

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

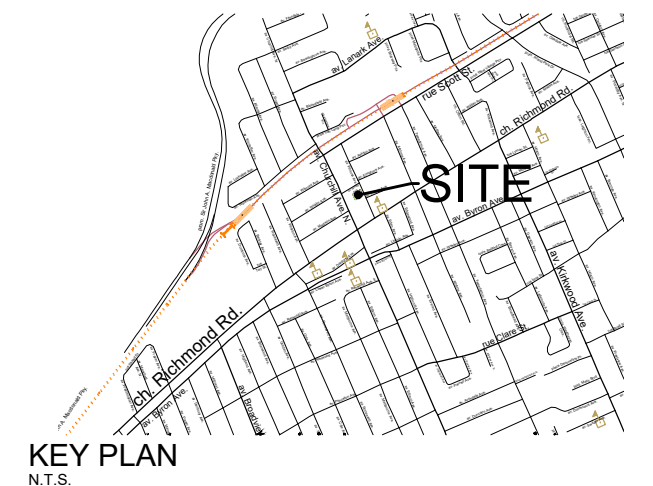
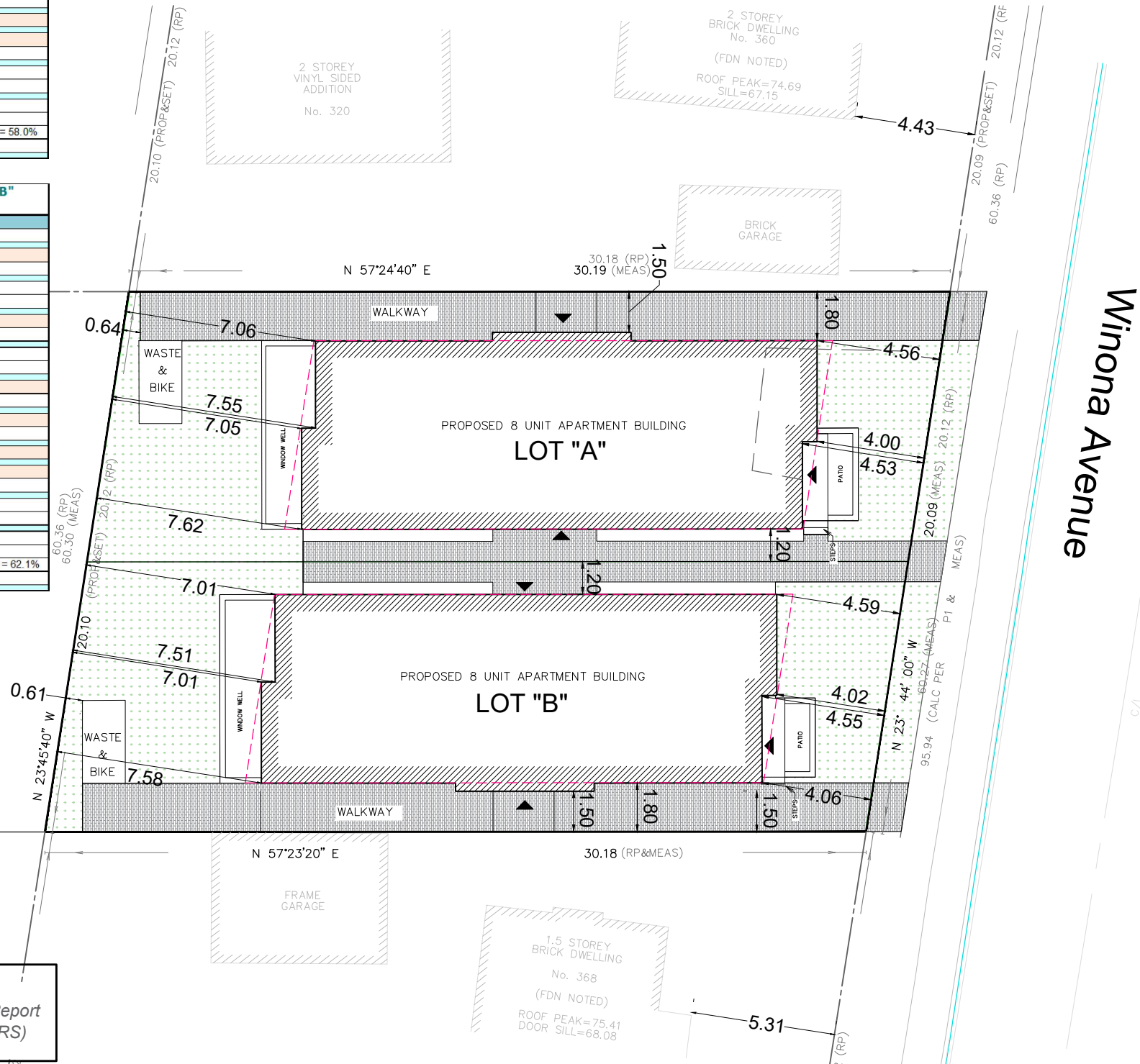
	Required	Provided
Maximum Number of Units	8	8
Minimum Lot Width (m)	10.0 m	9.91 m
Part 6, Table 162A, Subzone R4-UB, Column IV		
Maximum Lot Width (m)	38.0 m	9.91m
Part 6, Table 162B, Endnote 11		
Minimum Lot Area (m ²)	300 m ²	299.9 m ²
Part 6, Table 162A, Subzone R4-UB, Column V		
Maximum Lot Area (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 VII		
*Minimum Rear Yard (m)	25% of lot depth (30.06m x 25%) = 7.52m	7.05 m
Part 6, Table 162B, Endnote 4		
	<i>(min. 25% of total lot area 299.5m² x 25%) = 74.88m²</i>	70.39 m ²
*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	9.68 m
Part 6, Table 162A, Subzone R4-UB, Column VI		
*Required Landscape Area		
Total Landscape Area: Section 161 (b) - 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 (23.31m ² / 40.16m ²) = 58.0%	
Rear Yard Landscape Area: Section 161 (15)(b)(i),(w) & (c)	min. 35m ² of the rear yard	44.23m ²

