

**NOTE:** SURVEY INFORMATION TAKEN FROM PLAN PREPARED BY ONTARIO LAND SURVEYORS J.D. BARNES LIMITED DATED JULY 23, 2020

**3 SITE PLAN - PROPOSED**  
SCALE: 1:100

**GROSS BUILDING AREA (G.B.C.):**

BSMT:	259.00 m <sup>2</sup>
1ST FLOOR:	265.00 m <sup>2</sup>
2ND FLOOR:	256.00 m <sup>2</sup>
3RD FLOOR:	185.00 m <sup>2</sup>
<b>TOTAL:</b>	<b>965.00 m<sup>2</sup></b>

**EXISTING GROSS FLOOR AREA (ZONING):**

BSMT:	70.50 m <sup>2</sup>
1ST FLOOR:	91.30 m <sup>2</sup>
2ND FLOOR:	99.70 m <sup>2</sup>
3RD FLOOR:	62.20 m <sup>2</sup>
<b>TOTAL EXTG.:</b>	<b>323.70 m<sup>2</sup></b>

**PROPOSED GROSS FLOOR AREA (ZONING):**

BSMT:	57.70 m <sup>2</sup>
1ST FLOOR:	58.70 m <sup>2</sup>
2ND FLOOR:	100.10 m <sup>2</sup>
3RD FLOOR:	67.40 m <sup>2</sup>
<b>TOTAL PROP.:</b>	<b>283.90 m<sup>2</sup></b>



**1 CONTEXT MAP**  
NOT TO SCALE

**65 Stewart St.**  
**Ottawa ON K1N6H9**

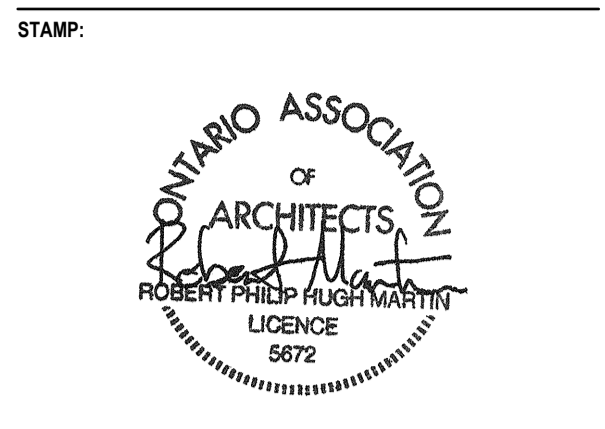
**Zoning: R4UD S70**  
**Mature Neighborhood and Heritage Overlays**

Provision	Requirement	Provided	BY-law	Relief
Min Front Width	15m	20.4m	Table 162A-R4	-
Min Lot Area	450 m <sup>2</sup>	612 m <sup>2</sup>	Table 162A-R4	-
Min Front Yard Setback	Neighboring average: 2.65 m	6.75 m	139(3)(a)(i)	-
Min Interior Side Yard	1.5 m	2.78m (West)+ 1.5 m (East)	Table 162A-R4UD	-
Min Rear Yard Setback	30% lot depth including 25% of lot area, in this case 9.05m	3.5 m	161(11)(iii)	✓
Max Height	Backyard (Area D): 10.7 m In all other circumstances (Area A): existing building height, in this case 7.53m	Area A : 9.51m (10.7m ft top of projections above roof surface)	Schedule 70, Section 64	✓
Lanscaped Area	30% of the lot area	30.3% (Hard: 60.2m <sup>2</sup> , Soft: 124.9m <sup>2</sup> )	161(8)	-
Soft Landscaping	<b>Rear yard:</b> - min. 50% of the rear yard. - min. 25m <sup>2</sup> one aggregate rectangular area whose longer dimension is not more than twice its shorter dimension, for the purpose of tree planting. <b>Side yard:</b> - Any part not occupied by accessory buildings and structures, permitted projections, bicycle parking and isles, landscaped paths of travel for waste and recycling management, pedestrian walkways, permitted driveways and parking exclusion fixtures. <b>Front yard:</b> - Minimum 20% - Be equipped with solid, permanent fixtures sufficient to prevent motor vehicle parking such as: bicycle parking, benches, bollards, ornamental fences or garden walls, raised planters, trees, wheel chair lifting devices.	9m <sup>2</sup> 10.7m <sup>2</sup> (partial rear yard and abutting interior side yard) 0.7 m <sup>2</sup> (west) 22.6m <sup>2</sup> (east) 75.4% Trees&Boulders	161(13)(b)(iii) 161(13)(b)(iv) 161(13) (13)(d) & T. 161 (13)(e)	✓ ✓ - -
Bicycle Parking	0.5/ unit. In this case 12x0.5=6 spaces	6 Vertical (indoors)+3 Horizontal (outside)	Table 111A(b)(i)	-
Car parking	Not required in Area Z on Schedule 1A (TBC)	-	111(4)	-
Visitor car parking	Not required (0.1/unit required after first 12 units: 0.4)	-	139 (7)(a) & 101(2)	-
Addition	The height of the walls and the height and slope of the roof of the addition do not exceed those of the building	-	60(3)(a)	✓
	The side yard setback of the addition is at least 60 cm. greater than that of the wall of the building located closest to the side lot line	1.5m to side lot line	60(3)(b)(i)	✓
	It is located entirely within the rear yard, or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone	Located in rear yard and interior side yard	60(3)(b)(ii)	✓
2 or more bedroom units	min 25% of total units, in this case 3	6	161(14)(b)	-
Total Amenity Area	No minimum	155.7m <sup>2</sup>	-	-
Communal Amenity Area	No minimum	146.8m <sup>2</sup>	-	-

**2 ZONING MATRIX**  
NOT TO SCALE

DRAWING NOTES:

DRAWING LEGEND:



