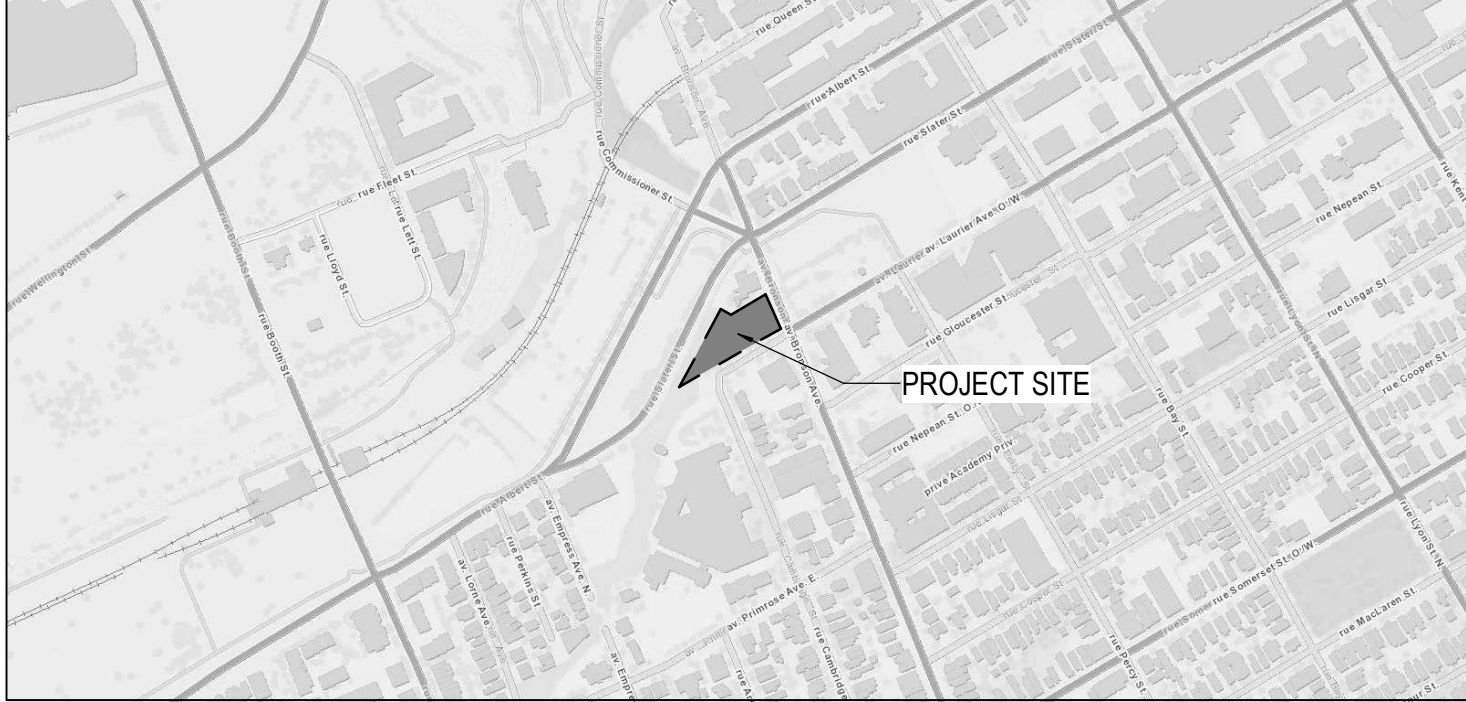


Site Statistics		
Current Zoning Designation:	RSQ [2683] S429 - Residential Fifth Density Zone	
Total Lot Area:	2,843.2m ²	
Average Existing Grade:	76.600	
Gross Floor Area:	27,362m ²	
Building Area:	1,273m ²	
Proposed Development - 28 Storey High-Rise Apartment Building		
No. of units	326 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width Table 164A	18m	40m
Minimum Lot Area Table 164A	450m ²	2,843.2m ²
Min. Front Yard Setback Table 164A	3m	4.075m
Min. Corner Side Yard Setback Table 164A	3m	2m
Min. Interior Side Yard Setback Table 164A	If located within 2.1m of the front lot line: 1.5m If located further than 2.1m from the front lot line: 6m	2.3m from level 1 up to level 7
Min. Rear Yard Setback Table 164A	25% of the lot depth but need not exceed 7.5 metres	0.9m below Level 1 2.8m above Level 1
Maximum Building Height S. Schedule 429	9 storeys (29m)	28 storeys (86.85m)
Minimum Landscaped Area S. 163 (9)	852.9m ² Min. 30% of Lot Area	970.3m ² (34%)
