



Rosaline J. Hill Architect Inc.

ZONING COMPLIANCE			
Provision	Required	Provided	
Minimum Lot Area	No minimum	614.39m ²	
Minimum Lot Width	No minimum	20.31m	
Front Yard Setback	No Minimum Maximum: 2 metres	0 metres - 0.69 metres at-grade 3.7m for apartment building	
Interior Side Yard Setback	Minimum 1.2 metres for a residential use building	1.28 metres +	
Minimum Rear Yard Setback	Where the rear lot line abuts a residential zone, 7.5 metres	7.55 metres	
Building Height	Minimum: 6.7 metres for a distance of 20 metres from the front lot line Maximum 14.5 metres	14.5 metres	
Active Entrances	The facade facing the main street must include at least one active entrance serving each residential use occupying any part of the ground floor	Active entrances are maintained along Dalhousie Street	
Minimum Width of Landscaped Area	3 metres; may be reduced to one metre where a minimum 1.4 metre high opaque fence is provided All other cases: no minimum	1.28 metres to south, with a fence provided	
Permitted Projections into Required Yards	Covered or uncovered balcony, porch, deck, platform and verandah front yard and corner side yard: the greater of 2m or 50% of the required front yard or corner side yard, but no closer than 1m Interior side yard and rear yard: no limit Canopies and Awnings not closer than 0.6 m to a lot line Bay Windows 1 m, but not closer than 1.2 m from a lot line	The existing covered porch and stairs for the two-storey heritage building project over the front lot line and from the building by 1.48 metres The canopies on the front of the cottage building projects 0.9 metres over the front lot line 0.6 metre projection, 6.95 metres from rear lot line	
Amenity Area	6m ² / dwelling unit, 50% required as communal	9m ² / dwelling unit = 225m ² 83% communal	
Vehicle and Bicycle Parking Requirements			
Provision	Required	Provided	Compliance
Residential Vehicle Parking (Area Y, Schedule 1A)	0 residential spaces required	0 spaces	Yes
Visitor Parking	0.1 spaces / dwelling unit, less the first 12 units: 11 x 0.1 = 1 space required	0 spaces	No
Bicycle Parking	0.5 / dwelling unit 23 x 0.5 = 12 spaces required	12 spaces	Yes
Bicycle Parking Space Dimensions	Horizontal: 0.6m by 1.8m	12 spaces	
Bicycle Parking Aisle Dimension	Minimum width: 1.5 metres	1.5 metres +	Yes

No.	Y / M / D	REVISION
1.	2022-02-17	ISSUED FOR SITE PLAN CONTROL

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.

LOWERTOWN APT. BLDG.
 109-115 Dalhousie St., Ottawa, Ontario, K1N 7C1

SITE PLAN

Drawn By: AW	Date: NOV. 2021	A1.0
Project No: 2113	Scale: 1:100	

PLOTTED: 11/17/2021