CLIENT: SAM ELIAS, 204 BOREALIS CRESCENT OTTAWA ON K1K 4V1

**REVISIONS:**

No.	DESCRIPTION	DATE
03	ISSUED FOR SPC & MZBA APPLICATIONS	2021-04-08
02	ISSUED FOR PRE-CONSULTATION W/ CITY	2021-03-12
01	ISSUED FOR CLIENT REVIEW	2020-12-01

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**NORTH:**

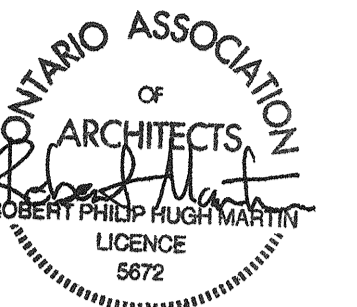
**PROJECT:**

**JARVIS HOUSE**  
65 STEWART STREET, OTTAWA ON, K1N 6H9

**SITE PLAN**

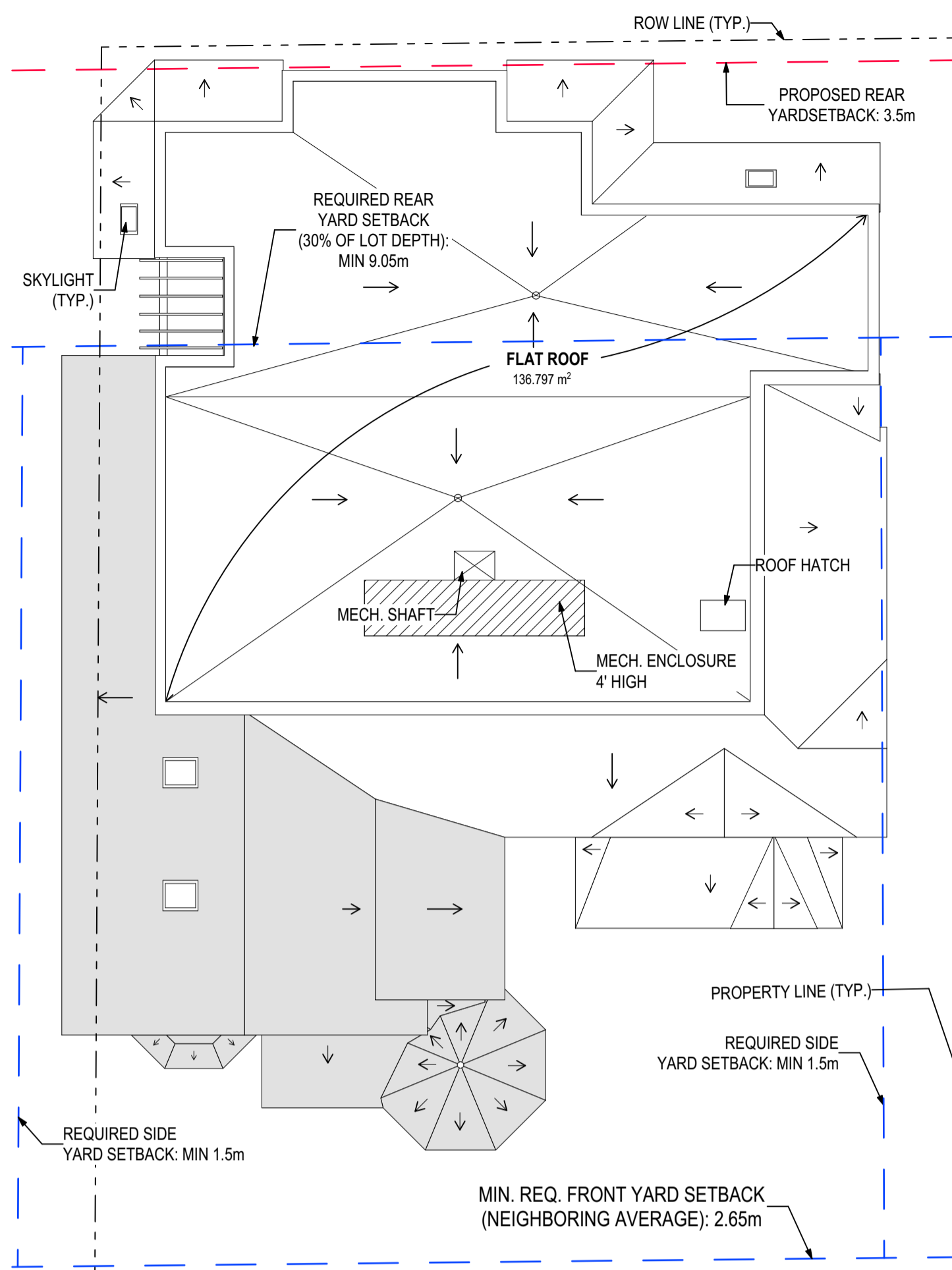
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DRAWN BY: EM  
DATE: 4/8/2021 SCALE: AS SHOWN  
RMA PROJECT NUMBER SHEET NUMBER:

STAMP:

