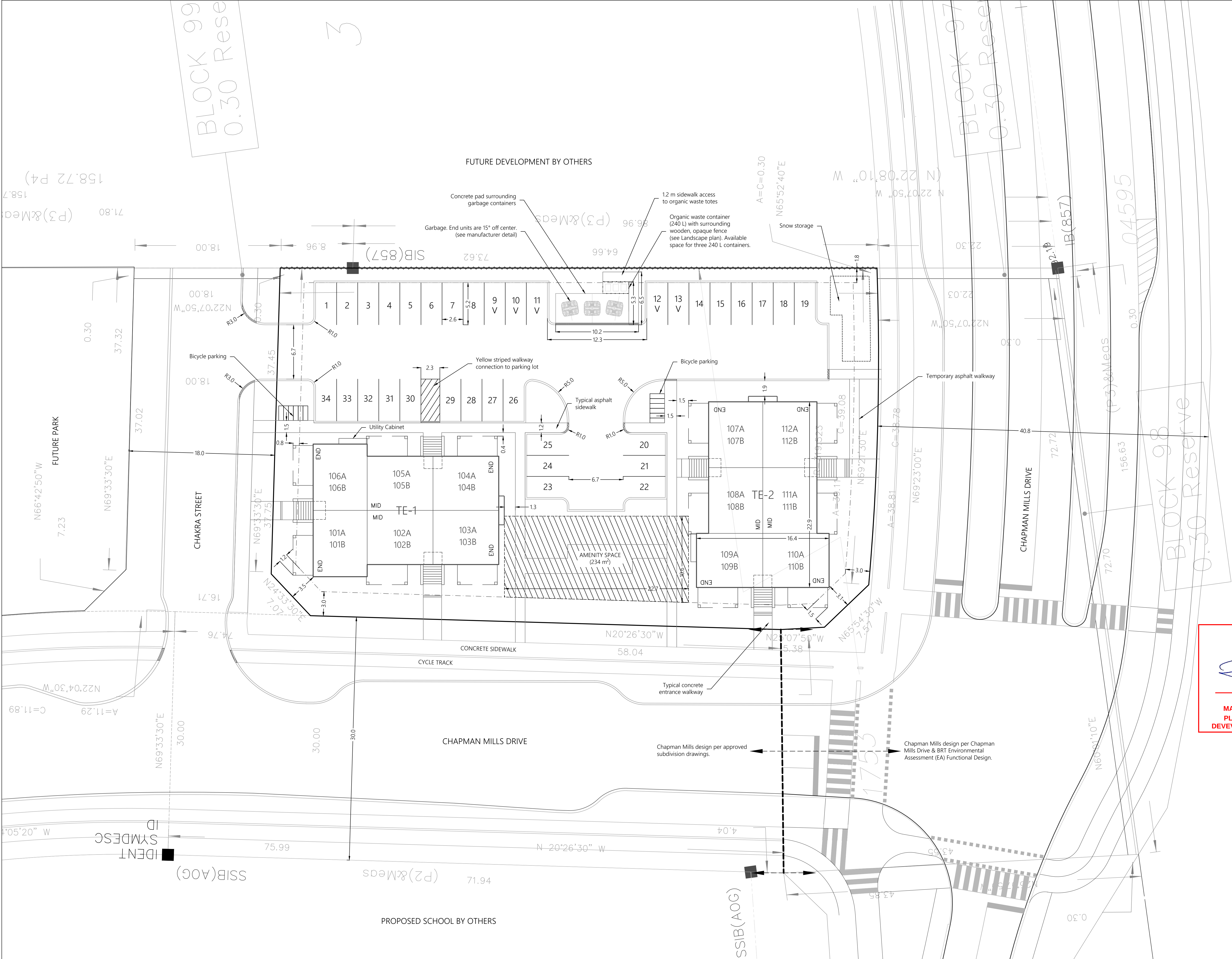




Zoning Table		
	Required	Provided
Zone	-	R4Z
Minimum Lot Area	1,400 m²	3,214 m²
Building Area	-	851.5 m²
Lot Coverage	-	27%
Total Amenity Space	144 m²	544 m²
Communal Amenity Space	72 m²	234 m²
Amenity Space per Unit (Section 137)	6 m² per unit	12 m² per unit (balcony)
Setback	Front Yard	3.0 m
	Rear Yard	3.0 m
	Interior Yard	1.8 m
	Corner Yard	3.0 m
Max. Building Height	15 m	11.4 m
Units	-	24 stacked towns
Parking (Section 101)	Tenant Parking (units x 1.2)	29
	Visitor Parking (units x 0.2)	5
	Total Parking	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

Key Plan

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 Vollebakk 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.

APPROVED
By herweyerdo at 10:19 am, Nov 27, 2018

DON HERWEYER, MCIP, RPP
MANAGER, DEVELOPMENT REVIEW - SOUTH
PLANNING, INFRASTRUCTURE & ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

2.1	TE-2 south roadway connection	13-Nov-18	T.C.
2	Earthbins, 12m 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.
No.	REVISION	DATE	BY
Project Harmony - Stage 1 - Block 104 4025 Strandherd Drive, Ottawa, ON K2J 6E1			
Title Site Plan Rev 2.1			
Drawing No. SP 1			
Scale 1:200			
minto Communities Minto Communities Inc. 200-180 Kent Street Ottawa, ON K1P 0B6 Canada			