Permitted Projections into Required Yards Table 65 (6)(c)	Maximum Size and Extent of Projection: 2 metres, but no closer than 1 metre from any lot line.	Max 2m, minimum 1m from lot line
Parking Space Rates 101 (Sch. 1A - Area X)	141 Spaces 0 spaces for the first 12 units - Section 101(3) 0.5 spaces / unit for 314 units - Table 101(P12)(ii) - 10% Section 101(6)	63 Spaces
Minimum Visitor Parking Rates 102 (Sch. 1A - Area X)	31 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 314 units - Table 102	31 Spaces
Bicycle Parking Rates Table 111A (Sch. 1 - Area B)	163 Spaces 0.5 spaces / unit for 326 units(111A)(ii)(i)	302 Spaces
Bicycle Parking Access S. 111 (9)	Minimum Aisle Width: 1.5m	1.5m
Bicycle Parking Space Dimensions Table 111B & S. 111(88)	Length: 1.8m Width (Stacked): 0.37m (S. 111.88)	Length: 1.8m Width: 0.37m
Total Amenity Area Table 137(4)(i)	1,956m ² 6m ² / unit for 326 units	2,120m ²
Communal Amenity Area Table 137(4)(ii)	978m ² Min. 50% of Total Amenity Area	992m ²

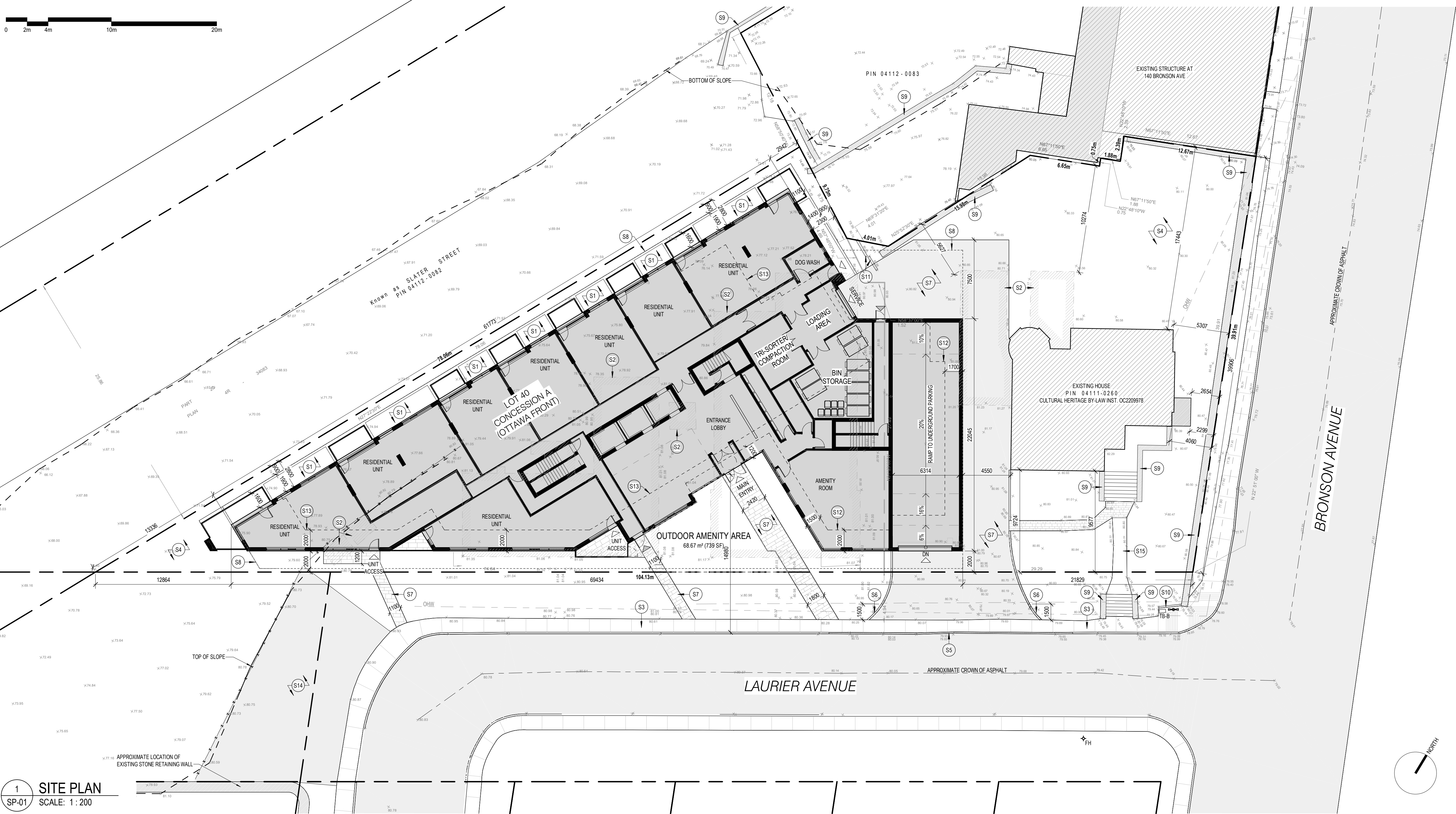
UNIT COUNT		
NAME	TOTAL COUNT	PERCENTAGE
1-BED	189	58%
1-BED + DEN	8	2%
2-BED	95	29%
2-BED + DEN	8	2%
3-BED	21	6%
STUDIO	5	2%
TOTAL	326	100%