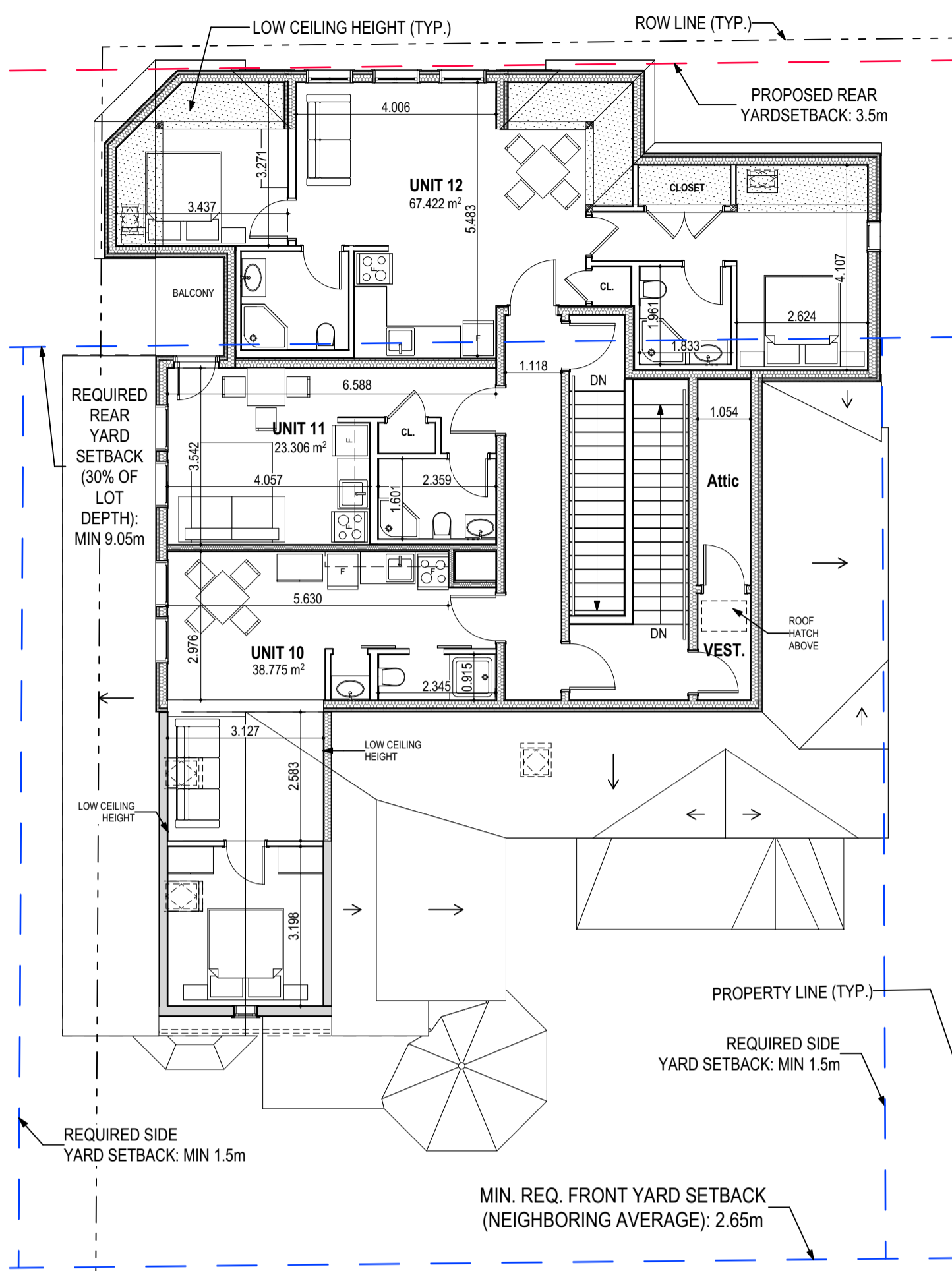


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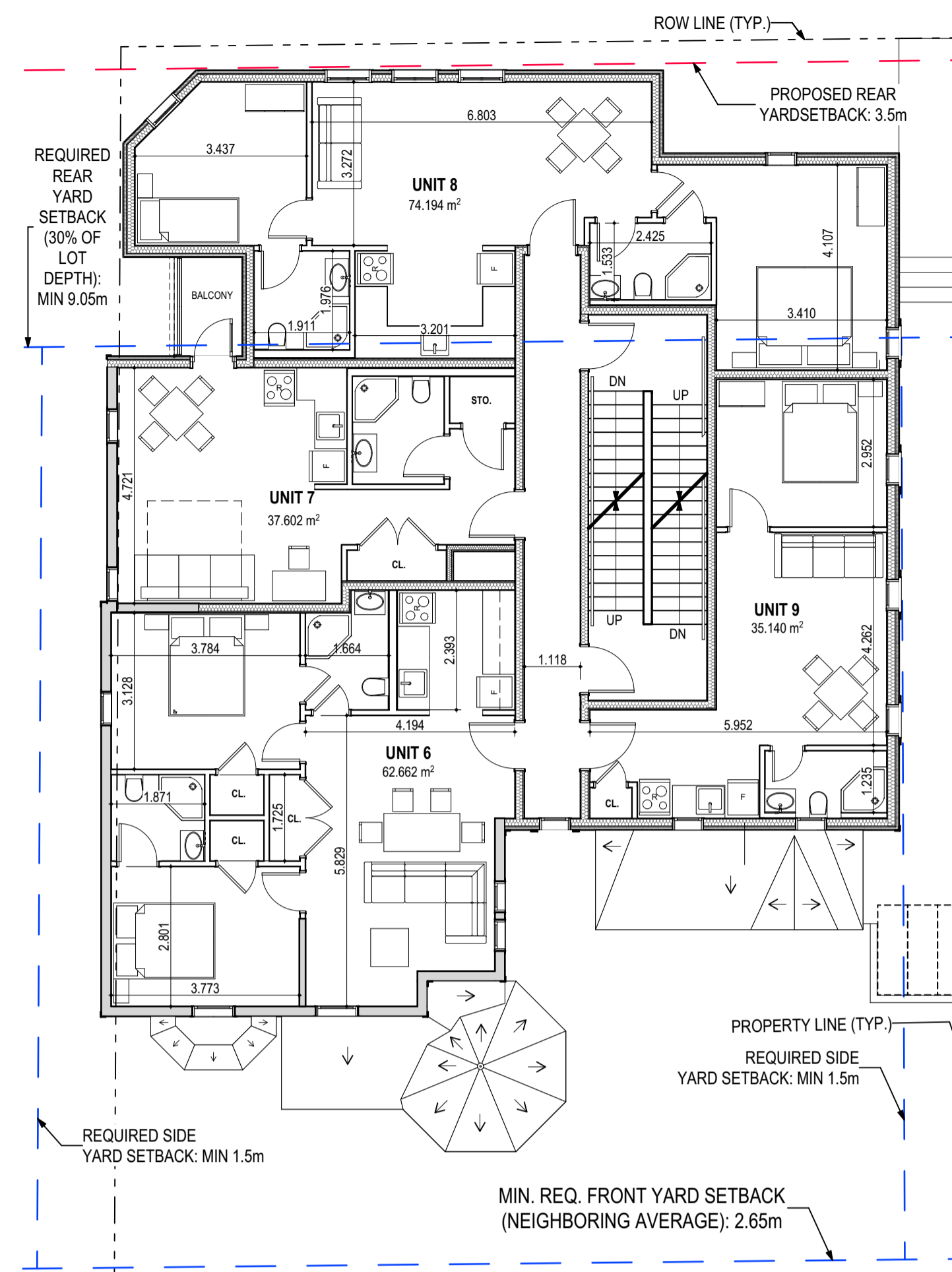
