



PLAN OF SURVEY
 GEOGRAPHIC TOWNSHIP OF
 CITY OF OTTAWA

SITE INFORMATION DERIVED FROM SURVEY TITLED,
 ONTARIO LAND SURVEYOR.

BEARING NOTE
 BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO
 EASTERLY SIDE OF ARMSTRONG AVENUE AS SHOWN
 ON REGISTERED PLAN 157, HAVING A BEARING OF
 N 67°01'18" E P

ELEVATION NOTE
 1. ELEVATIONS ARE GEODETIC.
 2. IT IS THE RESPONSIBILITY OF THE USER OF THIS
 INFORMATION TO VERIFY THAT THE JOB
 BENCHMARK HAS NOT BEEN ALTERED OR
 DISTURBED AND THAT ITS RELATIVE ELEVATION
 AND DESCRIPTION AGREES WITH THE INFORMATION
 SHOWN THE ABOVE REFERENCED SURVEY.

NOTE:
 SNOW WILL NOT BE STORED ON SITE AND
 WILL BE REMOVED OFF SITE AS REQUIRED

NOTE:
 GARBAGE AND RECYCLING WILL BE
 STORED IN THE GARBAGE ROOM ON THE
 GROUND FLOOR AND BROUGHT TO THE
 STREET BY PROPERTY MAINTENANCE
 BEFORE SCHEDULED CITY PICKUP.

LEGEND:

- PROPOSED NEW BUILDING
- PROPOSED 2ND & 3RD FLOOR OVERHANG
- NEW PAVERS APPLIED TO EXISTING GRAVEL DRIVEWAY
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- EXISTING HYDRO POLE TO REMAIN
- MAIN ENTRANCE
- NEW BIKE RACKS
- EXISTING CONCRETE CURB
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE

11			
10			
09			
08			
07			
06			
05			
04			
03			
02	ISSUED FOR COORDINATION		2020-03-23
01	ISSUED FOR COORDINATION		2020-03-09
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

