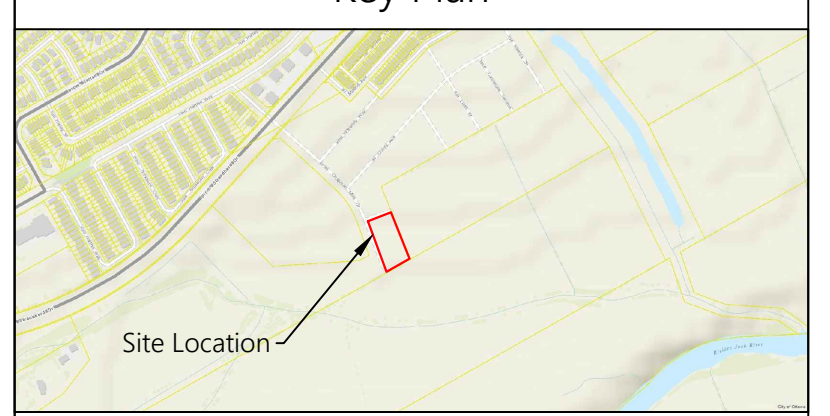


Zoning Table			
	Required	Provided	
Zone	-	R4Z	
Minimum Lot Area	1,400 m ²	3,214 m ²	
Building Area	-	851.5 m ²	
Lot Coverage	-	27%	
Total Amenity Space	144 m ²	544 m ²	
Communal Amenity Space	72 m ²	234 m ²	
Amenity Space per Unit (Section 137)	6 m ² per unit	12 m ² per unit (balcony)	
Setback	Front Yard	3.0 m	4.7 m
	Rear Yard	3.0 m	4.8 m
	Interior Yard	1.8 m	15.2 m
	Corner Yard	3.0 m	5.0 m
Max. Building Height	15 m	11.4 m	
Units	-	24 stacked townhouses	
Parking (Section 101)	Tenant Parking (units x 1.2)	29	29
	Visitor Parking (units x 0.2)	5	5
	Total Parking	34	34
Parking Space (Section 106)	2.6 x 5.2 m	2.6 x 5.2 m	
Bicycle Parking (Section 111)(units x 0.5)	12	12	
Landscaped Area (Section 161 (B))	30%	39.0%	
Perimeter Landscaped Area (Section 110)	15%	30.0%	

Legend

- Bicycle Parking³
- Property Line
- Retaining Wall
- Depressed curbs
- ZBL Setback
- Amenity area



Design Team

Owner/Applicant/Architect
Minto Communities Inc.
180 Kent Street
Ottawa, Ontario K1P 0B6

Engineer
J.L. Richards & Associates Inc.
864 Lady Ellen Place
Ottawa, Ontario K1Z 5M2

Surveyor
Annis O'Sullivan Vollebek Ltd.
14 Concourse Gate
Ottawa, Ontario K2E 7Y1

Landscaping
Novatech Engineering Consultants Limited
240 Michael Cowpland Drive
Ottawa, Ontario K2M 1P6

- Notes**
- Property boundary information from draft 4M-Plan.
 - All dimensions are in meters.
 - Dimensions for each bicycle parking spot: 0.6 m x 1.8 m. Details for Bicycle Parking structure are included on the Landscape Plan.

No.	REVISION	DATE	BY
2	EarthBins, 1.2m sidewalks, new infusion product	27-Sep-18	T.C.
1.3	Curb widths adjusted from 0.3 m to 0.2 m	10-Aug-18	T.C.
1.2	Relocation of TE-2. Revised for City Comments.	7-Aug-18	T.C.
1.1	Garbage enclosure dimensions	13-Jul-18	T.C.
1	Revised for City Comments	21-Jun-18	T.C.
0	Issue for revision	24-Nov-17	T.C.

Project
Harmony - Stage 1 - Block 104
4025 Strandherd Drive, Ottawa, ON K2J 6E1

Title
Site Plan Rev 2

Drawing No.
SP 1

Scale
1:200

minto Communities
Minto Communities Inc.
200-180 Kent Street
Ottawa, ON K1P 0B6
Canada

Z:\Active Projects\Harmony\Stage 1\Block 104\Drawings & Plans\Site Plan\Rev 2\Harmony - Stage 1 - Block 104 - Site Plan Rev 2.dwg

D07-12-18-0041