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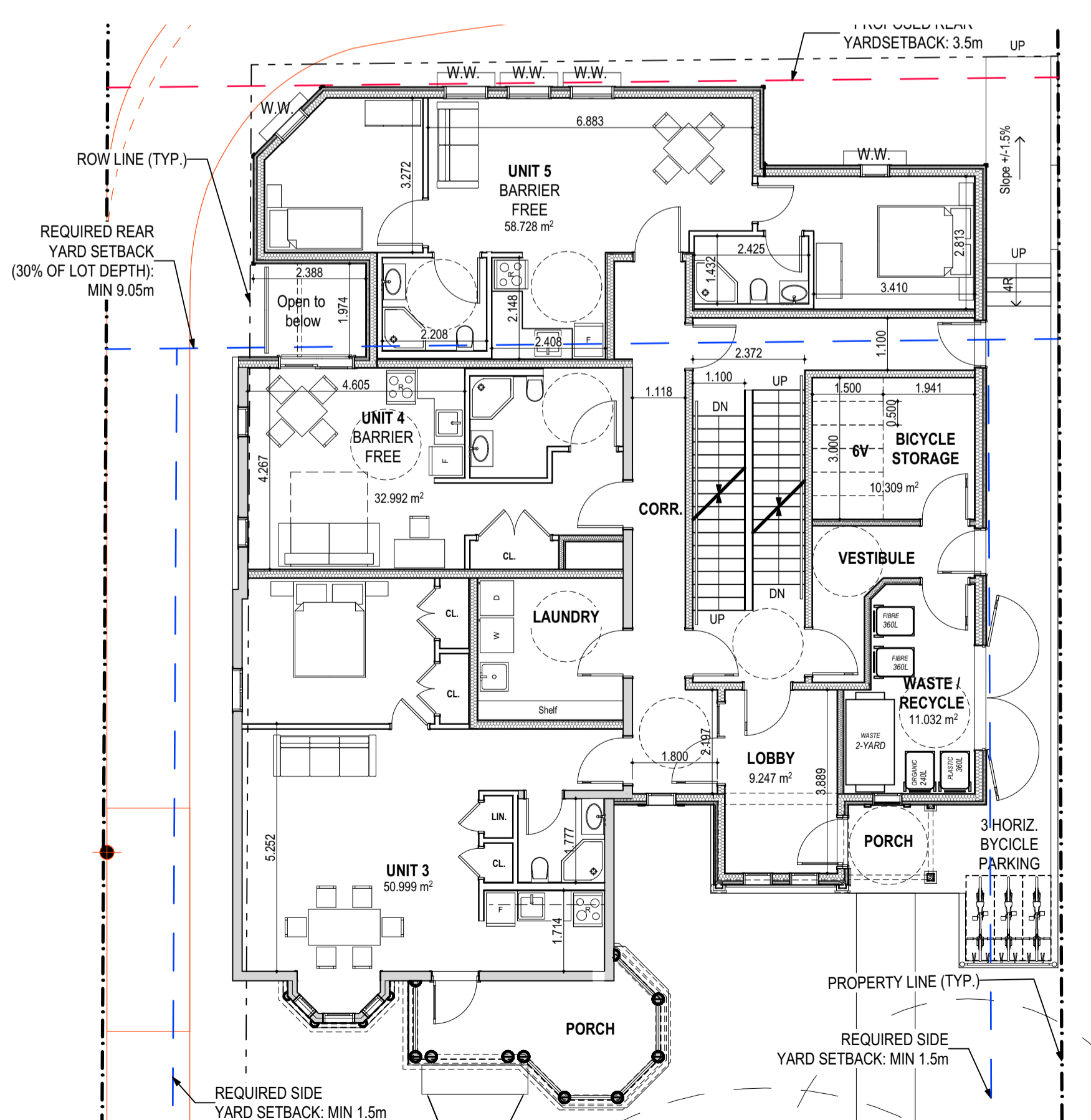
**5 ROOF PLAN - PROPOSED**  
SCALE: 1:100



