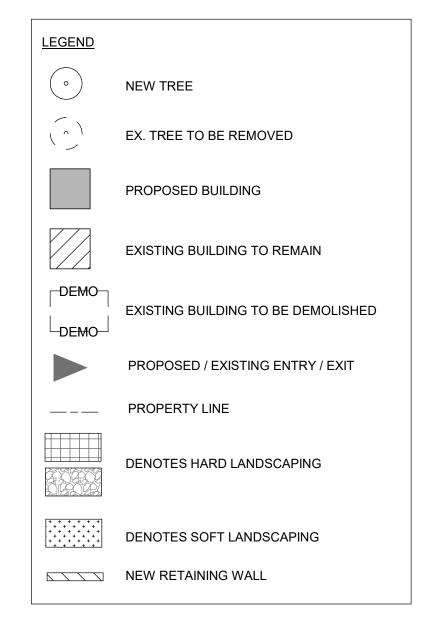


Zoning Mechanism	Required	Provided	Compliance
Minimum Lot Width (Section 162)	15 m	20.46 m	Yes
Minimum Lot Area (Section 162)	450 m2	645.2 m2	Yes
Front Yard Setback – Existing (Section 144)	Required front yard setback must align with the average of the abutting lots (not less than 1.5 m or more than 4.5 m) 0.2 m + 1.63 m / 2 = 0.915 m	Existing setbacks: 0.16 m, 1.45 m, 1.59 m	Non-complying (Existing building)
Front Yard  - Addition (Section 60)	Must not extend in the front yard beyond that of the heritage building	Addition setback: 3.72 m	Yes
Interior 1.5 m Side Yard		Existing setback (east): 1.638 m  Existing setback (west): 0 m	Non-complying (Existing building)
Interior Side Yard Setback – Addition (Section 60)	Must be at least 60 cm. greater than that of the wall of the building located closest to the side lot line	Addition setback (east): 1.48 m  Addition setback (west): 1.223 m	No Yes
Rear Yard Setback – Existing (Section 144)	Any lot with a lot depth > 25m, distance equal to 30% of the lot depth must comprise at least 25% of the area of the lot  Minimum Setback: 9.69 m  Minimum Area: 163.5 m <sup>2</sup>	Existing setback: 23.05 m & 25.85 m  Rear Yard Area: 158.77 m² in area	Non-complying (Existing buildings)
Rear Yard Setback – Addition (Section 60)	Must be 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, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0 metres  Minimum Setback: 9.69 m	Addition setback: 7.916 m	No
Height 9.3 m (rear) 9.4 m from front lot line), 9.5 m (rear) 9.5 m (9.14 m from front lot line), 9.5 m (rear) 174 Murray: 7.0 m (9.14 m from front lot line); 10.5 m (rear)		13.12 m	No
Projections into Required Yards (Section 65)	Open Stairways, Stoops, Landing Steps: where at or below the floor level of the first floor and in the case of the front yard or corner side yard: no closer than 0.6 m to a lot line	Existing heritage building stairways projected beyond the front lot line, abutting the front lot line	Non-complying (Existing buildings)
	Eaves, eaves-troughs, and gutters – 1m, but not closer than 0.3m to a lot line.	Only the existing heritage building at 168 Murray has existing eaves on the property line but will be removed.	Yes

Vehicle and Bicycle Parking Requirements (Area X, Schedule 1A)				
Required Parking Spaces (Section 101, 103)	Section 101 (4): where a residential use is located within a building of four or fewer storeys, no offstreet vehicle parking is required to be provided	0 spaces	Yes	
Visitor Parking Spaces (Section 102)	20 - 12 x 0.1 = 1 space required	0 spaces	No	
Bicycle Parking Rates (Section 111)	0.5 / dwelling unit 20 x 0.5 = 10 spaces required	22 spaces total (stacked)	Yes	
Bicycle Parking Space Dimensions (Section 111)	Horizontal: 0.6 m x 1.8 m Stacked: 0.37 m x 1.8 m	Stacked: 0.37 m x 1.8 m	Yes	
Bicycle Parking Aisle Dimension (Section 111)	Minimum width: 1.5 m	1.5 m	Yes	

	ble Zoning Provisions	r 1000 to 1000	-
Front Yard Softscaping (Table 161)	No minimum, but all lands within the front yard that are not used by permitted projections, driveways and walkways, must consist of soft landscaped area	All lands within the front yard that are not used by permitted projections and walkways consist of soft landscaping	Yes
Rear Yard Softscaping (Section 139)	15%	75.7%	Yes
Front Façade Fenestration (Section 161)	Must comprise of at least 25% windows  Recessed front façade where no balconies or porches are provided - At least 20% of the front facade must be recessed an additional 0.6m from the front setback line	N/A as subject lands are within a district designated under Part V of the Ontario Heritage Act	N/A