ZONING PROVISIONS: R4-UB, Low Rise Apartment (Max. 8 units) - LOT "B"
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	Required	Provided
Maximum Number of Units	8	8
Minimum Lot Width (m)	10.0 m	9.93 m
Part 6, Table 162A, Subzone R4-UB, Column IV		
Maximum Lot Width (m)	38.0 m	9.93 m
Part 6, Table 162B, Endnote 11		
Minimum Lot Area (m ²)	300 m ²	299.7 m ²
Part 6, Table 162A, Subzone R4-UB, Column V		
Maximum Lot Area (m ²)	1,070 m ²	299.7m ²
Part 6, Table 162B, Endnote 12		
*Minimum Front Yard (m)	4.5 m	4.02 m
Part 6, Table 162A, Subzone R4-UB, Column VII		
*Minimum Rear Yard (m)	25% of lot depth (30.06m x 25%) = 7.52m	7.01 m
Part 6, Table 162B, Endnote 4		
	<i>(min. 25% of total lot area 299.5m² x 25%) = 74.88m²</i>	70.31 m ²
*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	9.68 m
Part 6, Table 162A, Subzone R4-UB, Column VI		
*Required Landscape Area		
Total Landscape Area: Section 161 (b) - 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 (24.99m ² / 40.21 m ²) = 62.1%	
Rear Yard Landscape Area: Section 161 (15)(b)(i),(w) & (c)	min. 35m ² of the rear yard	44.78m ²

LEGEND

Property Line



CONCEPTUAL SITE PLAN

366 WINONA AVENUE

LOT 25
REGISTERED PLAN 37
CITY OF OTTAWA

1 : 200

1.	ISSUED FOR REZONING APPLICATION	DEC 21/22	JK
No.	REVISION	DATE	BY

NOVATECH
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ISSUED
DECEMBER, 2022
PROJECT No.
121143
DRAWING No.
121143-SP

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

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D02-02-22-0056