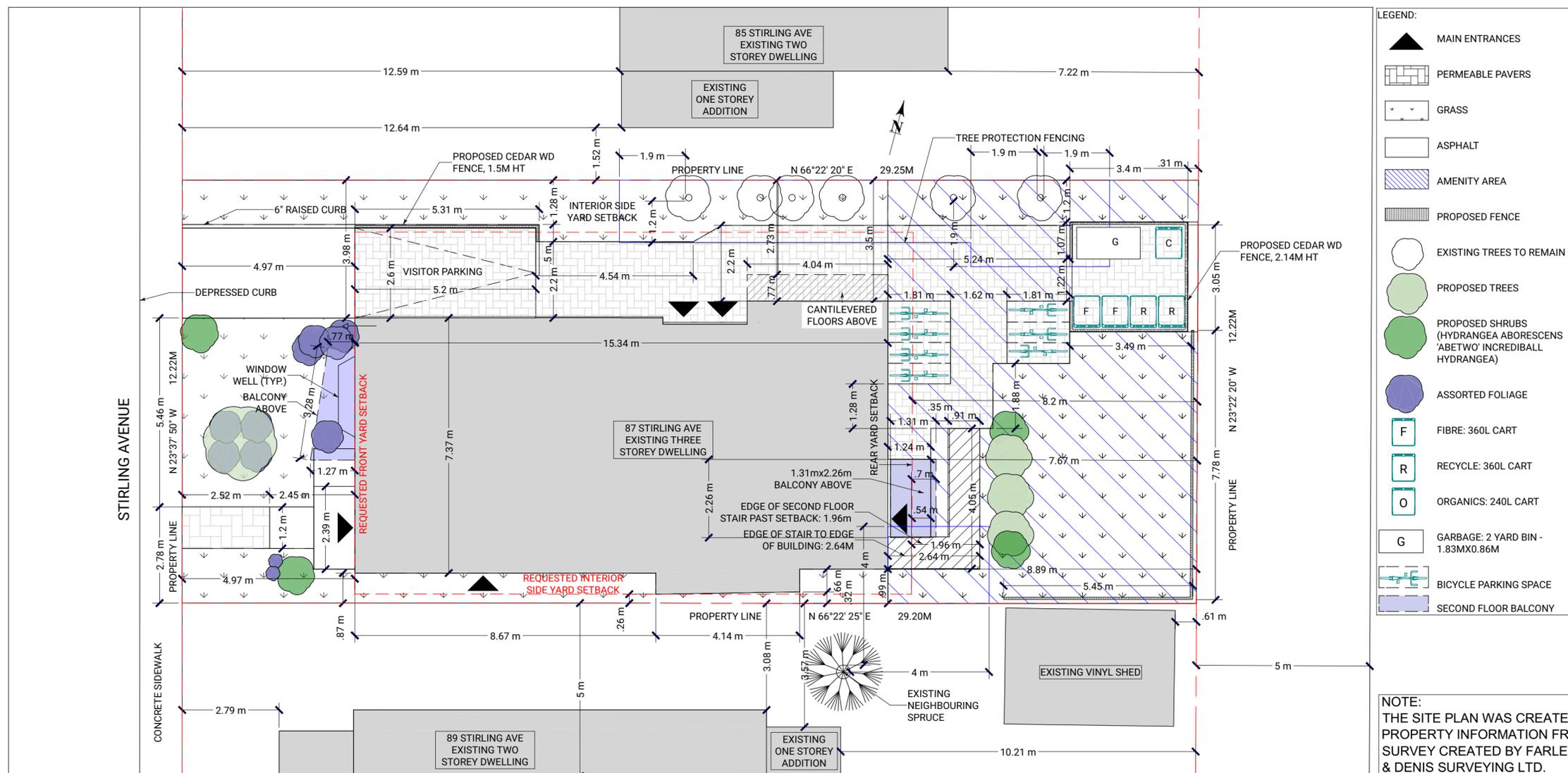
Provision	Performance Standard	Proposed	
Parking Location	Compliance with streetscape character Group B Min. dimensions 2.6*5.2 m – Visitor Parking only	In interior side yard Dimension: 2.6*5.2m	✓
Driveways + Aisles	Driveway width: max. 3 m	Driveway: 2.6 m	✓
Required bicycle parking	0.5 per unit: 0.5*7 = 4 spaces	7 spaces	✓
Walkways	Must extend from driveway / sidewalk to door or sidewalk to door (front yard) max. 1.25 m width	Width: 1.2 m	✓
Landscaping	Min. 30% of lot area	36% soft landscape (131.8m <sup>2</sup> ) 25% hard landscape (90.8m <sup>2</sup> )	✓
Amenity Area	15m <sup>2</sup> /unit for first 8 units: 15*7=105 m <sup>2</sup> 100% of required area must be communal, 80% soft landscaped (84 m <sup>2</sup> ) and located at-grade in rear yard	81.8 m <sup>2</sup> communal	✗
		5.9 m <sup>2</sup> private	✗
		74% (60.7 m <sup>2</sup> ) soft landscaped	✗

\*Building height measured based on existing average grade (average of grade elevations at both side lot lines at required front and rear yard setbacks)

\*\*Assuming front yard setback and south interior yard setback amendments are granted

**Solid Waste Management By-law (2012-370)**

Provision	Performance Standard	Proposed	
Waste Management	Min 2.2 m path to street	2.2 m path to street	✓
	Waste storage as follows: (min)	Garbage: 1 x 2 yard bin	✓
	Garbage: 1 x 2 yard bin	Fiber: 2x 360L cart	✓
	Fiber: 2x 360L cart	Glass, metal, plastic: 2 x 360L cart	✓
	Glass, metal, plastic: 1 x 360L cart	Organics: 1 x 240L cart	✓
	Organics: 1 x 240L cart		✓



The undersigned has reviewed and takes responsibility for this design and has the qualifications and meets the requirements set out in the Ontario Building Code to design the work shown in the attached documents.

DESIGNER: BCNL

O.G. BCNL

87 STIRLING AVENUE  
OWNER: ROBIN MATHEW  
ADDRESS: 430 LYON ST N, UNIT 4,  
OTTAWA, ON

SITE PLAN AND LANDSCAPE  
PLAN

AS SHOWN  
SEPT 04, 2019

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