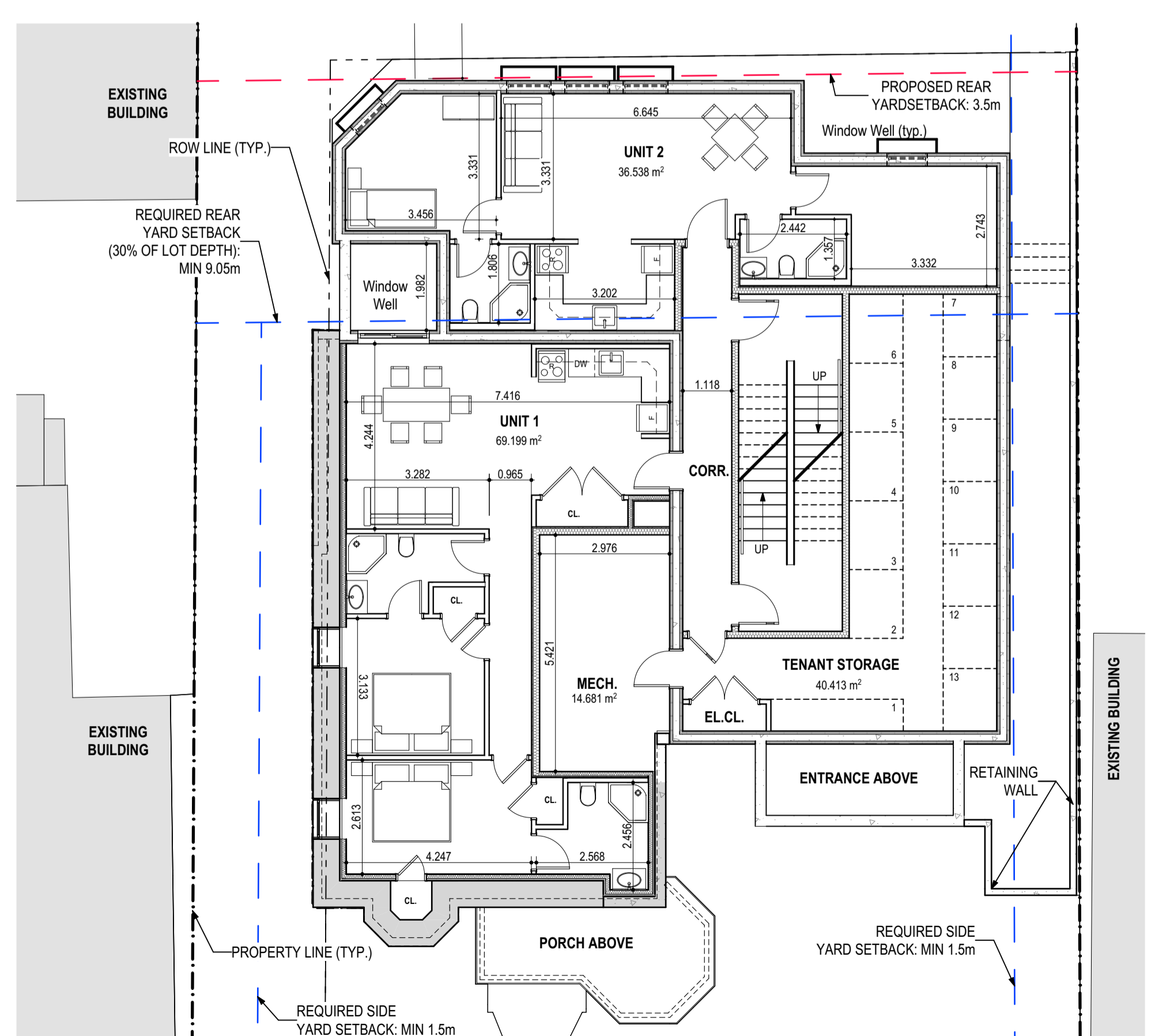
**4 3RD FLOOR PLAN - PROPOSED**  
SCALE: 1:100



**3 2ND FLOOR PLAN - PROPOSED**  
SCALE: 1:100



**2 GROUND FLOOR PLAN - PROPOSED**  
SCALE: 1:100



**1 BASEMENT PLAN - PROPOSED**  
SCALE: 1:100

**DRAWING LEGEND:**  
 EXISTING CONSTRUCTION TO REMAIN  
 PROPOSED CONSTRUCTION

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**NORTH:**

**PROJECT:**

**JARVIS HOUSE**

65 STEWART STREET, OTTAWA ON, K1N 6H9

**DRAWING:**

**FLOOR PLANS**

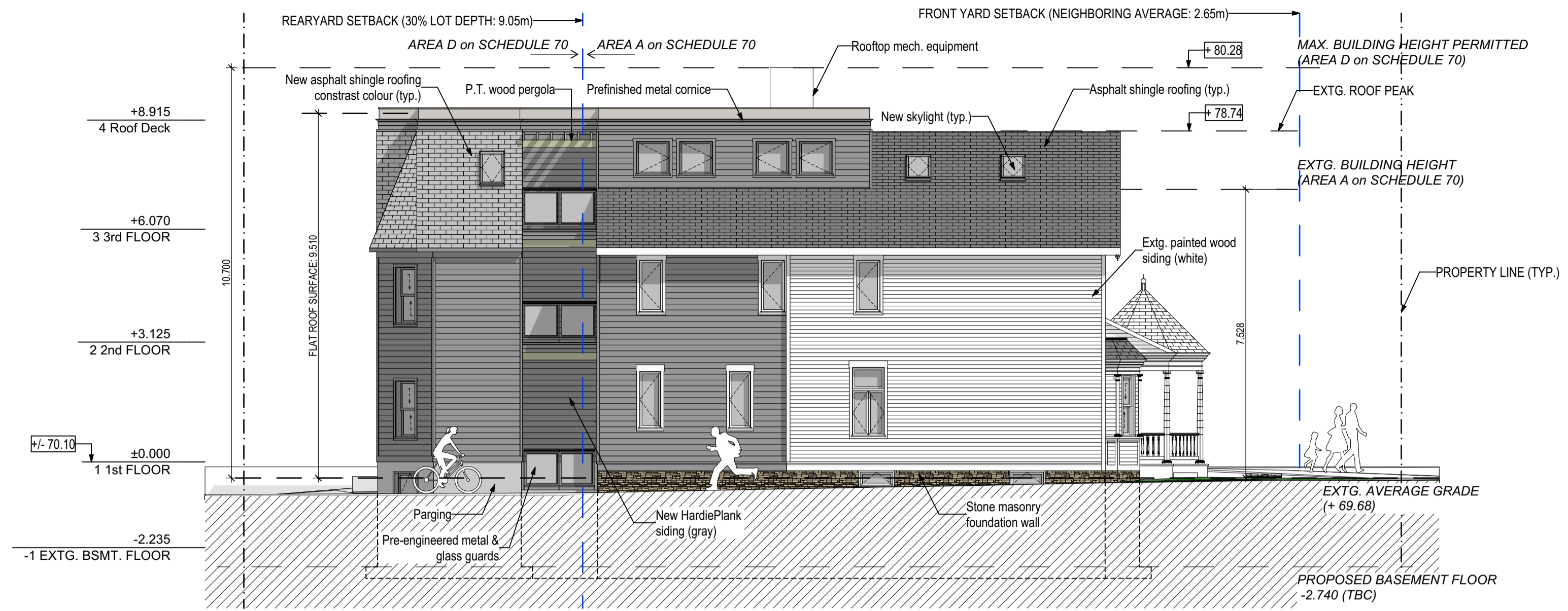
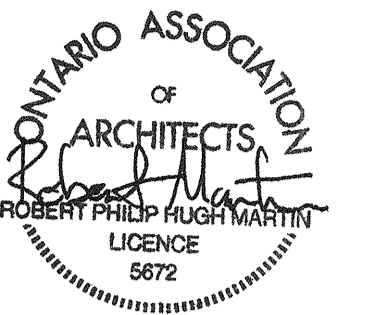
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**DRAWN BY:** EM

