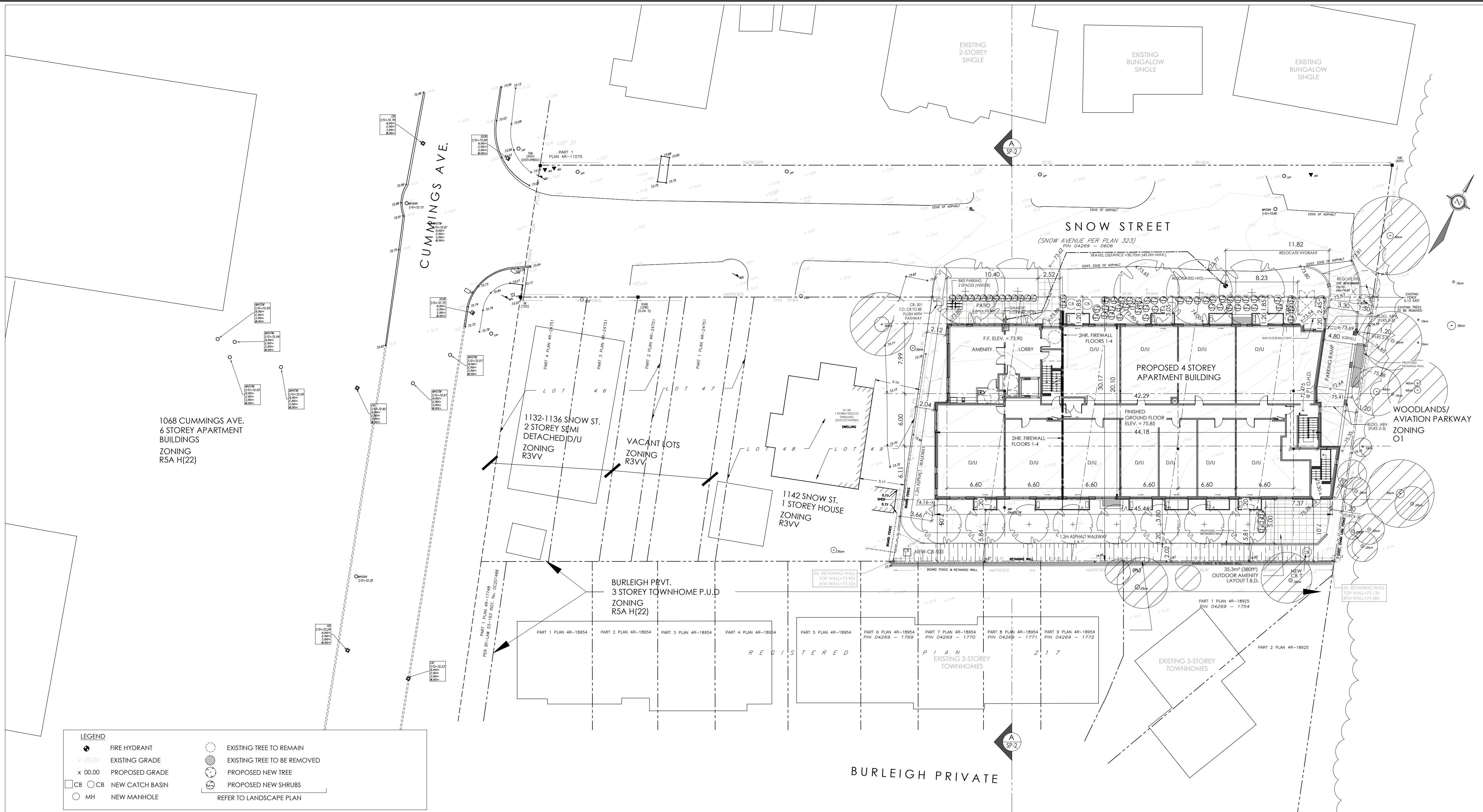




KEY PLAN: N.T.S.

SITE BOUNDRIES DERIVED FROM
TOPOGRAPHIC SURVEY
LOTS 50, 51, 52, 53 & 54
REGISTERED PLAN 323 CITY OF OTTAWA
PREPARED BY STANTEC GEOMATICS LTD.
DATED: _____

Section 4 – City-Wide Policies

4.2 Housing

4.2.1 Enable greater flexibility and an adequate supply and diversity of housing options throughout the city

2) The City shall support the production of a **missing middle housing** range of mid-density, low-rise multi-unit housing, in order to support the evolution of healthy walkable 15-minute neighbourhoods by:

- Allowing housing forms which are denser, small-scale, of generally three or more units per lot in appropriate locations, with lot configurations that depart from the traditional lot division and put the emphasis on the built form and the public realm, as-of-right within the Zoning By-law;
- Allowing housing forms of eight or more units in appropriate locations as-of-right within the Zoning By-law; and
- In appropriate locations allowing missing middle housing forms while prohibiting lower-density typologies near rapid-transit stations within the Zoning By-law.

Definition

Missing Middle Housing:

In Ottawa's context and for the purposes of this Plan, missing middle housing generally refers to **low-rise, multiple unit residential development of between three and sixteen units, or more, in the case of unusually large lots** and for the lower-density types is typically ground oriented.

Section 5 – Transects

Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy

Transect	Official Plan Policy Reference	Designation	Height Category and Details
Downtown Core Transect	5.1.3(1)	Hubs	High-rise and High-rise 41+ between 10 stories and 40 stories; and 41 stories plus, through criteria and area-specific policy
	5.1.4(1)	Hubs	Low-rise, Mid-rise and High-rise: minimum 4 stories and maximum 40 stories
	5.1.4(3)	Mainstreet Corridors	Low-rise and Mid-rise: minimum 2 stories and maximum 9 stories
	5.1.4(4)	Minor Corridors	Low-rise and Mid-rise: minimum 2 stories and maximum 4 stories
Inner Urban Transect	5.1.5(1)	Neighbourhoods	Low-rise: minimum 2 stories, generally permit 3 stories, allow a built height of up to 4 stories where appropriate
	5.2.3(1)	Hubs	Low-rise, Mid-rise and High-rise: minimum 3 stories and maximum 40 stories
	5.2.3(2)	Mainstreet Corridors	Low-rise and Mid-rise and High-rise: minimum 2 stories and maximum 40 stories dependent on road width and transit
	5.2.3(3)	Minor Corridors	Low-rise and Mid-rise: minimum 2 stories and maximum 4 stories
	5.2.4(1)	Neighbourhoods	Low-rise: minimum 2 stories, generally permit 3 stories, allow built height of up to 4 stories where appropriate

5.2.4 Provide direction to the Neighbourhoods located within the Inner Urban Transect

1) Neighbourhoods located in the Inner Urban area and within a short walking distance of Hubs and Corridors shall accommodate residential growth to meet the Growth Management Framework as outlined in Subsection 3.2, Table 3b. The Zoning By-law shall implement the density thresholds in a manner which adheres to the built form requirements as described in Subsection 5.6.1, as applicable and that:

- Allows and supports a wide variety of housing types with a focus on missing-middle housing, which may include new housing types that are currently not contemplated in this Plan;
- The application of Zoning By-law development standards to be applied as one lot for zoning purposes to support missing middle housing;
- Provides for a low-rise built form, by requiring in Zoning a minimum built height of 2 stories, generally permitting 3 stories, and where appropriate, will allow a built height of up to 4 stories to permit higher-density low-rise residential development;
- Provides an emphasis on regulating the maximum built form envelope that frames the public right of way rather than unit count or lot configuration; and
- In appropriate locations, to support the production of missing middle housing, lower density typologies may be prohibited.

PROPOSED RE-ZONING

RAUD ZONING PROVISIONS	LOW-RISE APARTMENT REQUIRED	LOW-RISE APARTMENT PROVIDED
MIN. LOT WIDTH -	15.0 m	50.34m
MIN. LOT AREA -	450m ² (0.045 ha)	1,520.28m ² (0.152 ha)
MAX. BUILDING HEIGHT -	14.5 m	14.02 m (T.O. ROOF DECK)
MIN. FRONT YARD -	4.5 m	** 3.05 m **
MIN. CORNER SIDE YARD -	4.5 m	N/A
MIN. INTERIOR SIDE YARD -	1.5 m	** 1.2 m **
MIN. REAR YARD -	7.5m (VARIES SEE NOTE 1)	** 7.01 m **
MIN. REAR YARD AREA -	25% OF LOT AREA= 380.07m ²	**354.06 m ² **

NOTES:

- FOR LOTS LOCATED WITHIN S. 342 AND WHOSE REAR LOT LINE ABUTS AN R1, R2, R3 OR R4 ZONE, SEE PART V, SECTION 144 – ALTERNATIVE YARD SETBACKS FOR LOWRISE DWELLINGS IN THE GREENBELT. IN ALL OTHER CASES THE MINIMUM REAR YARD SETBACK IS 25% OF THE LOT DEPTH WHICH MUST COMPRISE AT LEAST 25% OF THE AREA OF THE LOT, AND NEED NOT EXCEED 7.5 M, EXCEPT ON LOTS WITH DEPTHS OF 15 METRES OR LESS, IN WHICH CASE THE MINIMUM REAR YARD SETBACK IS 4 M. (BY-LAW 2022-103)

MINIMUM SOFT LANDSCAPED AREA (FRONT & REAR YARD)

