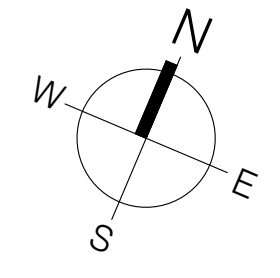


DONALD STREET



RJH

**ARCHITECTURE
+
PLANNING**

414 Churchill Avenue North
Ottawa, Ontario, K1Z 5C6
613-853-9822 roseline@rjhllca rjhllca

NOTES:
 • RAUC ZONING DESIGNATION
 • AREA X AS PER SCHEDULE 1A

PERFORMANCE STANDARD	REQUIRED	PROVIDED
MIN. LOT WIDTH	15m	30.5m
MAX. LOT WIDTH (T.162B(11))	38m	30.5m
MIN. LOT AREA	450m ²	1086m ²
MAX. LOT AREA (T.162B(12))	1073m ²	1086m ² - VARIANCE REQ'D
MAX. HEIGHT	11m	11m
MIN. SIDE YARD SETBACK	1.5m	1.9m
MIN. FRONT YARD SETBACK	4.5m	4.8m
MIN. CORNER SETBACK (S.123(4b))	2.76m (MATCH NEIGHBOUR)	2.45m - VARIANCE REQ'D
MIN. REAR YARD SETBACK (T.144A)	30% OF LOT DEPTH (10.7m)	12.6m
MIN. REAR CORNER (S.144(5))	1.2m	1.5m
MIN. INTERIOR YARD (S.144(6))	30% OF LOT WIDTH (8.1m)	15.7m
MIN. PRINCIPAL ENTRANCES PROVIDING STREET ACCESS (S.161(15))	1	3 FACING DONALD STREET, 1 FACING EDITH AVENUE
MIN. PRINCIPAL ENTRANCE FOR EVERY 12m (S.161(15f))	1 (TOTAL 3)	3
MIN. GLAZING ON FRONT FACADE (S.161(15g))	25%	-
MIN. FRONT FACADE RECESSED AN ADDITIONAL 0.8m FROM THE FRONT SETBACK LINE (S.161(15h))	20%	34%
MIN. VISITOR PARKING SPACES	0.1 PER DWELLING UNIT (2)	8 - VARIANCE REQ'D
MIN. 2 BDRM UNITS (S.161(16a))	25%	8 (25.8%)
MIN. PARKING SPACES (S.101(3a))	0.5 PER DWELLING UNIT (10)	-
MIN. VISITOR PARKING SPACES	0.1 PER DWELLING UNIT (2)	-
MIN. BICYCLE PARKING SPACES	0.5 PER DWELLING UNIT (16)	31
AMOUNT OF BIKE PKG WHICH MAY BE LOCATED IN A LANDSCAPED AREA AT-GRADE	50% OF REQ'D (8), OR 15 SPACES, WHICHEVER IS GREATER	11
MIN. SOFT LANDSCAPING IN THE FRONT YARD (T.161)	40%	66%
MIN. SOFT LANDSCAPING IN THE REAR YARD (S.161(15b))	50%	50%
MIN. AGGREGATED RECTANGULAR AREA WHOSE LONGER DIMENSION IS NOT MORE THAN TWICE ITS SHORTER DIMENSION (S.161(15b.ii))	25m ²	-
FRONT YARD AND CORNER SIDE YARD MUST HAVE PARKING PROHIBITORS (S.161(15e)).	PROVIDED	-

**304-308 DONALD
3 STOREY WOOD FRAME APARTMENT
GROUND/BASEMENT FOOTPRINT: 3760 sq.ft.
UPPER LEVELS: 6440sq.ft. / FLOOR**

**31 UNITS
8 TWO BEDROOM
10 ONE BEDROOM
13 BACHELOR**

T/O BARRIER FREE LOBBY = 60.50
T/O GROUND FL = 62.00
T/O FOUNDATION = 60.65 + WOOD FRAME KNEE-WALL
T/O BASEMENT SLAB = 58.85 +/- TO BE CONFIRMED
USF = 58.35 +/- TO BE CONFIRMED