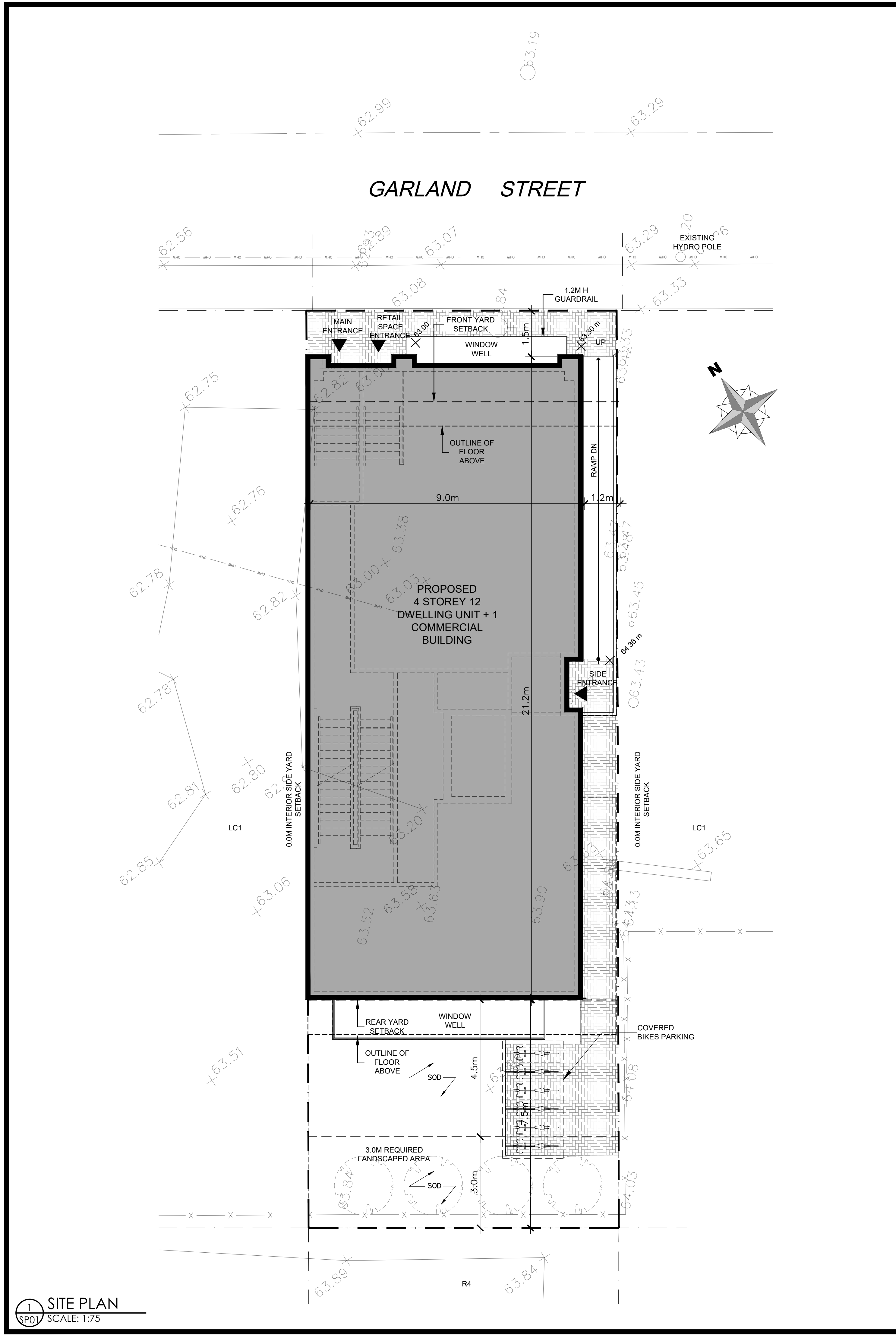
CONSULTING ENGINEERS
 PLANNER
 LANDSCAPE
 CIVIL
 GEOTECHNICAL

DESIGNED BY: P.E.
 DRAWN BY:
 APPROVED BY:

PROJECT
52 GARLAND STREET

DRAWING TITLE
SITE PLAN

PROJECT NO.
0347
 DATE
MARCH-09, 2020
SP-01



52 Garland		LC1 [2256]		Provisions	Provided
(a) Min. Lot Area		No minimum		308 sqm	
(b) Min. Lot Width		No minimum		10.2 m	
(c) Min. Front Yard and Corner Side Yard Setback		3 m		1.5 m	
(d) Min. Interior Yard Setback		No minimum		0.0 m	
(e) Min. Rear Yard Setback	(ii) For a non-residential use building or a mixed residential / non-residential used building, from that portion of a rear lot line abutting a residential zone	7.5 m		7.5 m at Grade 6.3 m for upper levels	
(f) Max. Building Height		12.5 m		12.5 m	
(g) Max. Floor Space Index		No minimum			
(h) Min. Width of Landscape Area	(iii) Abutting a residential or Institutional Zone	3 m		3 m	
(i) Min. Width of Landscape Area around a parking Lot		See s.110			
Min. Bicycle Parking Spaces		0.5 Bicycle Parking Space per Unit 0.5 x 12 units = 6 required spaces		4 Spaces inside 6 Spaces outside	
Min. Amenity Area		8 x 15 sqm=120 sqm 4 x 6 sqm= 24 sqm Total =144 sqm		Private Balcony Area xx sqm (x x x x sqm)	
Min. Communal Area				Roof Top Terrace 52.0 sqm Landscaped area at Rear 50.0 sqm	
				Total Provided 102.0 sqm	
Exception Number	Applicable Zone	Exception Provisions		Provisions	
2256 (By-Law 2015-197)	LC1 [2256]	Additional Land Uses Permitted	Land Uses Prohibited	- All non-residential uses must only be located on the ground floor - Non single non-residential use occupancy may exceed 200 square metres of gross leasable floor area	74 sqm Retail at Grade