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Rosaline J. Hill Architect Inc.

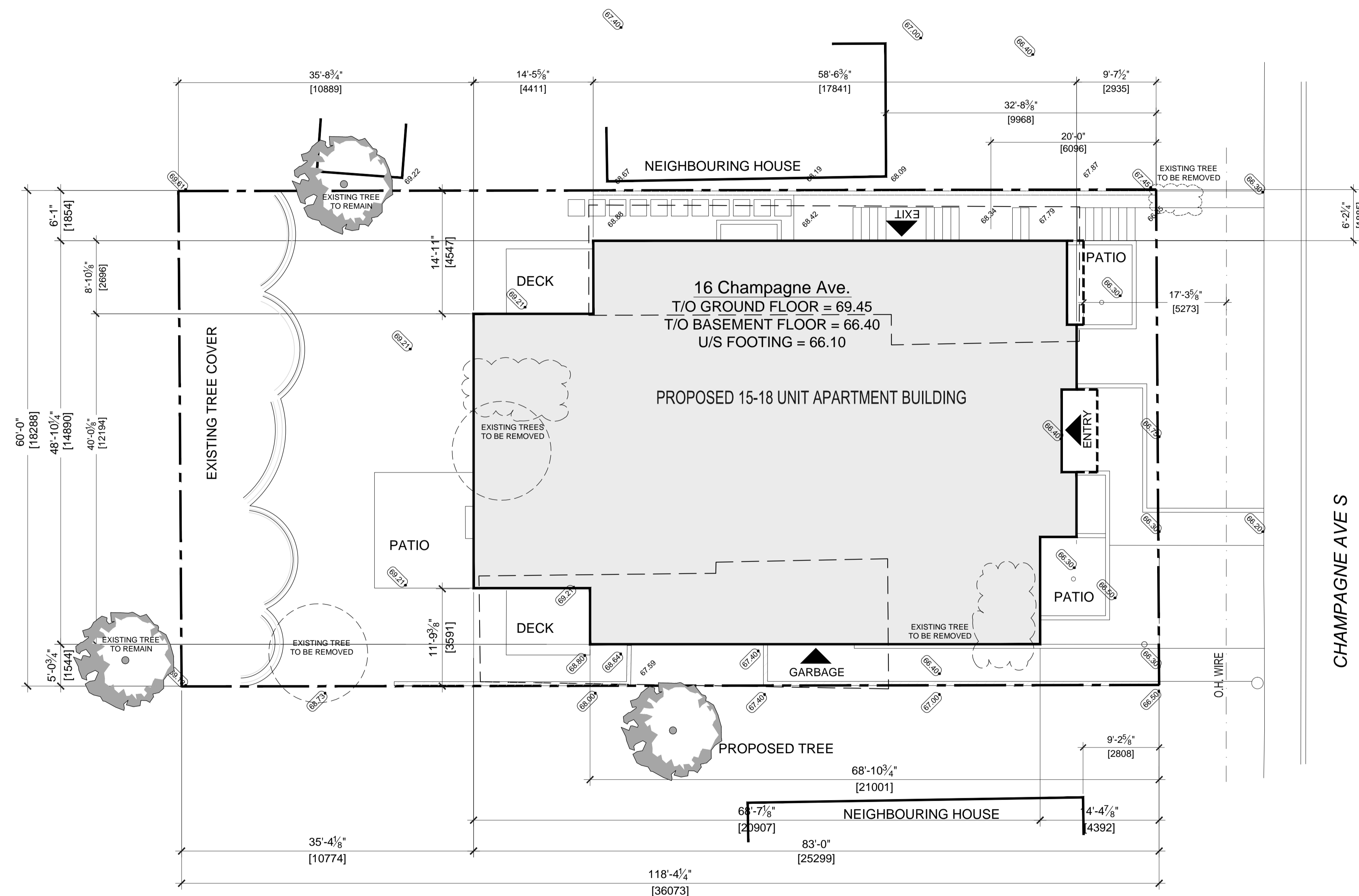
No.	Y / M / D	REVISION
1.	2018-10-11	SITE PLAN SUBMISSION

CLIENT:
JLG Developments Inc.
9 Calais Court,
Nepean, Ontario
K2E 7E1
613-291-4119

SURVEYOR:
Farley, Smith and Denis Surveying Ltd.
190 Colonade Road,
Ottawa, Ontario
K2E 7J5
613-727-8226

CIVIL ENGINEER:
TL Mak Engineering Consultants Inc.
1455 Youville Drive,
Orleans, Ontario
K1C 6Z7
613-857-5516

LANDSCAPE ARCHITECT:
James B. Lennox & Associates Inc.
3332 Carling Avenue,
Ottawa, Ontario
K2H 5A8
613-722-5168



ZONING FOR APARTMENT BUILDING:

- R4S ZONING DESIGNATION
- 15m REQUIRED LOT WIDTH
- 450m² REQUIRED LOT AREA
- 14.5m HEIGHT LIMIT
- 30% MIN. REAR YARD SETBACK
- 1.5m MIN. SIDE YARD SETBACK UP TO 11m IN HT AND BACK 21m FROM FRONT LOT LINE, THEN 6m SETBK
- FRONT YARD SETBACK AVG. OF NEIGHBOURS
- 2m MAX. CANOPY PROJECTIONS IN FRONT YARD
- 120sq.m. AMENITY SPACE ABUTTING REAR LOT LINE IN REAR YARD
- 0.6 PKG SPACES REQ'D/D.U. AFTER THE FIRST 12 UNITS

EXISTING BUILDING:

- 2 - 2 STOREY DWELLINGS
- TO BE DEMOLISHED

PROPOSED BUILDING:

- 3 STOREY APARTMENT BUILDING
- 18 DWELLING UNITS (OPTIONALLY 15 WHEN SMALL UNITS COMBINE TO ACCOMMODATE FAMILIES)
- WALK OUT BASEMENT ON STREET FACING SIDE
- GARBAGE WITHIN WALK OUT BASEMENT LEVEL
- NO ELEVATOR
- NO PARKING
- BIKE PARKING ROOM IN WALK OUT BASEMENT

AVERAGE GRADE (ZONING):

- 68.7
- 66.5
- 69.0
- 67.8
- 272 / 4 = 68.0

AVERAGE GRADE (OBC) = 67.96

REQUIRED VARIANCES

- a. PARKING REDUCED FROM 4 TO 0 SPACES
- b. FRONT YARD SETBACK
- c. SIDE YARD SETBACK AFTER 21M FROM FRONT LOT LINE, REDUCED FROM 6M TO 3.5M & 4.5M RESPECTIVELY

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. This drawing may not be used for construction until issued as such. Copyright reserved.



Champagne Apartments
16 & 20 Champagne Avenue South, Ottawa ON

SITE PLAN

Drawn By: **RH & JH** Date: **July, 2018**
Project No: **1809** Scale: **1:100**

A1.0