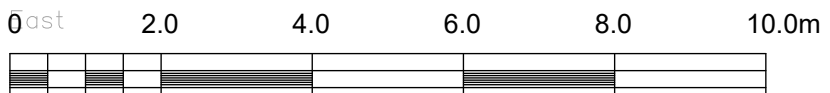
LOT 193

EDITH AVENUE
(Formerly Victor Street)

EDITH AVENUE

LOT 190
PIN 04251 - 0014

44



- 3. 2024-08-14 ISSUED FOR SITE PLAN CONTROL
- 2. 2024-07-25 ISSUED FOR COORDINATION
- 1. 2024-05-28 ISSUED FOR COORDINATION

No. Y / M / D REVISION

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.

DONALD / EDITH APARTMENTS
304-308 Donald St, Ottawa, Ontario

SITE PLAN

Drawn By: AW/RV/MR Date: AUG 2024
Project No: 2408 Scale: 1:125 **A1.0**

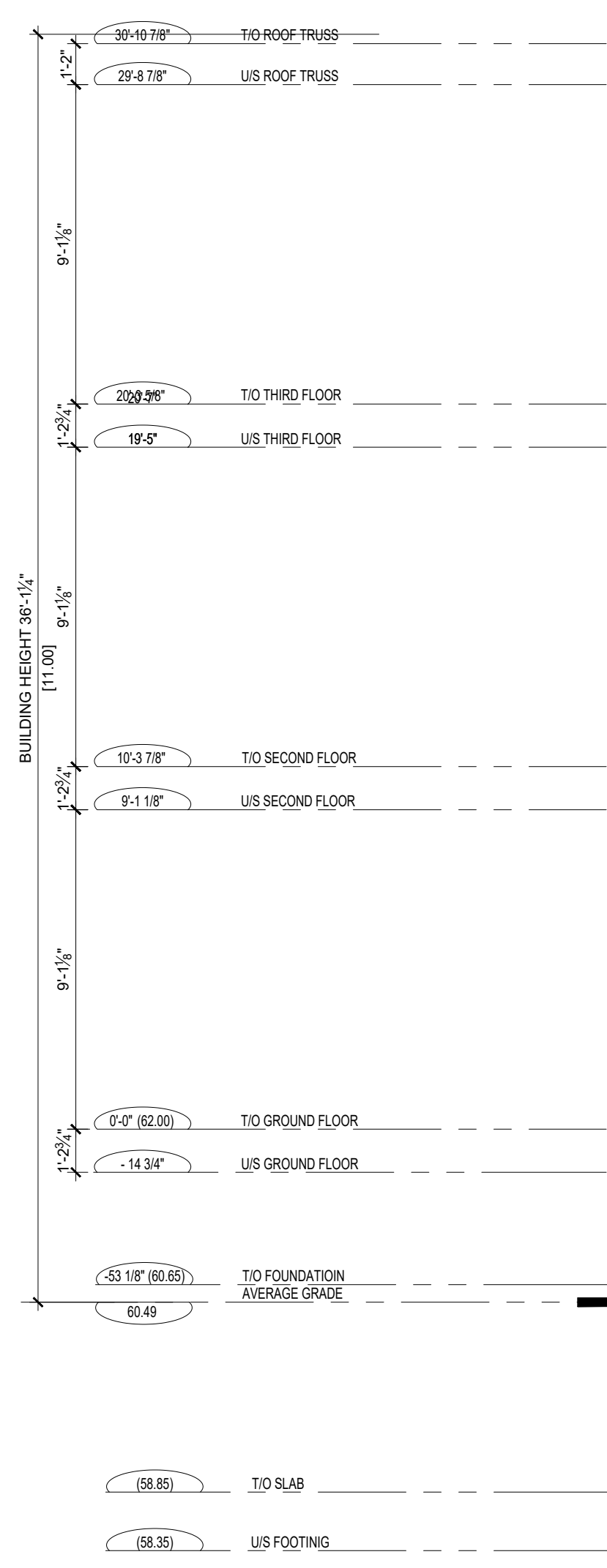
PLOTTED Wed, 14 Aug 2024



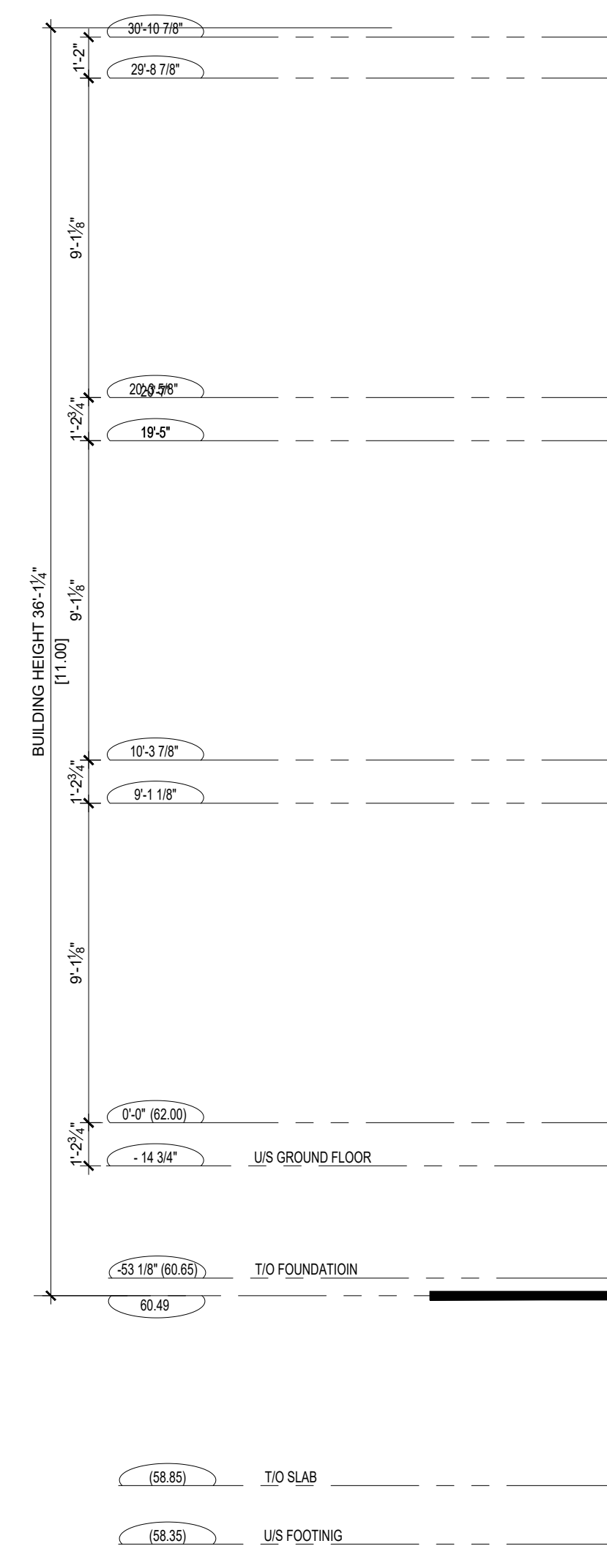
ARCHITECTURE
PLANNING

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613-262-5480 info@rjhll.ca rjhll.ca

3.	2024-08-14	ISSUED FOR SITE PLAN CONTROL
2.	2024-07-25	ISSUED FOR COORDINATION
1.	2024-05-28	ISSUED FOR COORDINATION
No.	Y / M / D	REVISION



1 FRONT ELEVATION (FACING DONALD)
SCALE: 1/4"=1'-0"



2 RIGHT ELEVATION (FACING EDITH)
SCALE: 1/4"=1'-0"

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DONALD/EDITH
APARTMENTS
304-308 Donald St. Ottawa, Ontario

FRONT & RIGHT ELEVATIONS

Drawn By:	RV	Date:	AUG 2024	A2.1
Project No.:	2408	Scale:	1/4" = 1'-0"	



ARCHITECTURE
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1.	2024-05-28	ISSUED FOR COORDINATION
No.	Y / M / D	REVISION



2 LEFT ELEVATION



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

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LEFT & REAR ELEVATIONS

Drawn By:	RV	Date:	AUG 2024	A2.2
Project No.:	2408	Scale:	1/4" = 1'-0"	