FRONT YARD REQ'D = 20% OF TOTAL FRONT YARD AREA

TOTAL FRONT YARD AREA = 155.12m²

SOFT LANDSCAPED AREA PROVIDED IN FRONT YARD= 105.74m² = 68.16%

REAR YARD REQ'D = 50% OF TOTAL REAR YARD AREA

TOTAL REAR YARD AREA = 354.06 m²

SOFT LANDSCAPED AREA PROVIDED IN REAR YARD= 262.93m² = 74.26%

REQUIRED REAR YARD AREA PER RAUD ZONING+ 25% OF TOTAL LOT AREA= 1,520.28 x 0.25= 380.07m²

TOTAL REQUIRED SOFT LANDSCAPED AREA = 50% OF REAR YARD AREA= 380.07 x 0.50= 190.03 m²

SOFT LANDSCAPED AREA PROVIDED IN REAR YARD = 262.93m² = 69.17% (136.36% OF REQUIRED)

BUILDING INFORMATION

4 STOREY BUILDING

- TYPICAL CEILING HEIGHT (1 thru 4)= 2770mm

FLOOR AREA CALCULATION

P1 LEVEL = 864.09 m² (9,300.98 ft²)

GROUND FLOOR = 883.36 m² (9,508.62 ft²)

SECOND FLOOR = 915.87 m² (9,858.34 ft²)

THIRD FLOOR = 915.87 m² (9,858.34 ft²)

FOURTH FLOOR = 673.01 m² (7,244.21 ft²)

TOTAL FLOOR AREA= 4,252.22 m² (45,770.49 ft²)

EXCLUDING P1 LEVEL= 3,388.13m² (36,469.51 ft²)

UNIT COUNT

GROUND FLOOR 11 3 6 2

2nd FLOOR 11 3 6 4

3rd FLOOR 13 3 6 4

4th FLOOR 6 0 2 4

TOTAL UNITS= 43 9 20 14

% TOTAL UNITS B.F. = 7/43 = 16.27%

VEHICLE PARKING REQUIRED

43-12= 31 x 0.5 = 15.5= 16 SPACES (RESIDENTS)

43-12= 31 x 0.1 = 3.1 = 3 SPACES (VISITOR)

TOTAL PARKING REQUIRED = 19 SPACES

TOTAL PARKING PROVIDED = 16 SPACES UNDERGROUND (3-VISITOR & 13 RESIDENT SPACES)

BICYCLE PARKING REQUIRED

SECTION 111-1-TABLE 111A = 0.5 SPACES/d.u.

43 x 0.5= 21.5 = 22 SPACES

TOTAL BICYCLE PARKING PROVIDED = 26 SPACES (24 UNDERGROUND + 2 (VISITOR) OUTDOORS)

"GROSS FLOOR AREA" CALCULATION

GROUND FLOOR = 11 UNITS= 657.56 m² (7,078 ft²) G.F.A.

2nd FLOOR = 13 UNITS= 818.75 m² (8,813 ft²) G.F.A.

3rd FLOOR = 13 UNITS= 818.75 m² (8,813 ft²) G.F.A.

4th FLOOR = 15 UNITS= 535.58 m² (5,765 ft²) G.F.A.

TOTAL G.F.A. = 2,830.64 m² (30,469 ft²) G.F.A.

CITY OF OTTAWA OFFICIAL PLAN

Official Plan / Plan officiel

Schedule B2 - Inner Urban Transect

Annexe B2 - Transect Secteur urbain intérieur

900m RADIUS 15min. NEIGHBORHOOD

SITE

LEGEND

TRANSECT POLICY AREA / SECTEUR STRATÉGIQUE DU TRANSECT

Inner Urban / Urbain intérieur

OVERLAYS / AFFECTATION SUPPLÉMENTAIRE

Evolving Neighbourhood / Quartier en évolution

DESIGNATIONS / DESIGNATIONS

Hub / Carrefour

Corridor - Mainstreet / Couloir - Rue principale

Corridor - Minor / Couloir - Rue principale mineure

Mixed Industrial / Industrie Mixte

GreenSpace / Espace vert

Neighbourhood / Quartier

TRANSIT

O-Train Station / Station de l'O-Train

Transfer Station / Station de correspondance

Transitway Station / Station du Transitway

GENERAL NOTES:
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STANTEC CONSULTING LTD.
400-1331 CLYDE AVE.
OTTAWA, ONTARIO, K2C 3G4
LANDSCAPE ARCHITECT
JAMES B. LENNOX & ASSOCIATES INC.
3332 CARLING AVE.
OTTAWA, ONTARIO, K2H 5A8
SURVEYOR
STANTEC GEOMATICS LTD.
400-1331 CLYDE AVE.
OTTAWA, ONTARIO, K2C 3G4



NO.	DATE	DESCRIPTION	INIT.	NO.	DATE	DESCRIPTION	INIT.
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11	05/02/25	REVISED BUILDING @ SOUTH EAST CORNER COORDINATION	JB	23			
10	22/01/25	REVISED PER NEW TOPO SURVEY/ CIVIL COORDINATION	JB	22			
9	20/01/25	REVISED BUILDING/ CIVIL COORDINATION	JB	21			
8	20/11/24	EXT 'B' EXTERIOR EGRESS/ HYDRANT & TRANSFORMER	JB	20			
7	12/11/24	REVISED BUILDING FOR 43 UNITS FOR COORDINATION	JB	19			
6	07/10/24	HYDRANT RELOCATED & SANISE CONNECTION ADDED	JB	18			
5	22/07/24	PRELIM. GRADES & FINISHED FLOOR ELEVATIONS ADDED	JB	17			
4	25/06/24	PER TOPOGRAPHIC SURVEY/ FOR COORDINATION	JB	16			
3	28/02/24	FOR REVIEW	JB	15			
2	05/12/23	FOR REVIEW	JB	14			
1	05/12/23	FOR REVIEW	JB	13			

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(DETAIL REQUIRED)
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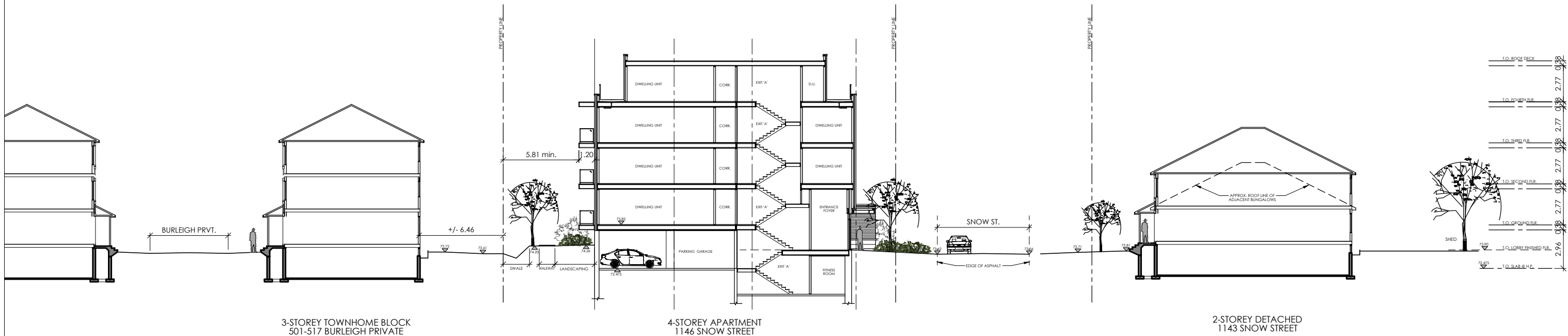
PROJECT:
4 STOREY - 43 UNIT APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO
CLIENT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
DATE:
DEC. 2023
DRAWN BY:
JB