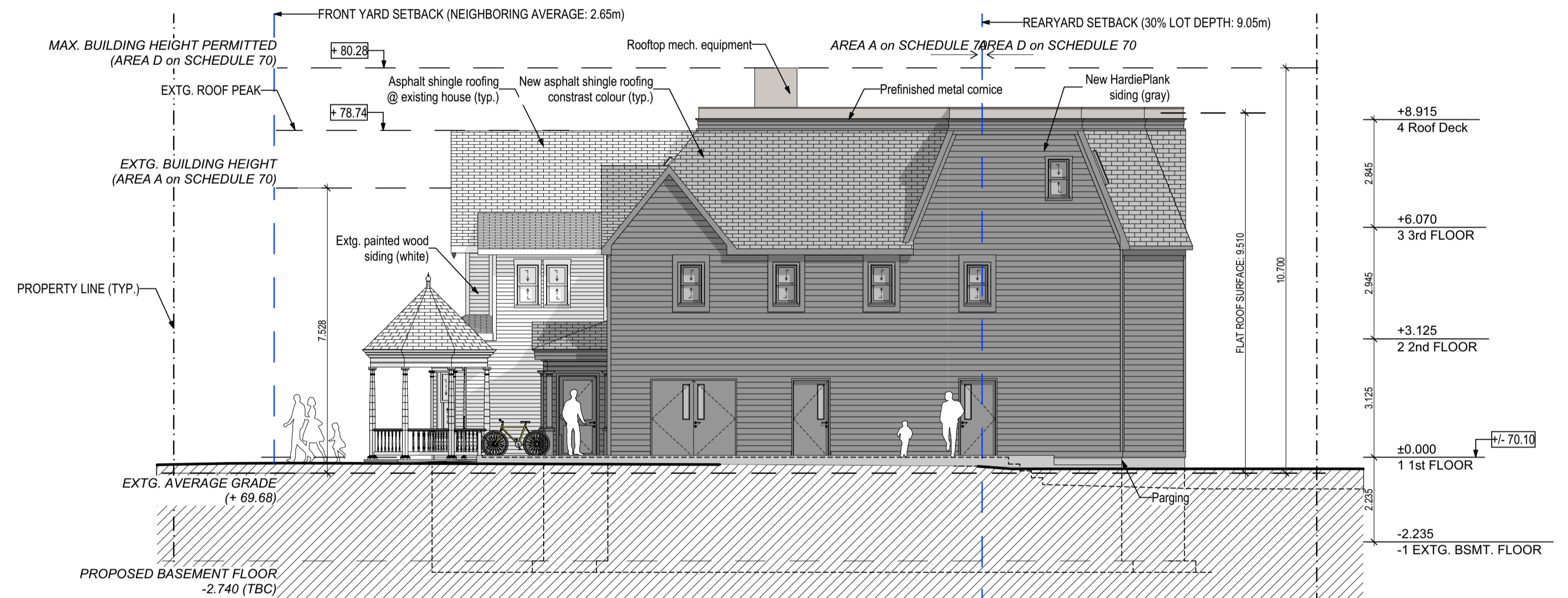
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**RMA PROJECT NUMBER:** **SHEET NUMBER:**

