
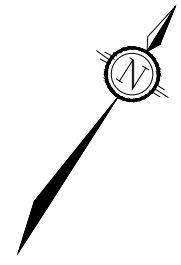


**ZONING PROVISIONS: R4-UB, Low Rise Apartment (Max. 8 units)
City of Ottawa By-Law 2008 - 250**

	Required	Provided
Maximum Number of Units	8	8
Minimum Lot Width (m)	10.0 m	9.91 m
Part 6, Table 162A, Subzone R4-UB, Column IV		
Maximum Lot Width (m)	38.0 m	9.91 m
Part 6, Table 162B, Endnote 11		
Minimum Lot Area (m ²)	300 m ²	+299.5 m ²
Part 6, Table 162A, Subzone R4-UB, Column V		
Maximum Lot Area (m ²)	1,070 m ²	±299.5m ²
Part 6, Table 162B, Endnote 12		
*Minimum Front Yard (m)	4.5 m	4.00 m
Part 6, Table 162A, Subzone R4-UB, Column VI		
*Minimum Rear Yard (m)	25% of lot depth (30.06m x 25%) = 7.52m	7.01 m
		<i>*(min. 25% of total lot area 299.5m² x 25%) = 74.88m²</i>
*Minimum Interior Side Yard (m)	1.5 m	1.20 m
Part 6, Table 162A, Subzone R4-UB, Column X		
Maximum Height (m)	11.0 m	11.0 m
Part 6, Table 162A, Subzone R4-UB, Column VI		
*Required Landscape Area		
Total Landscape Area: Section 161 (8) - lot less than 450 m ²	n/a	n/a
Front Yard Soft Landscape Area: Section 161 (15)(d) - Table 161	min. 35% of front yard	(± 29.41m ² / 39.32 m ²) = ± 75.0%
Rear Yard Landscape Area: Section 161 (15)(b)(iii),(iv) & (c)	min. 35m ² of the rear yard	± 55m ²

LEGEND
 Property Line



Parking Requirements

	Required	Provided
Minimum Parking Spaces	n/a	n/a
Part 6, Sec 161 (16)(a) - No motor vehicle parking permitted on a lot less than 450 m ² in area		
Minimum Visitor Parking Spaces (Table 102, Row I, Column II) - 0.1 spaces / dwelling unit	n/a	n/a
Part 4, Sec. 102 (1),(2) and (3) - Schedule 1A: Area "Y" - no visitor parking required for first twelve dwelling units on a lot		
TOTAL	n/a	n/a
Minimum Bicycle Parking Spaces		
Part 4, Sec 111 (1) - Table 111A, Row (b)(i), Columns I & II (0.5 spaces/du) - (8 x 0.5) = 4/building	8	10
TOTAL	8	10

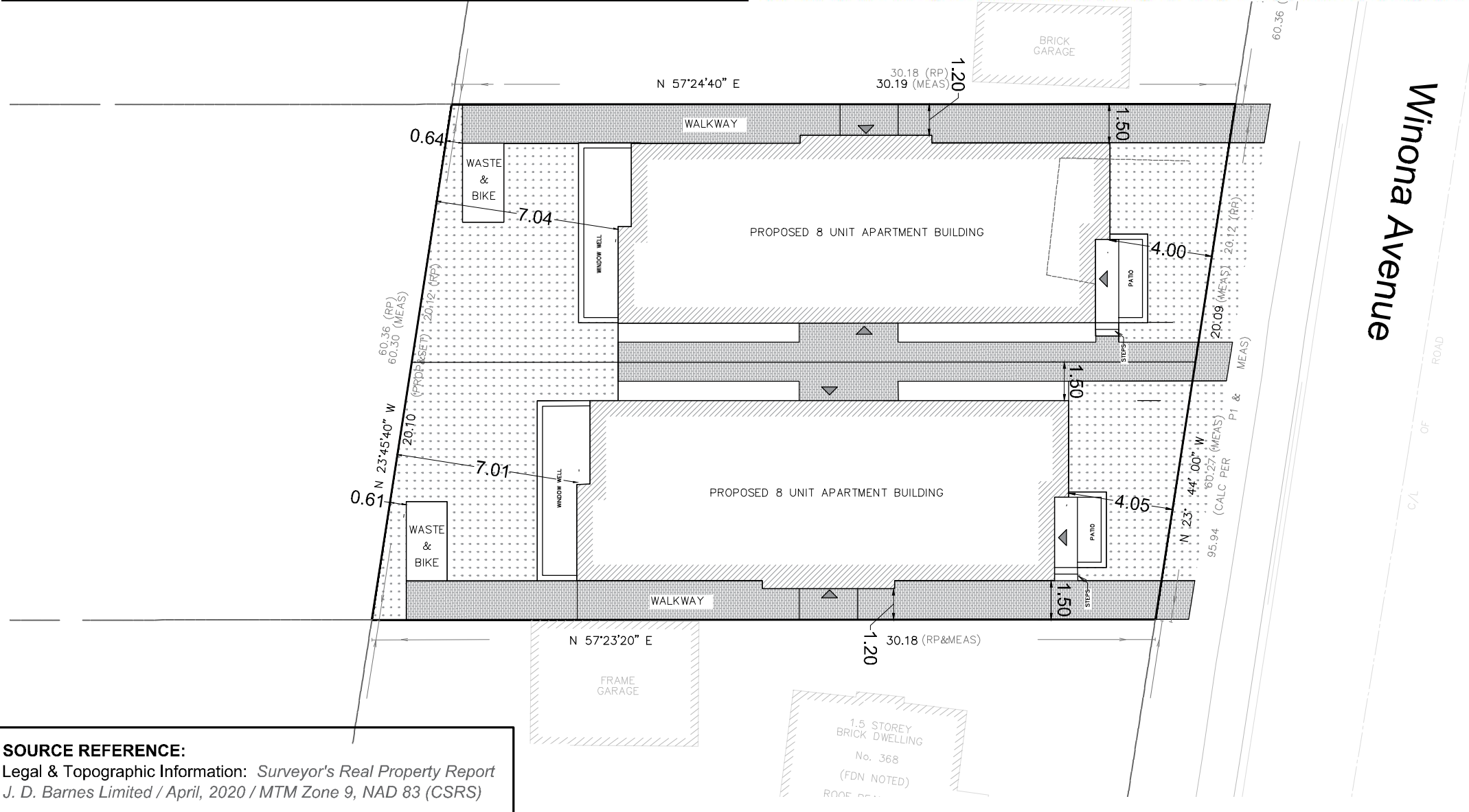
**NOTE: All measurements taken using Bluebeam Revu based on Plans provided by Evolution Design & Drafting and should be considered approximate values*



SITE PLAN

366 WINONA AVENUE

LOT 25
REGISTERED PLAN 37
CITY OF OTTAWA



SOURCE REFERENCE:
 Legal & Topographic Information: *Surveyor's Real Property Report*
 J. D. Barnes Limited / April, 2020 / MTM Zone 9, NAD 83 (CSRS)

No.	REVISION	DATE	BY
1.	ISSUED FOR SITE PLAN CONTROL	MAY 27/22	JK

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ISSUED
MAY, 2022
 PROJECT No.
121143
 DRAWING No.
121143-SP

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