



2 KEY PLAN & CONTEXT
A1 SCALE N.T.S.

SWEETLAND AVENUE

1 BUILDING LOCATION PLAN
A1 SCALE 1/8" = 1'-0"

NORTH
ARROW

0 1 2 3 4 5
METRES

LOT 20
ZONE: R4S(480)

LOT
ZONE: R4S(480)

LOT 21
ZONE: R4S(480)

SITE OF PLAN OF PART OF LOT 21 (NORTH HALF) EAST SIDE OF SWEETLAND AVENUE, CITY OF OTTAWA			
ZONING: R4S(480) RESIDENTIAL FOURTH DENSITY (SEC. 161-162) CITY OF OTTAWA PROPOSED BUILDING TYPE: 3 STOREY, 8 UNIT LOW RISE APARTMENT RENTALS, 3 3-BEDS + 5 2-BEDS			
LOT DEPTH: 37.56 m (123.22')			
ADJACENT ZONING: NORTH: R4S(480) SOUTH: R4S(480) WEST SIDE: R4S(480) EAST SIDE: R4S(480)			
SCHEDULE 1 AREA: AREA "B" SCHEDULE 1A AREA: AREA "C"			
ZONING	REQUIRED	PROPOSED	NOTES
USE	R4S(480)	R4S(480)	
LOT WIDTH:	15m	10.98m	M.V.
LOT AREA:	450 m ²	412.08 m ²	M.V.
MAX. LOT CVRG.:	n/a	42.7%	
MAX. HEIGHT:	14.5m	10.6m	
FRONT YARD:	4.51m	4.52m	average
REAR YARD:	11.28m	11.28m	30% of lot depth
INTERIOR YARD:	1.5m	1.51m	
I.Y. @ 21m	6.0m	1.51m	M.V.
MAX. F.S.L.:	n/a	n/a	
AMENITY AREA:	120 m ²	120.1 m ²	120m ² COMM.
PARKING SPACES:	0	0	
VISITOR PARKING:	0	0	
BIKE SPACES:	4	6	
ABBREVIATIONS: M.V. = MINOR VARIANCE REQUIRED L.IND. = LIGHT INDUSTRIAL IND. = INDEPENDENT COMM. = COMMUNAL			
VARIANCES REQUIRED a. To permit a lot width of 10.98m, whereas the by-law requires a minimum lot width of 15m. b. To permit a lot area of 412.08 square metres, whereas the by-law requires a minimum lot area of 450 square metres. c. To permit an interior side yard setback of 1.52 metres after the first 21m from the front lot line whereas the by-law requires a minimum interior side yard setback of 6.0 metres after the first 21m from the front lot line.			
SURVEY INFO SURVEY INFO TAKEN FROM SURVEY OF PART OF LOT 21 (NORTH HALF) EAST SIDE OF SWEETLAND AVENUE REGISTERED PLAN No. 42717 CITY OF OTTAWA PREPARED BY: J.D. BARNES LIMITED DEC 6, 2016			
BUILDING AREAS TOTAL BUILDING AREA BASEMENT AREA: 172.3 m ² FIRST FLOOR AREA: 173.8 m ² SECOND FLOOR AREA: 173.8 m ² THIRD FLOOR AREA: 172.3 m ² TOTAL: 692.2 m ² GFA CALCULATIONS BASEMENT LEVEL: 113.8 m ² - UNIT 1: 61.7 m ² - UNIT 2: 92.1 m ² FIRST FLOOR LEVEL: 147.7 m ² - UNIT 3: 65.5 m ² - UNIT 4: 82.2 m ² SECOND FLOOR LEVEL: 147.7 m ² - UNIT 5: 65.5 m ² - UNIT 6: 82.2 m ² THIRD FLOOR LEVEL: 146.4 m ² - UNIT 7: 64.2 m ² - UNIT 8: 82.2 m ² Total GFA: 555.6 m ²			
SITE INFORMATION LOT COVERAGE: BUILDING COVERAGE: 42.7% - SOFT LANDSCAPING CVRG.: 35.4% - HARD LANDSCAPING CVRG.: 39.6% - DECKS, PATIOS AND STEPS: 2.3% TOTAL: 100.0%			
SNOW REMOVAL REQUIREMENTS PROPERTY OWNER WILL BE RESPONSIBLE FOR THE REMOVAL AND STORAGE OF SNOW THROUGHOUT THE WINTER.			
EXISTING PLANTING MATERIAL CODE COMMON NAME QTY. SIZE (DIA.) CONDITION/NOTES CONFERRIOUS TREES SHRUBS NONE NEW PLANTING MATERIAL			
TREE CONSERVATION NOTES - TEMPORARY FENCE NOTES 1. ERECT A FENCE AT THE CRITICAL ROOT ZONE (CRZ) OF TREES. 2. DO NOT PLACE ANY MATERIAL OR EQUIPMENT WITHIN THE CRZ OF THE TREE. 3. DO NOT ATTACH ANY SIGNS, NOTICES OR POSTERS TO ANY TREE. 4. DO NOT RAISE OR LOWER THE EXISTING GRADE WITHIN THE CRZ WITHOUT APPROVAL. 5. TUNNEL OR BORE WHEN DIGGING WITHIN THE CRZ OF A TREE. 6. DO NOT DAMAGE THE ROOT SYSTEM, TRUNK OR BRANCHES OF ANY TREE. 7. ENSURE THAT EXHAUST FUMES FROM ALL EQUIPMENT ARE NOT DIRECTED TOWARDS ANY TREE'S CANOPY. * THE CRITICAL ROOT ZONE (CRZ) IS ESTABLISHED AS BEING 10 CENTIMETRES FROM THE TRUNK OF A TREE FOR EVERY CENTIMETRE OF TRUNK DIAMETER AT BREAST HEIGHT (DBH). THE CRZ IS CALCULATED AS DBH X 10 CM. * TREE PROTECTION FENCE (PP) TO BE ERECTED BEFORE AND REMAIN UNTIL BUILDING CONSTRUCTION HAS COMPLETED AND TO CONSIST OF 1.8m HIGH PLYWOOD HOARDING (SEE DIAGRAM BELOW).			