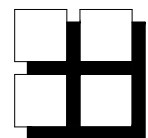
SITE PLAN

CHECKED:
MDB

SHEET NO.:
SP1



A SITE PROFILE SECTION
SCALE = 1:200



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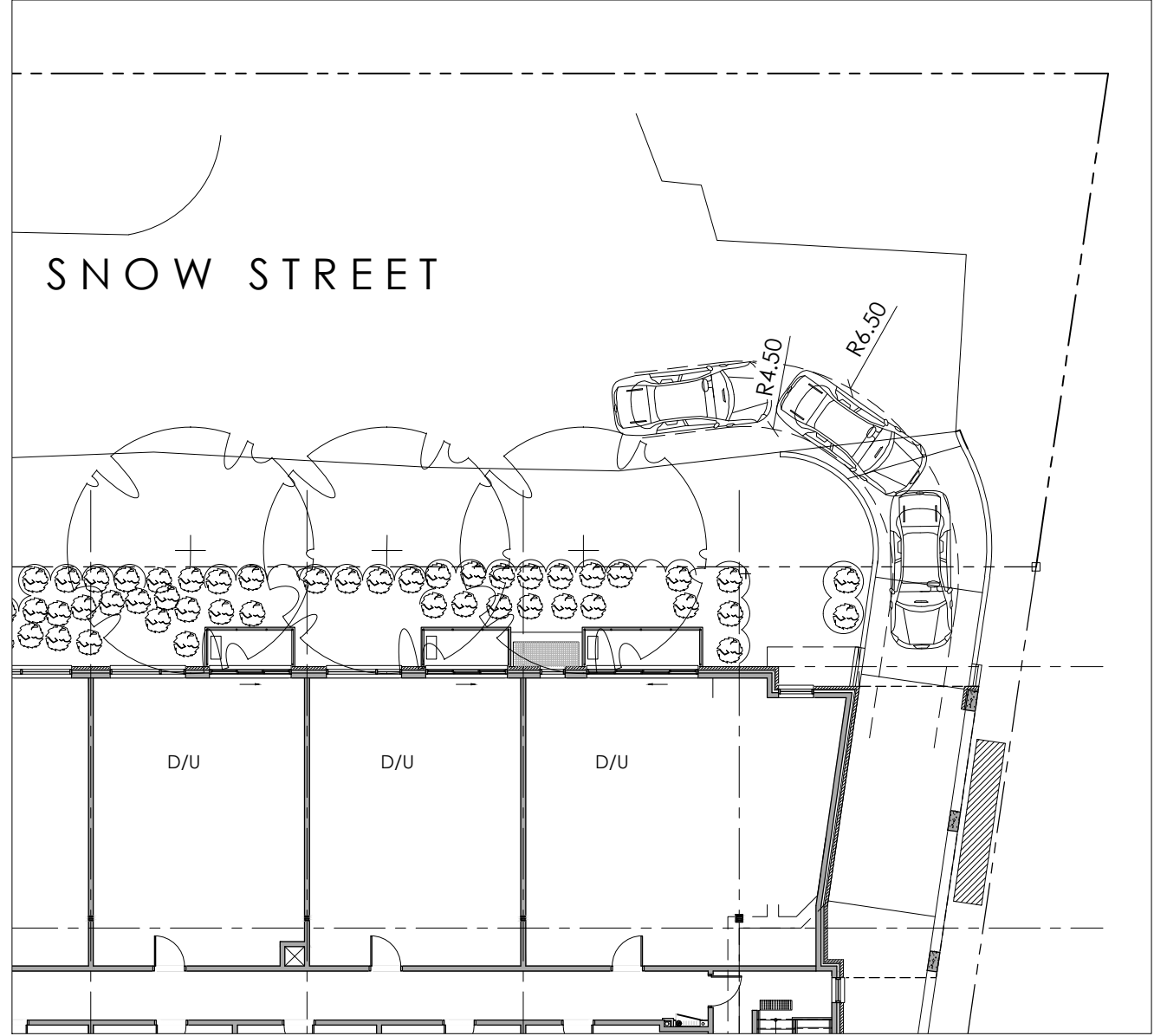
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4 STOREY- 43 UNIT APARTMENT BUILDING
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OTTAWA, ONTARIO

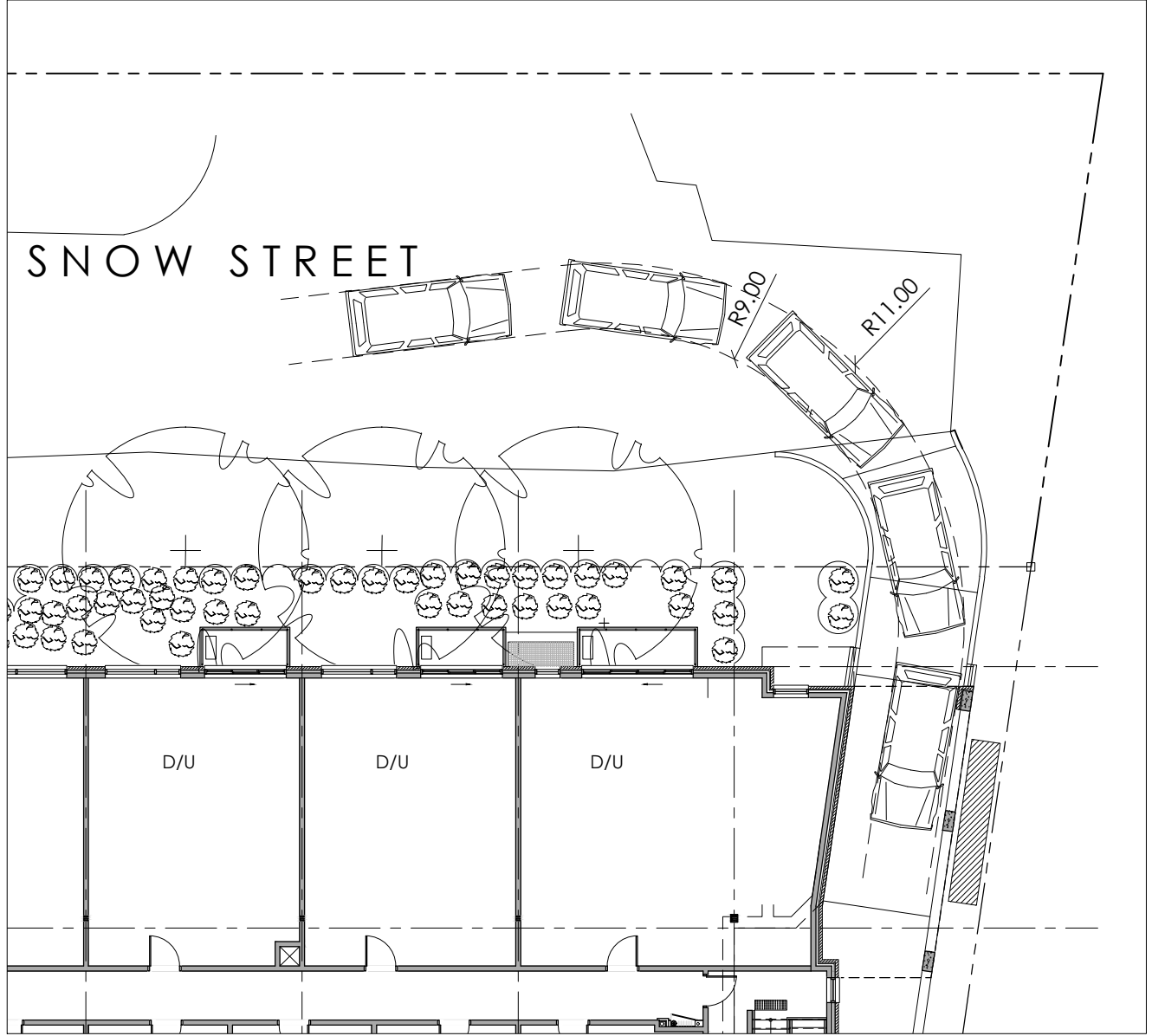
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1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

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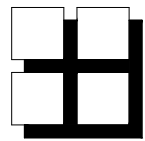
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DRAWN BY: JB	CHECKED: MDB	



A PARTIAL SITE PLAN - SEDAN TURNING RADIUS
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(AUDI A5)



B PARTIAL SITE PLAN - SUV TURNING RADIUS
SCALE = 1:200
(VOLVO CX90)



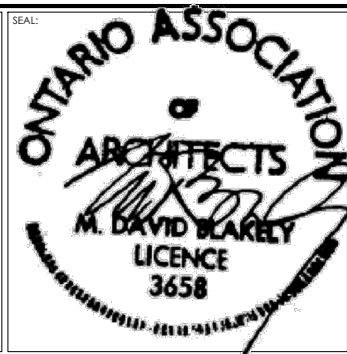
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SEAL:



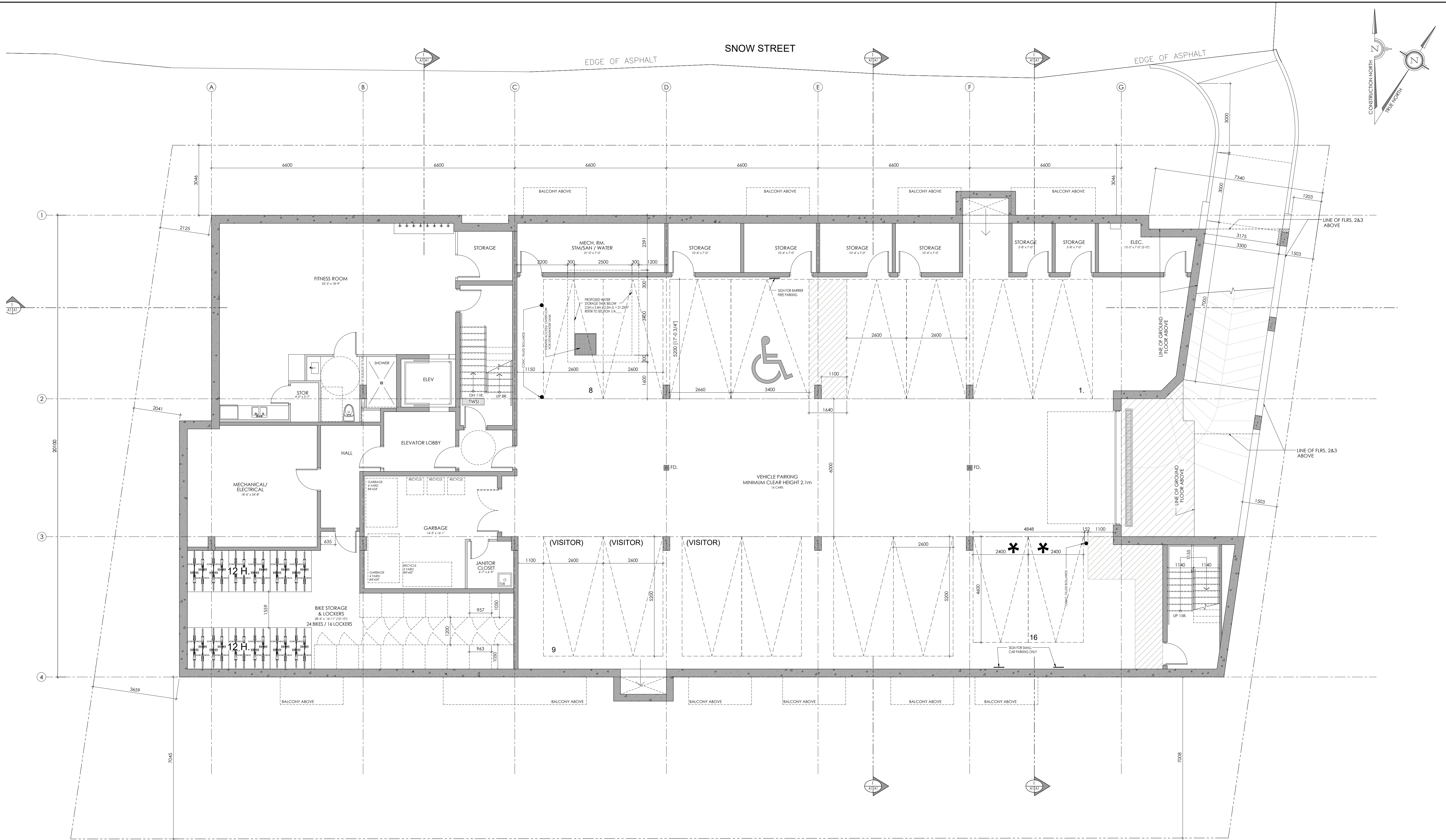
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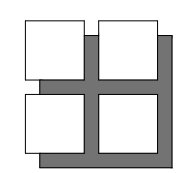
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DRAWING TITLE: RAMP ACCESS		
DATE: FEB. 2025	SCALE: AS NOTED	SHEET No.: SK-SP1
DRAWN BY: JB	CHECKED: MDB	