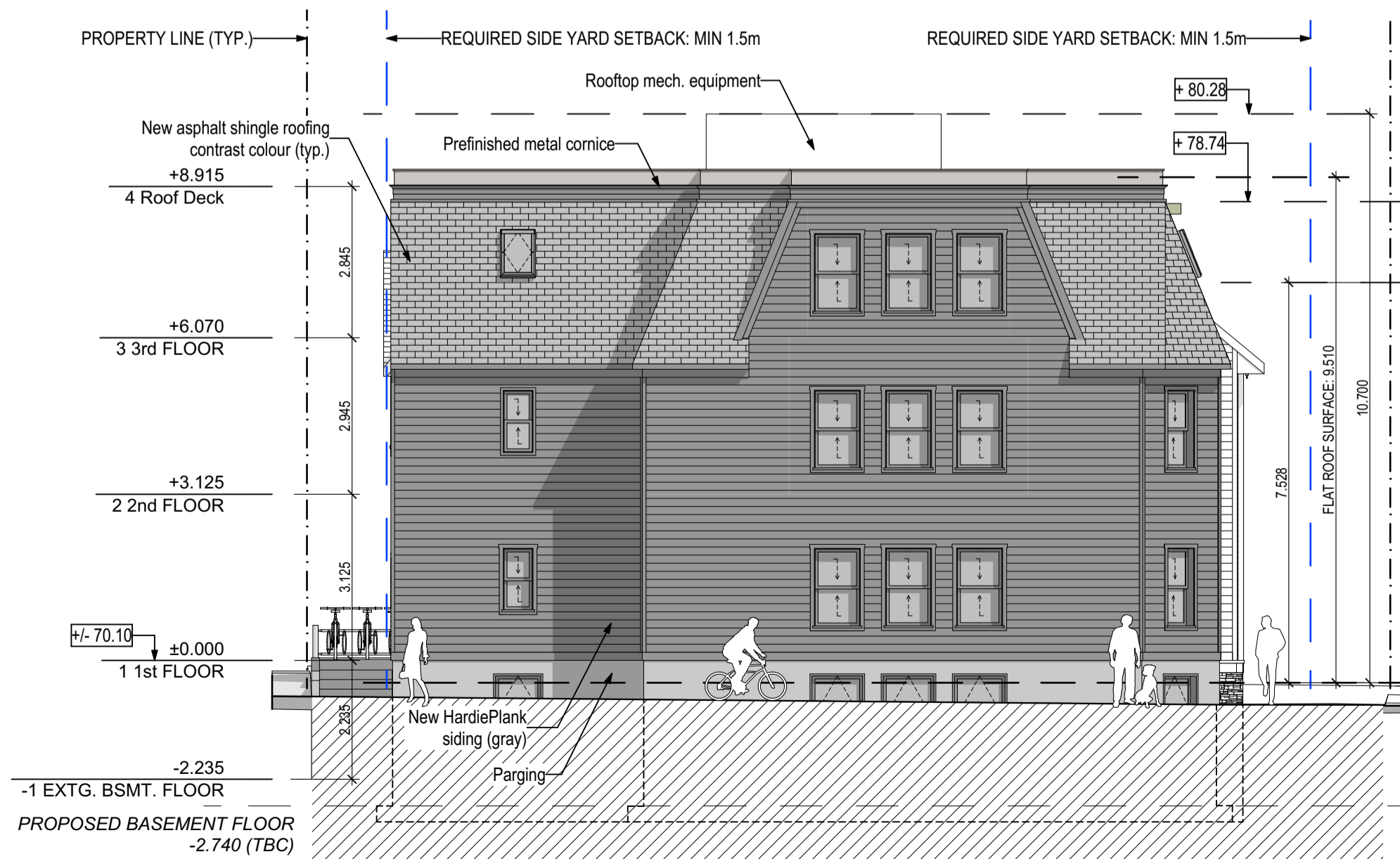
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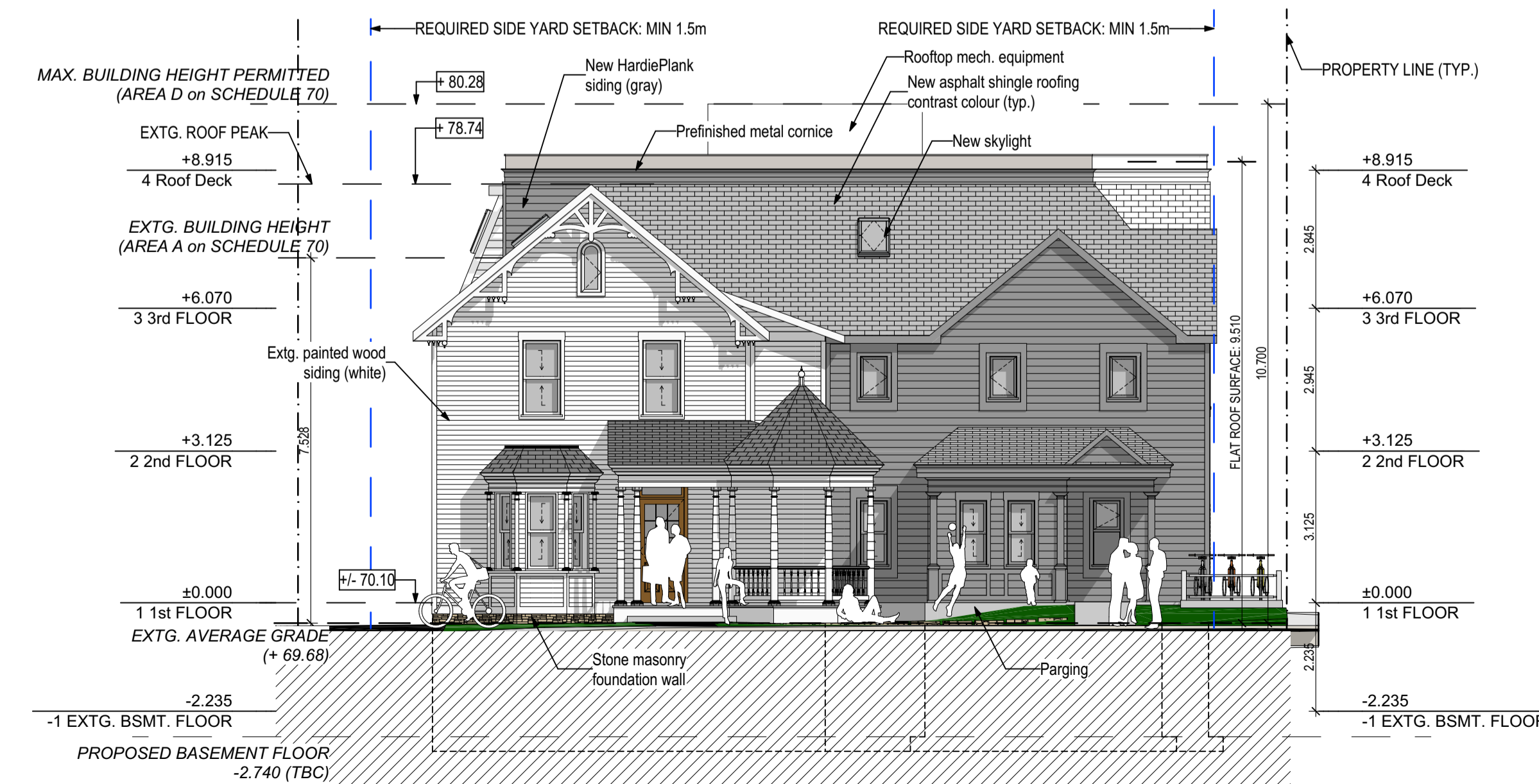
**4 WEST ELEVATION - PROPOSED**  
 SPC-3 SCALE: 1:100