SITE PLAN SYMBOLS LEGEND	
	BUILDING ENTRANCE
	BUILDING EXIT
	BICYCLE PARKING
	PROPERTY LINE
	SETBACK LINE
	OVERHEAD WIRES
	INTERLOCKING STONE PAVERS
	CONCRETE SIDEWALK
	EXISTING TRAFFIC SIGNAL POST
	EXISTING CHAIN LINK FENCE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	NEW STREET LIGHT
	STREET LIGHT TO BE REMOVED
	EXISTING STREET LIGHT TO REMAIN
	EXISTING UTILITY POLE TO REMAIN
	UTILITY POLE TO BE REMOVED/RELOCATED
	EXISTING ELEVATION
	BELL TERMINAL BOX



2 LOCATION PLAN
SP-01 SCALE: NTS

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written/graphic clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural Drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.



PLAN OF SURVEY OF
PART OF LOT 40
CONCESSION A (OTTAWA FRONT)
Geographic Township of Nepean
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

SURVEY INFO
SCALE: 1 : 100

SITE PLAN NOTES

- S1 RAISED PLANTER
- S2 EXISTING STRUCTURE TO BE DEMOLISHED
- S3 CONCRETE SIDEWALK
- S4 SOFT LANDSCAPING
- S5 DEPRESSED CURB
- S6 CURB TRANSITION
- S7 HARD LANDSCAPING
- S8 LINE OF UNDERGROUND STRUCTURE BELOW
- S9 EXISTING STONE RETAINING WALL
- S10 EXISTING WOOD RETAINING WALL
- S11 EXISTING CONCRETE RETAINING WALL
- S12 BUILDING STEP BACK AT LEVEL S5
- S13 OUTLINE OF TOWER FOOTPRINT
- S14 EXISTING ASPHALT PARKING AREA
- S15 EXISTING CONCRETE WALKWAY

4	ISSUED FOR COORDINATION	2025-03-13
3	ISSUED FOR ZBLA	2024-10-18
2	ISSUED FOR COORDINATION	2024-08-09
1	ISSUED FOR CITY REVIEW	2024-04-29

ISSUE RECORD

project1
studio

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601 LAURIER

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Ottawa, ON
K1R 6K9

PROJ	SCALE	DRAWN	REVIEWED
2318	NOTED	BH	JH

SITE PLAN

ARCHITECT
PROJECT1 STUDIO
260 ST. PATRICK ST, SUITE 300
OTTAWA, ON, K1N 5K5

PLANNER
FOTENN
396 COOPER STREET, SUITE 300
OTTAWA, ON K2P 2H7

SURVEYOR
ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
14 CONOURSE GATE, SUITE 500
NEPEAN, ON, K2E 7S6

SP-01