#19361

D07-12-25-0028



UNDERGROUND PARKING (P1) LEVEL PLAN
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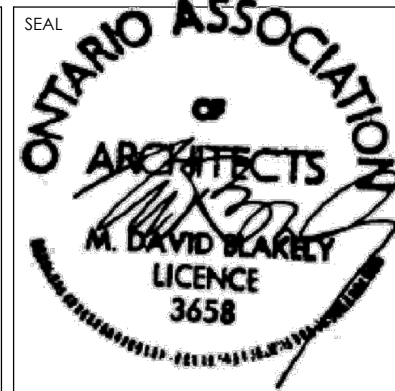


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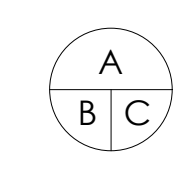
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A - DETAIL NUMBER
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PROJECT: 43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CURT: 1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:

**FOUNDATION &
BASEMENT PLAN**

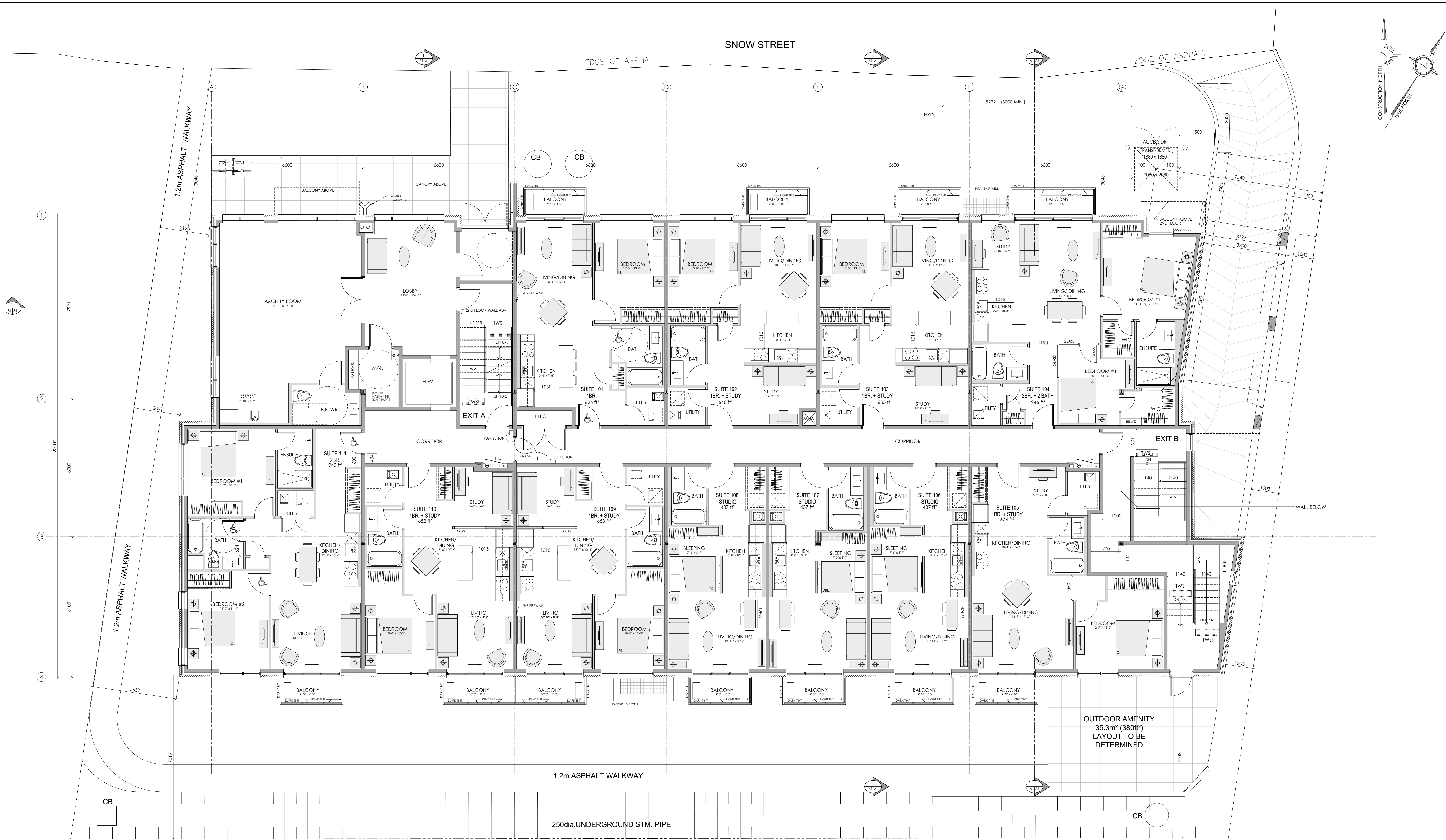
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DRAWN BY: JB

SCALE: 1:75
CHECKED: MDB

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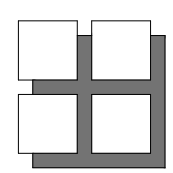
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D07-12-25-0028



GROUND FLOOR PLAN
SCALE= 1:75 BUILDING AREA = 883.38m² (9,508.62ft²)

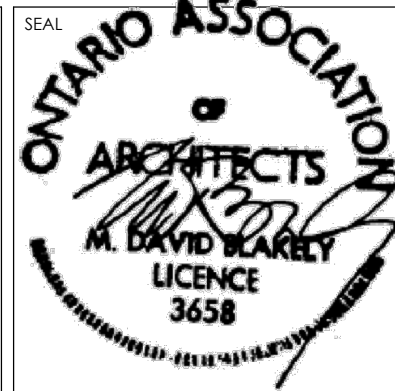
11 UNITS
6- 1 BEDROOM
2- 2 BEDROOM
3- STUDIO



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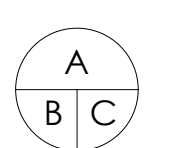
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NO.	DATE	DESCRIPTION	INIT.
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PROJECT:
43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CURT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
GROUND FLOOR PLAN