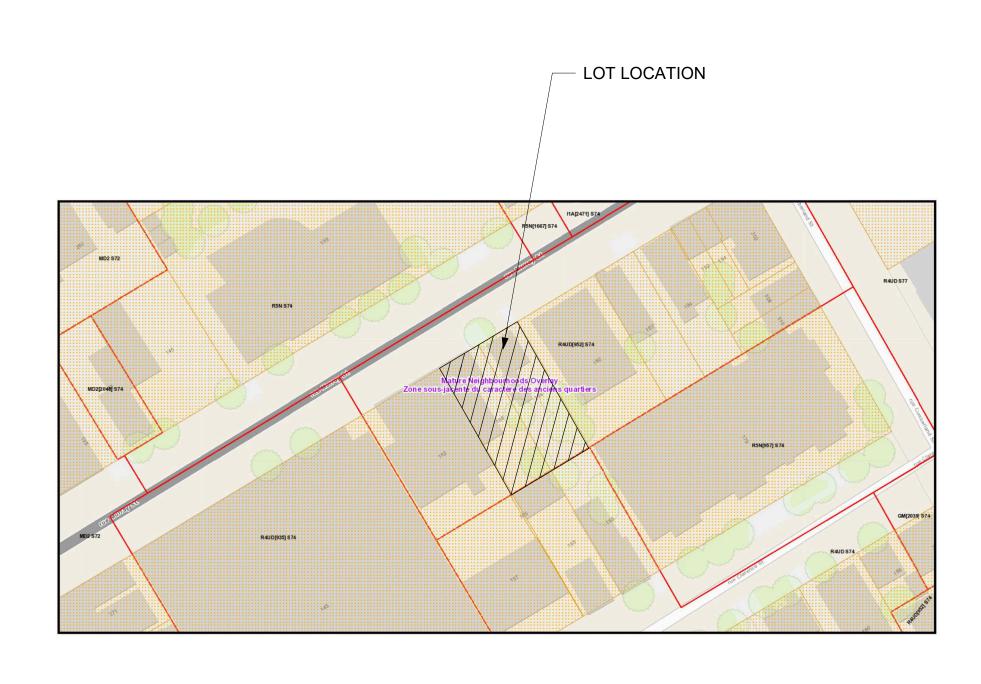


BUILDING AREAS					
BASEMENT				GARBAGE REQUIREMENT	
BUILDING AREA (NEW)	280 m²				
GROUND FLOOR BUILDING AREA (NEW) BUILDING AREA (EXISTING)	280 m² 97 m²		GARBAGE, RECYCLING COMPOSTING ARE TO BE STORED IN BASEMENT AND REMO PRIVATELY DURING		RED IN THE REMOVED
SECOND FLOOR				COLLECTION	KII VO
BUILDING AREA (NEW) 280 m <sup>2</sup> BUILDING AREA (EXISTING) 97 m <sup>2</sup>				SNOW REMOVA	L REQUIREMENT
THIRD FLOOR BUILDING AREA (NEW)	269 m²				
FOURTH FLOOR BUILDING AREA (NEW)	269 m²				
		1 BED	2 BED	3 BED	TOTAL
EXISTING BUILDING (RENOVAT	ED)	0	1	1	2
PROPOSED ADDITION		13	5	0	18
TOTAL		13	6	1	20
REQUIRED 2+ BEDROOM				5	
PROPOSED 2+ BEDROOM				7	
AVERAGE GRADE:		GARBAGE REQUIREMENT			
CALCULATED FROM EXISTING I A DISTANCE EQUAL TO THE MII REAR YARD SETBACKS, AT THE	T YARD &	ARE TO	GARBAGE, RECYCLING AND COMPOSTING ARE TO BE STORED ON THE GROUND FLOOR AND REMOVED PRIVATELY DURING COLLECT		

AVERAGE GRADE: 58.48m (58.20m + 58.34m + 58.85m + 58.53m) /4

SNOW REMOVAL REQUIREMENT

PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW FOR ALL WALKWAYS THROUGHOUT THE WINTER





RALINE

REDLINE ARCHITECTURE INC.

Tel: 613-612-2232 info@redlinearchitecture.ca www.redlinearchitecture.ca

RESPONSIBILITIES:

ALL DESIGN AND CONSTRUCTION TO BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE 2012

ALL CONTRACTORS MUST WORK IN ACCORDANCE WITH ALL LAWS, REGULATIONS AND BYLAWS HAVING JURISDICTION

IT IS THE RESPONSIBILITY OF THE APPROPRIATE CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS ON SITE AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT/DESIGNER

THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE ARCHITECT

O ARCHITECTS Z

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GENERAL NOTES:

DO NOT SCALE DRAWINGS

ARCHITECT:
REDLINE ARCHITECTURE INC. APPLICANT: FOTENN PLANNING + DESIGN, JILLIAN SIMPSON 420 O'CONNOR STREET OTTAWA, ON K2P 1W4 CIVIL ENGINEER: T L MAK ENGINEERING CONSULTANTS LTD. 1455 YOUVILLE DR. , ORLEANS, ON K1C 627 GEOTECHNICAL INVESTIGATION: PATERSON GROUP 9 AURIGA DR. , OTTAWA ON K2E 7T9 LANDSCAPING: JAMES B. LENNOX & ASSOCIATES INC. 3332 CARLING AVE OTTAWA ON. K2H 5A8 CANADA TCR:
DENDRON FORESTRY SERVICES SURVEYOR: AOV LTD. 14 CONCOURSE GATE, SUITE 500 OTTAWA, ON. K2E-7S6 HERITAGE PLANNING: COMMONWEALTH HISTORIC RESOURCE MANAGEMENT LTD. 53 HERRIOTT ST. SUITE 201, PERTH, ON. K7H 1R5 CONSULTANTS: STRUCTURAL - TBD MECHANICAL - TBD ELECTRICAL - TBD REVISION/ISSUE 168-174 MURRAY ST. 4 STOREY ADDITION TO EXISTING TWO STOREY BUILDINGS 168-174 MURRAY ST. OTTAWA, ON K1N 5M8

DATE:.MAY 11, 2021 SCALE: AS NOTED

SITE PLAN