**3 EAST ELEVATION - PROPOSED**  
 SPC-3 SCALE: 1:100



**2 NORTH ELEVATION - PROPOSED**  
 SPC-3 SCALE: 1:100



**1 SOUTH ELEVATION - PROPOSED**  
 SPC-3 SCALE: 1:100

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PROJECT:

**JARVIS HOUSE**

65 STEWART STREET, OTTAWA ON, K1N 6H9

DRAWING:

**ELEVATIONS: PROPOSED**

DESIGNED BY: EM APPROVED BY: RM

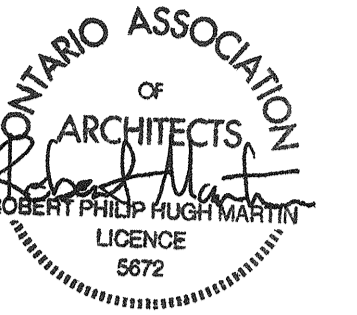
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DATE: 4/8/2021 SCALE: AS SHOWN

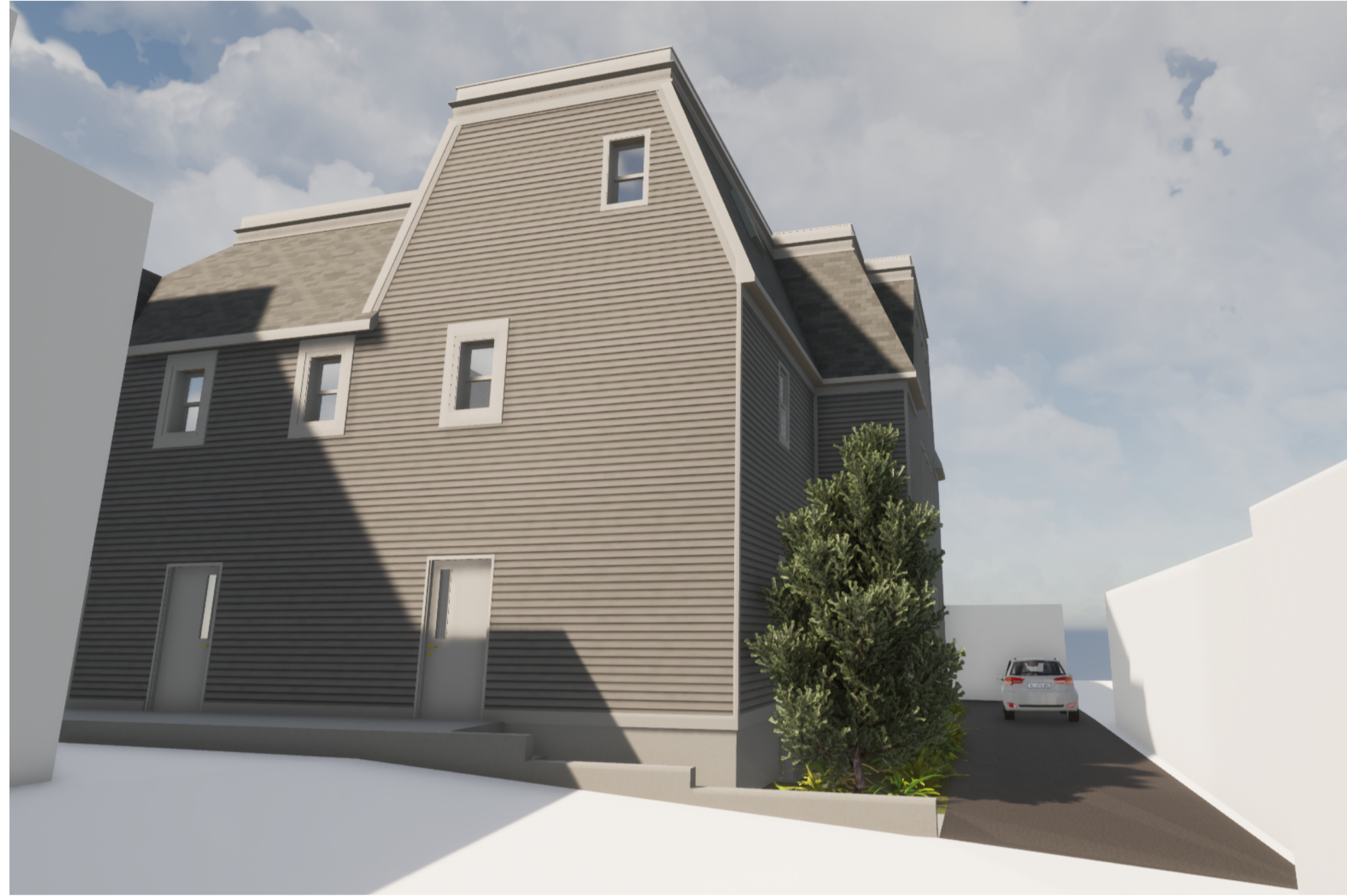
RMA PROJECT NUMBER SHEET NUMBER:

20118 **SPC-3**

STAMP:



CLIENT: SAM ELIAS, 204 BOREALIS CRESCENT OTTAWA ON K1K 4V1



**4**  
SPC-4 NW VIEW - PROPOSED  
NOT TO SCALE



**3**  
SPC-4 NE VIEW - PROPOSED  
NOT TO SCALE



**2**  
SPC-4 PROPOSED STREET VIEW w/o EXISTING TREES  
NOT TO SCALE NOTE: EXISTING TREES TO STAY NO SHOWN FOR CLARITY



**1**  
SPC-4 PROPOSED STREET VIEW w/ EXISTING TREES  
NOT TO SCALE

DRAWING LEGEND:

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NORTH:

PROJECT:

JARVIS HOUSE

65 STEWART STREET, OTTAWA ON, K1N 6H9

DRAWING:

RENDERINGS

DESIGNED BY: EM APPROVED BY: RM

DRAWN BY: EM

DATE: 4/8/2021 SCALE: AS SHOWN

RMA PROJECT NUMBER SHEET NUMBER:

20118 SPC-4