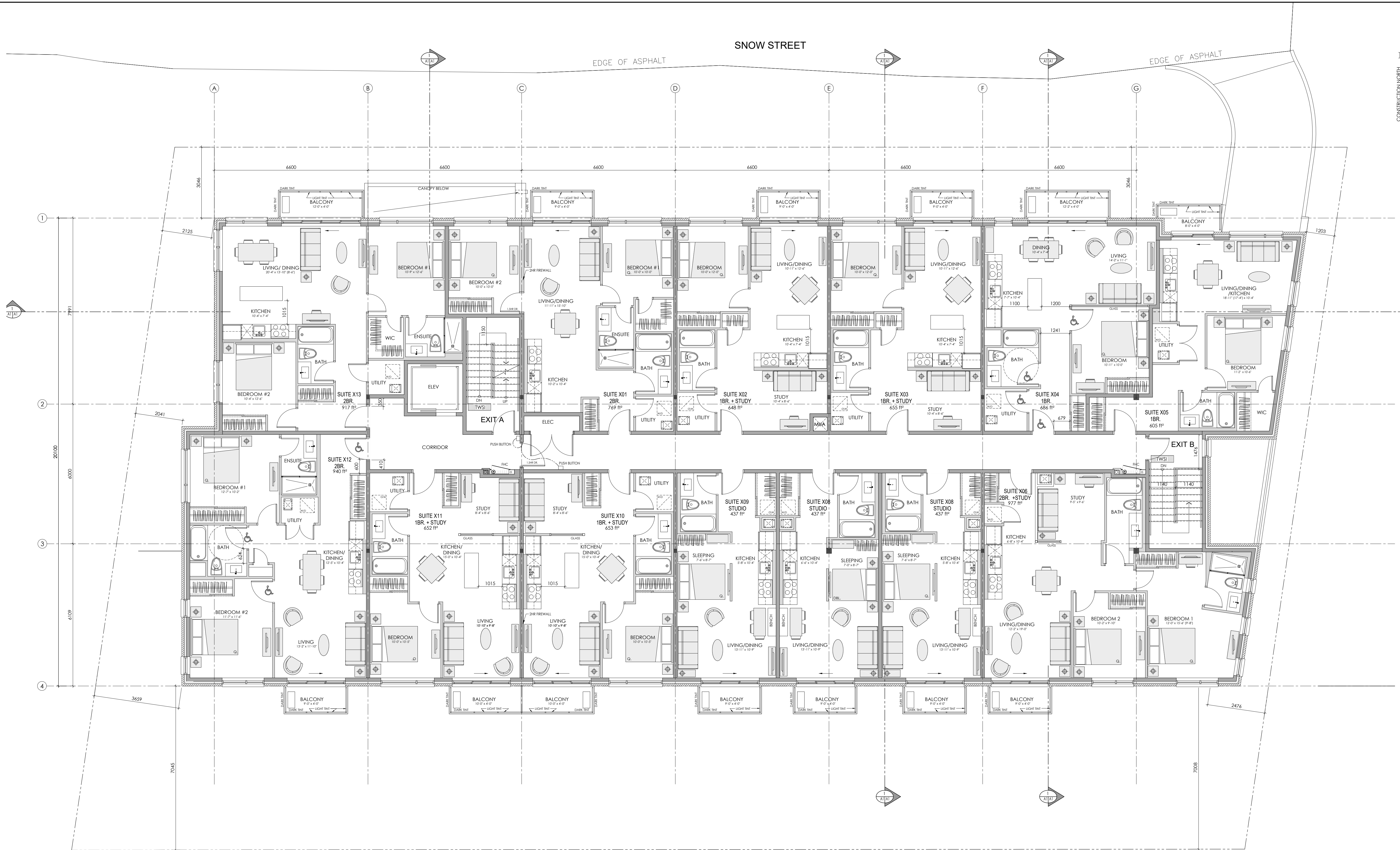
DATE:
FEB., 2025

SCALE:
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SHEET NO.:
A2

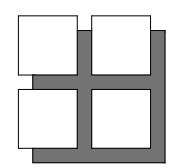
DRAWN BY:
JB

CHECKED:
MDB



TYPICAL FLOOR PLAN (FLOORS 2 & 3)
SCALE= 1:75 GROSS FLOOR AREA = 915.87m² (9,858.34ft²)

13 UNITS
6- 1 BEDROOM
4- 2 BEDROOM
3- STUDIO

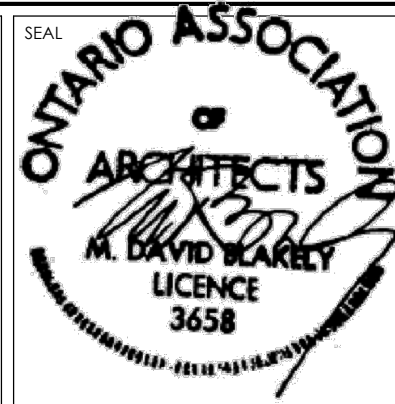


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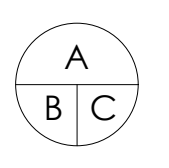
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2.	22/07/25	REVISED PER ZBLA COMMENTS RECEIVED	JB
1.	25/02/25	FOR SITE PLAN CONTROL / ZBLA SUBMISSION	JB

NO.	DATE	DESCRIPTION	INIT.
24.			
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PROJECT:
43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CURT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
**TYPICAL FLOOR PLAN
(FLRS. 2 & 3)**

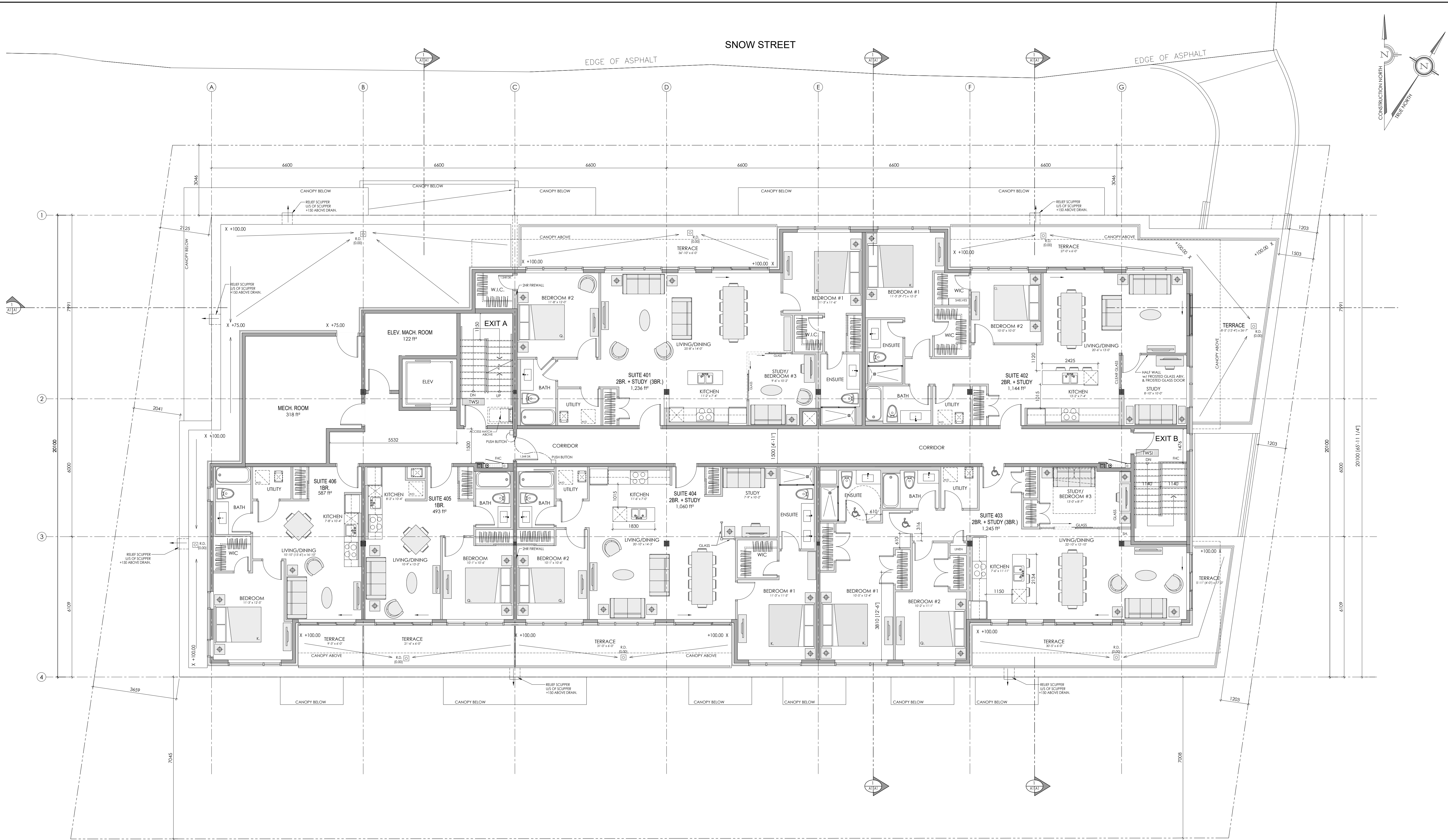
DATE:
FEB., 2025

SCALE:
1:75

SHEET NO.:
A3

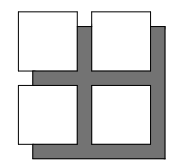
#19361

D07-12-25-0028



4TH FLOOR PLAN
SCALE= 1:75 GROSS FLOOR AREA = 673.01m² (7,244.21ft²)

6 UNITS
2- 1 BEDROOM
4- 2 BEDROOM

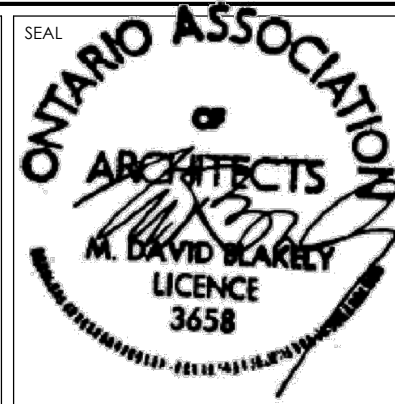


**M. David Blakely
Architect Inc.**

2200 Prince of Wales Dr., Suite 101 Ottawa, Ontario
Phone (613) 226-8811 Fax (613) 226-7942 K2E 6Z9

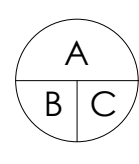
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2.	22/09/25	REVISED PER ZBLA COMMENTS RECEIVED	JB
1.	25/02/25	FOR SITE PLAN CONTROL / ZBLA SUBMISSION	JB
NO.	DATE	DESCRIPTION	INIT.

NO.	DATE	DESCRIPTION	INIT.
24.			
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NO.	DATE	DESCRIPTION	INIT.