SITE LEGEND	
	EX. DECIDUOUS TREE TO REMAIN
	EX. CONIFEROUS TREE TO REMAIN
	DENOTES SOFT LANDSCAPING
	DENOTES HARD LANDSCAPING
	EXISTING BUILDING FOOTPRINT TO REMAIN
	PROPOSED BUILDING FOOTPRINT
	PROPOSED ASPHALT DRIVEWAY
	PROPOSED WOOD DECKS/ BALCONIES
	CAR PARKING SPACE (ASPHALT)
	BICYCLE PARKING (ASPHALT)
	WASTE CONTAINMENT AREA
	SNOW STORAGE AREA
	PROPOSED/EXISTING ENTRY/ EXIT
	TEMPORARY PROTECTION FENCE
	B- EX. BOLLARD TO REMAIN
	EX. UTILITY POLE
	EX. CHAINED LINK
	EX. BOARD FENCE TO REMAIN (BF)
	NEW OPAQUE BOARD FENCE (2m HIGH) (BF-N)
	TEMP. TREE PROTECTION FENCE: 1.8m HIGH PLYWOOD HOARDING
	PROPERTY LINE
	EXISTING STRUCTURE TO BE REMOVED
ACRONYMS	
LSU	LIGHT SINGLE UNIT TRUCK
MSU	MEDIUM SINGLE UNIT TRUCK
WASTE COLLECTION LEGEND	
GB	- 1 x 240L (x8 UNITS) GREEN BIN CONTAINERS CAN BE STORED @ BASEMENT STORAGE
BB	- 2 x 360L (x8 UNITS) BLUE BOX CONTAINERS CAN BE STORED @ BASEMENT STORAGE
B	- 2 x 360L (x8 UNITS) BLACK BOX CONTAINERS CAN BE STORED @ BASEMENT STORAGE
G	- 4 x 360L (x8 UNITS) WASTE CONTAINERS CAN BE STORED @ BASEMENT STORAGE
WASTE COLLECTION TO BE DONE PRIVATELY, ROLLED OUT TO PICK UP LOCATION	

CONSULTANTS:	
STRUCTURAL - WBSAM	MDV
MECHANICAL -	
ELECTRICAL -	
4	
3	
2	SITE PLAN SUBMISSION 07/20/19
1	PRELIMINARIES 02/14/19
NO.	REVISION/ISSUE DATE
PROJECT: 95 SWEETLAND AVE.	
95 SWEETLAND AVE. OTTAWA, ON K1H 7T9 613-000-0000	
DRAWING NAME: SITE PLAN	
DRAWN BY: F.M.	SHEET: A1
DATE: FEB. 14, 2019	SCALE: AS NOTED

95 SWEETLAND AVENUE
SCOPE OF WORK: NEW 3 STOREY 8-UNIT LOW RISE

FILE NUMBER: D00-00-00-0000