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C - SHEET NUMBER
(DETAIL LOCATION)

PROJECT:
43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CURT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:

FOURTH (4th) FLOOR PLAN

DATE:
FEB., 2025

DRAWN BY:
JB

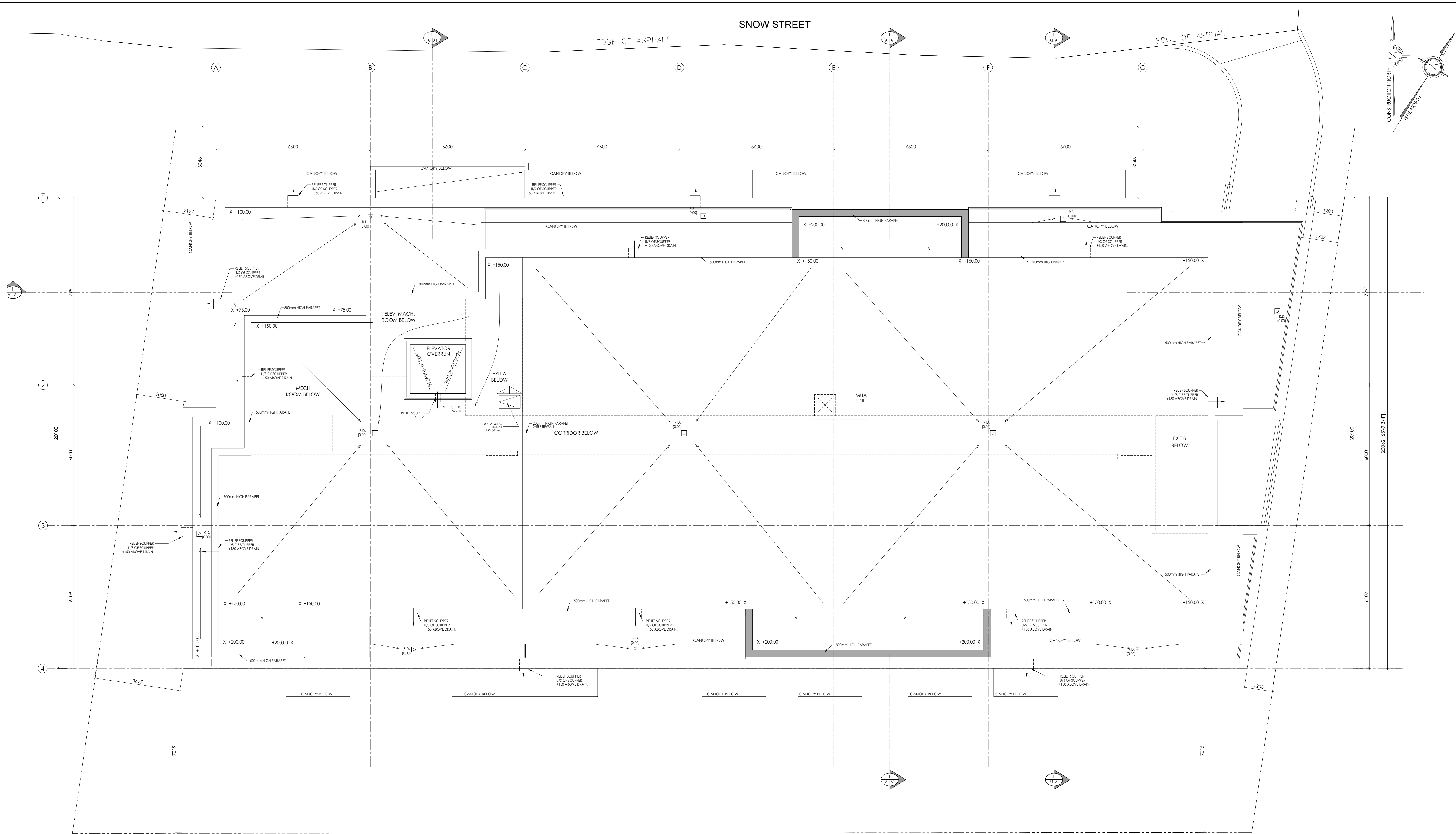
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CHECKED:
MDB

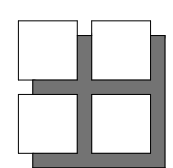
SHEET NO.:
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#19361

D07-12-25-0028



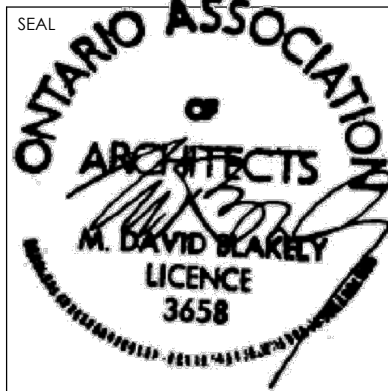
ROOF PLAN
SCALE= 1:75



**M. David Blakely
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Phone (613) 226-8811 Fax (613) 226-7742 K2E 6Z9

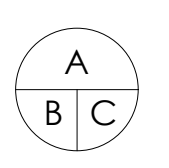
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PROJECT:
43 UNIT - 4 STOREY APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

CLIENT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:

ROOF PLAN

DATE:
FEB., 2025

SCALE:
1:75

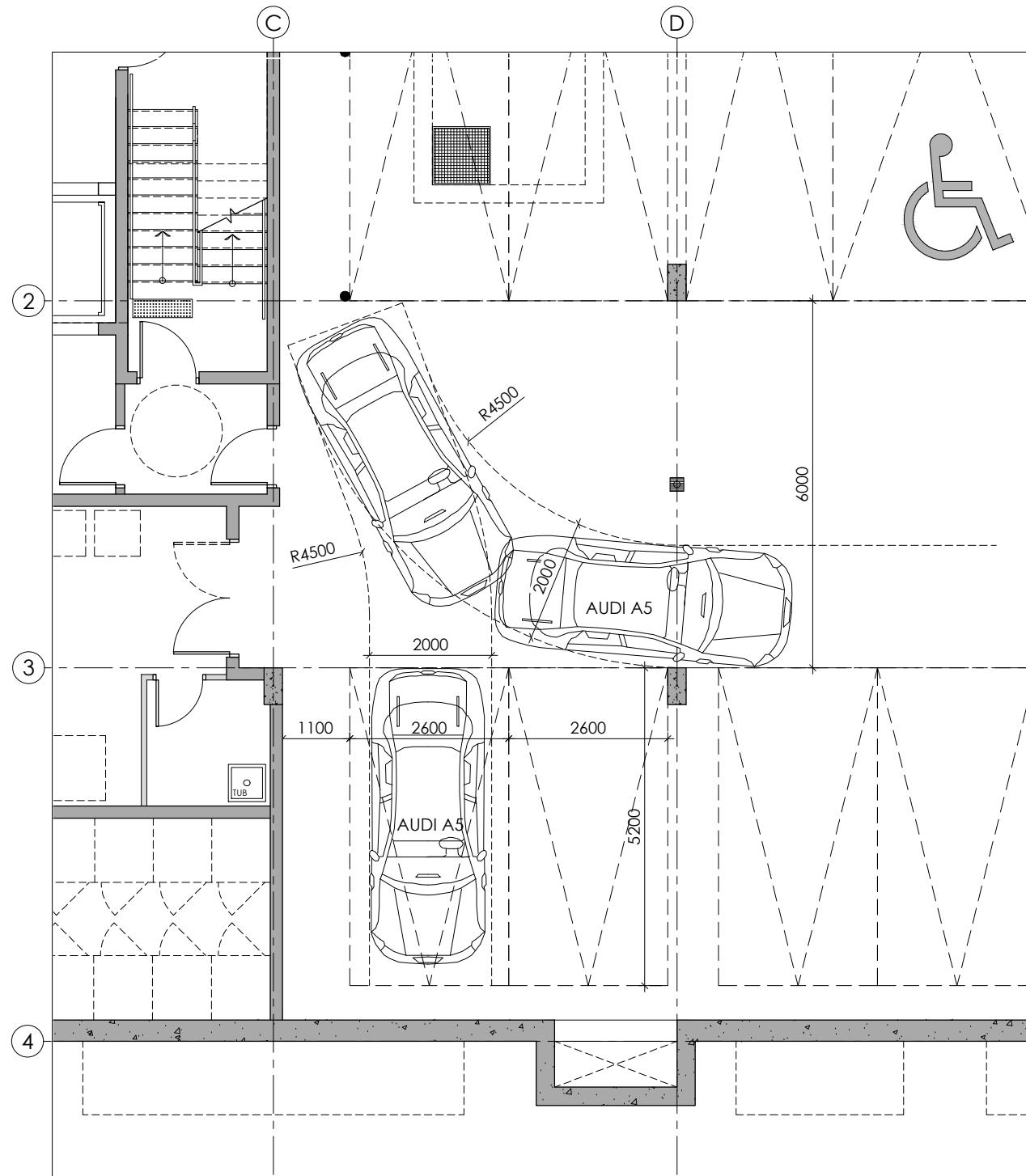
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A5

DRAWN BY:
JB

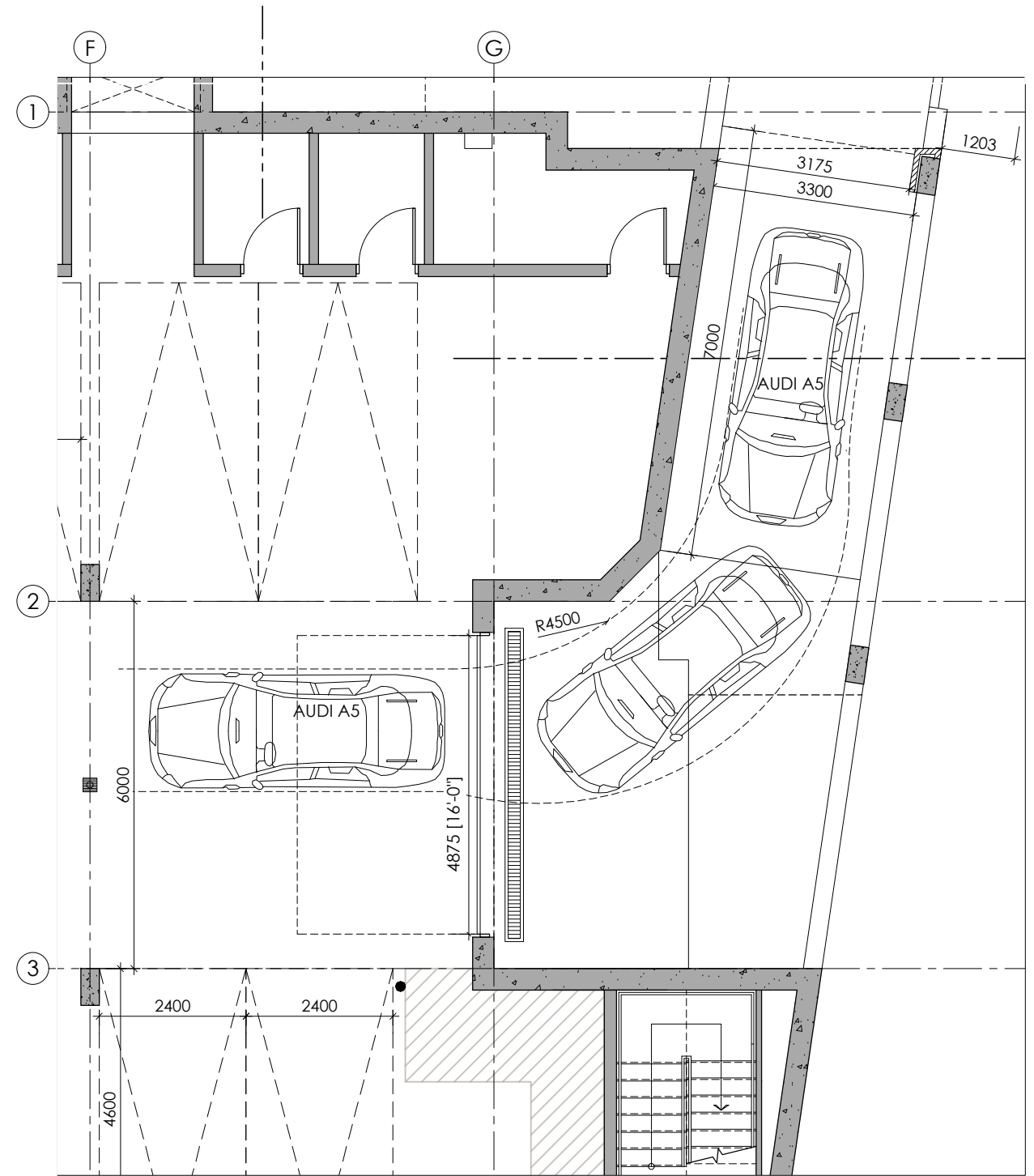
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#19361

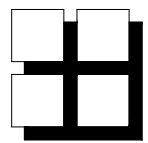
D07-12-25-0028



A PARTIAL P1 PLAN - SEDAN PARKING SPACE ACCESS
SCALE = 1:100



B PARTIAL P1 PLAN - SEDAN ACCESS @ O.H.D.
SCALE = 1:100



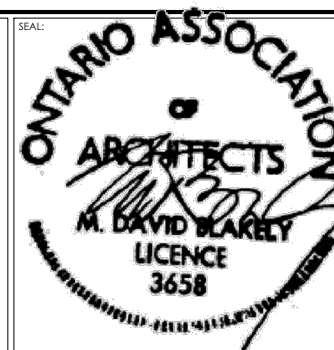
**M. David Blakely
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SEAL:



No.	DATE	DESCRIPTION	INIT.
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REVISIONS			
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PROJECT:
4 STOREY- 43 UNIT APARTMENT BUILDING
1146 SNOW STREET
OTTAWA, ONTARIO

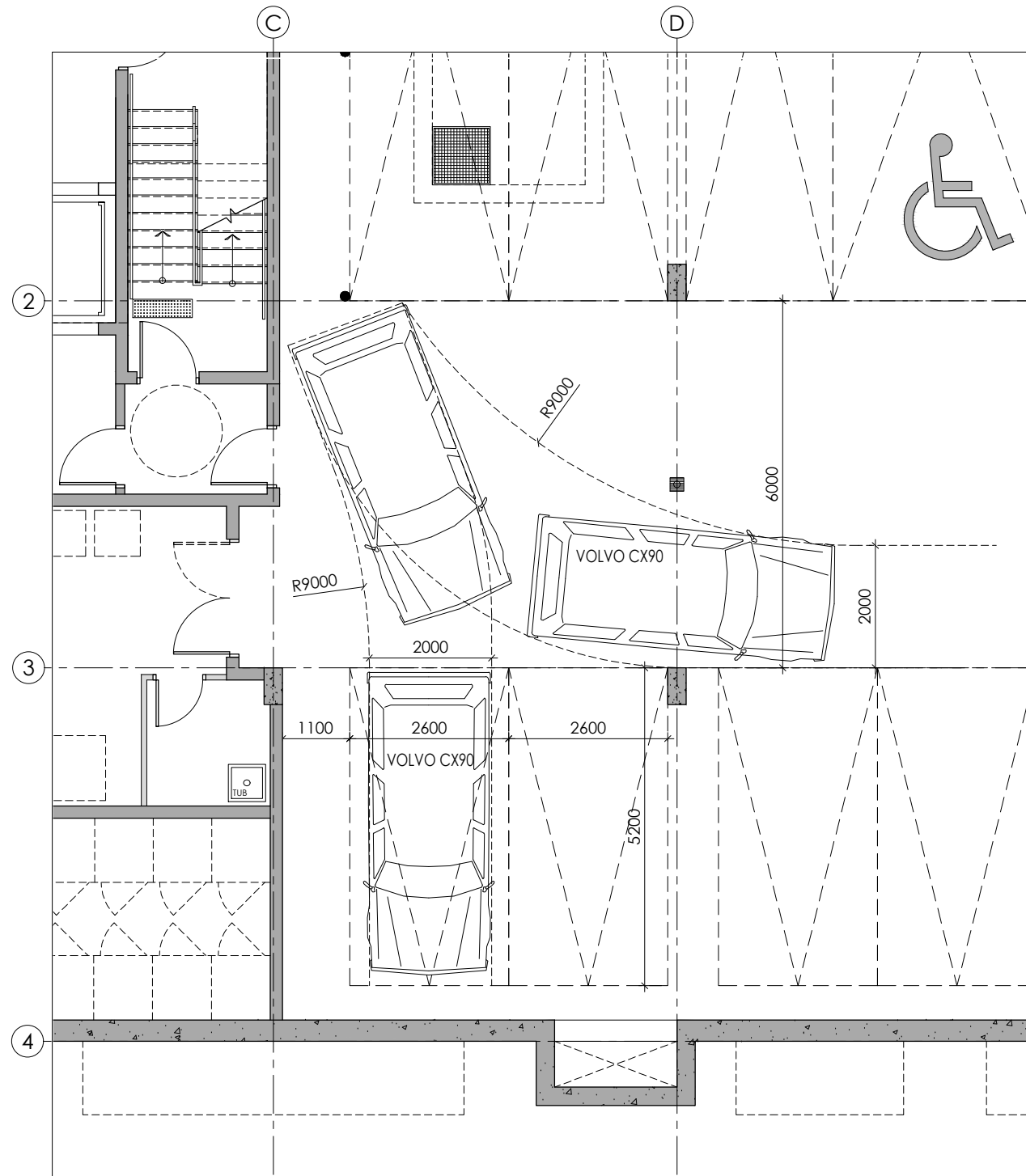
CLIENT:
1146 SNOW STREET INC.
5669 POWER ROAD
OTTAWA, ONTARIO, K1G 3N4

DRAWING TITLE:
**P1 LEVEL
PARKING ACCESS**

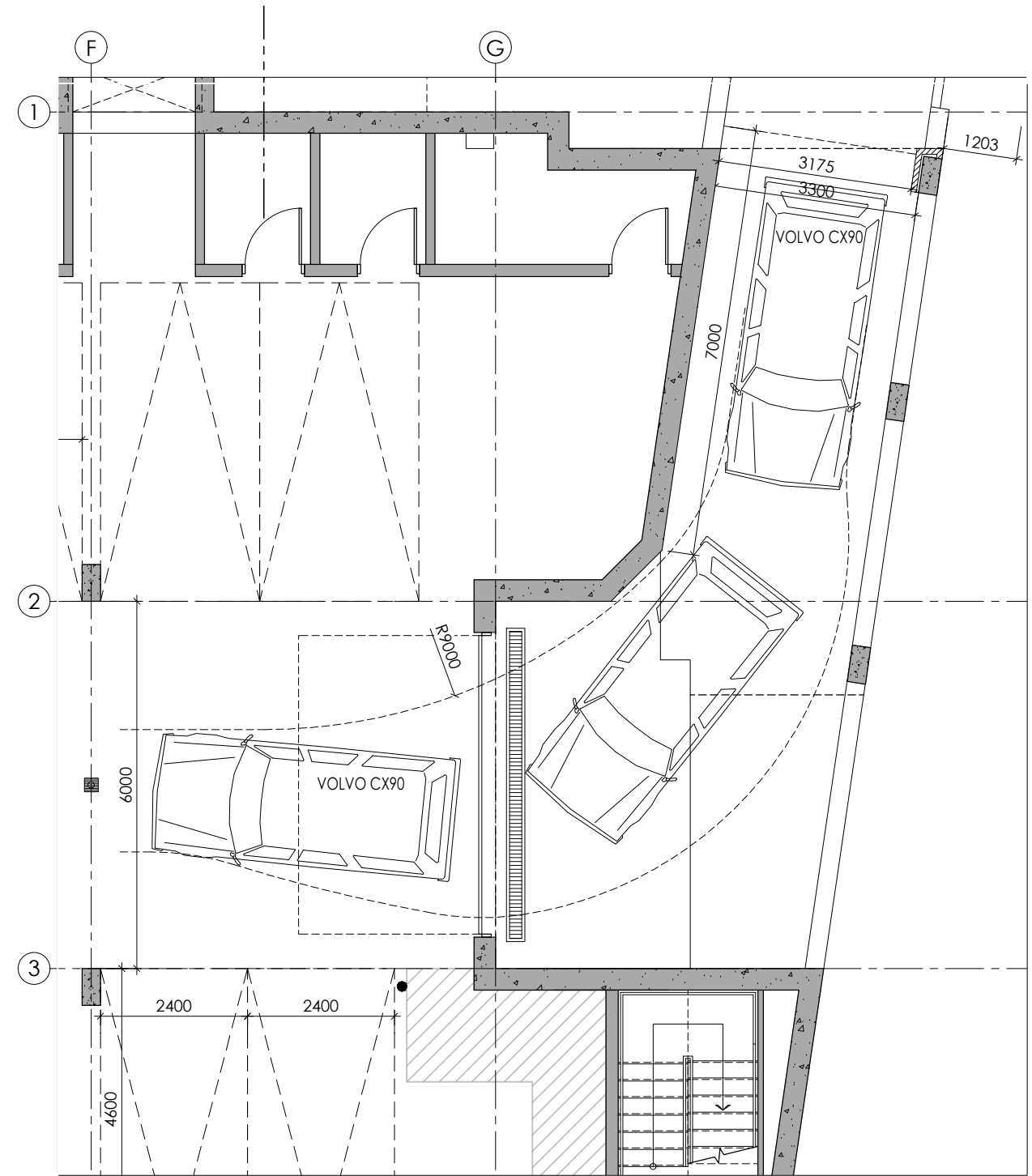
DATE: SEPT. 2025
SCALE: AS NOTED
SHEET No.: SK-A1a
DRAWN BY: JB
CHECKED: MDB

#19361

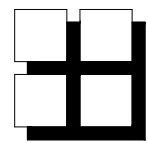
D07-12-25-0028



A PARTIAL P1 PLAN - SUV PARKING SPACE ACCESS
SCALE = 1:100



B PARTIAL P1 PLAN - SUV ACCESS @ O.H.D.
SCALE = 1:100



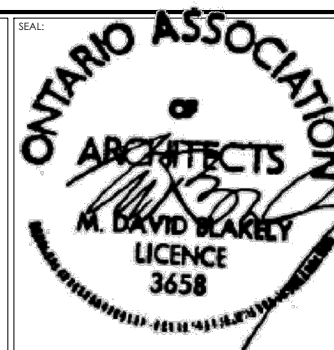
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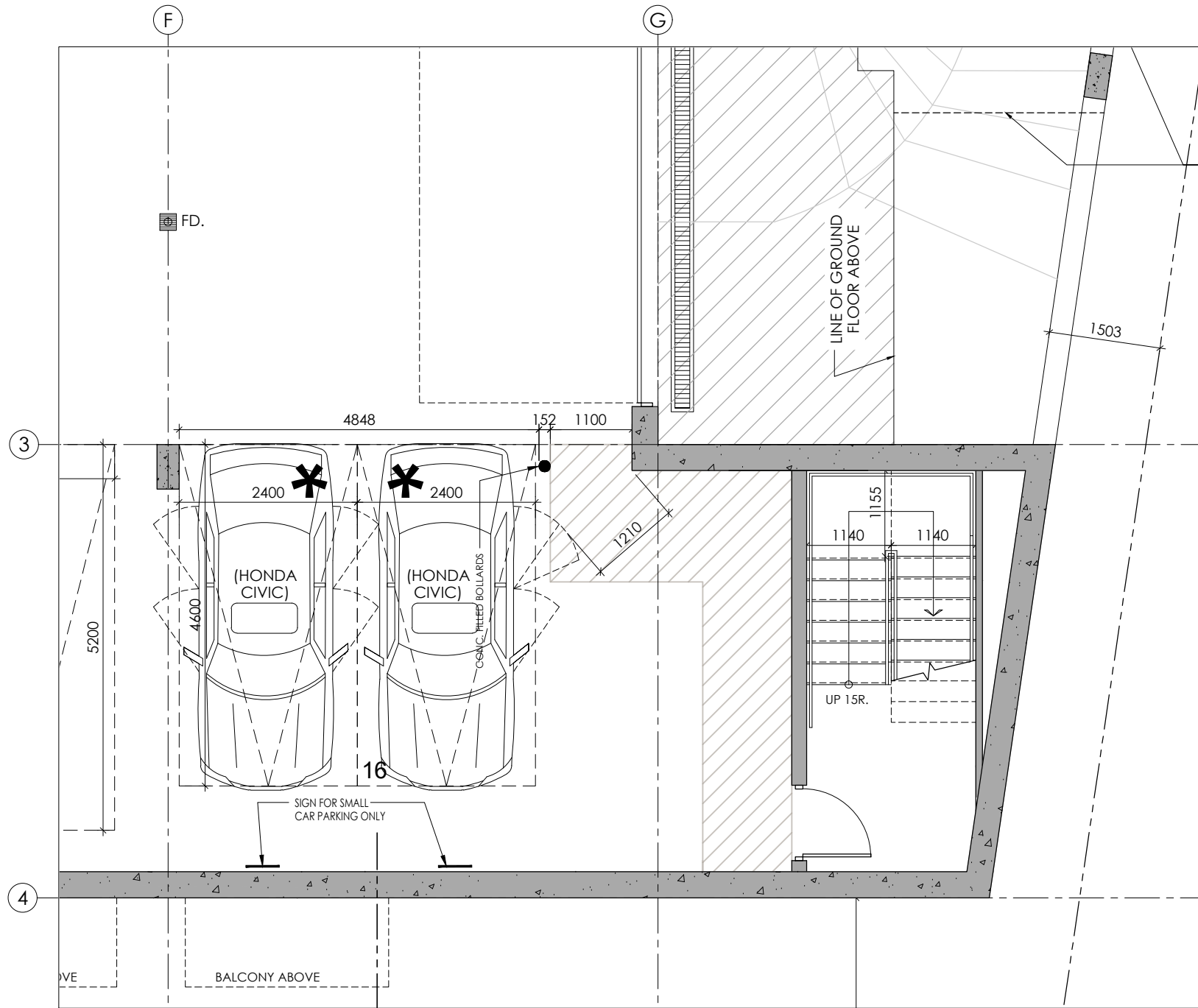
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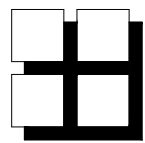
No.	DATE	DESCRIPTION	INIT.
1.	22/09/25	SITE PLAN CONTROL/ ZBLA SUBMISSION	JB
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(DETAIL LOCATION)

PROJECT: 4 STOREY- 43 UNIT APARTMENT BUILDING 1146 SNOW STREET OTTAWA, ONTARIO	DATE: SEPT. 2025	SCALE: AS NOTED	SHEET No.: SK-A1b
CLIENT: 1146 SNOW STREET INC. 5669 POWER ROAD OTTAWA, ONTARIO, K1G 3N4	DRAWN BY: JB	CHECKED: MDB	
DRAWING TITLE: P1 LEVEL PARKING SPACE ACCESS			



A PARTIAL P1 PLAN - SMALL CAR PARKING (DOOR SWING CLEARANCE)
SCALE = 1:75



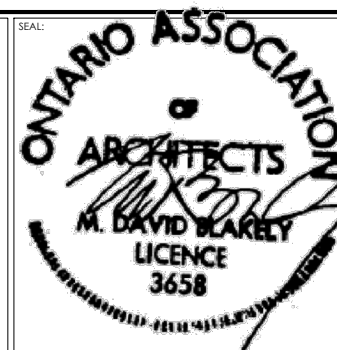
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REVISIONS			
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PROJECT: 4 STOREY- 43 UNIT APARTMENT BUILDING 1146 SNOW STREET OTTAWA, ONTARIO		
CLIENT: 1146 SNOW STREET INC. 5669 POWER ROAD OTTAWA, ONTARIO, K1G 3N4		
DRAWING TITLE: SMALL CAR PARKING DOOR SWING CLEARANCE		
DATE: OCT. 2025	SCALE: AS NOTED	SHEET No.: SK-A1c
DRAWN BY: JB	CHECKED: MDB	

#19361

D07-12-25-0028