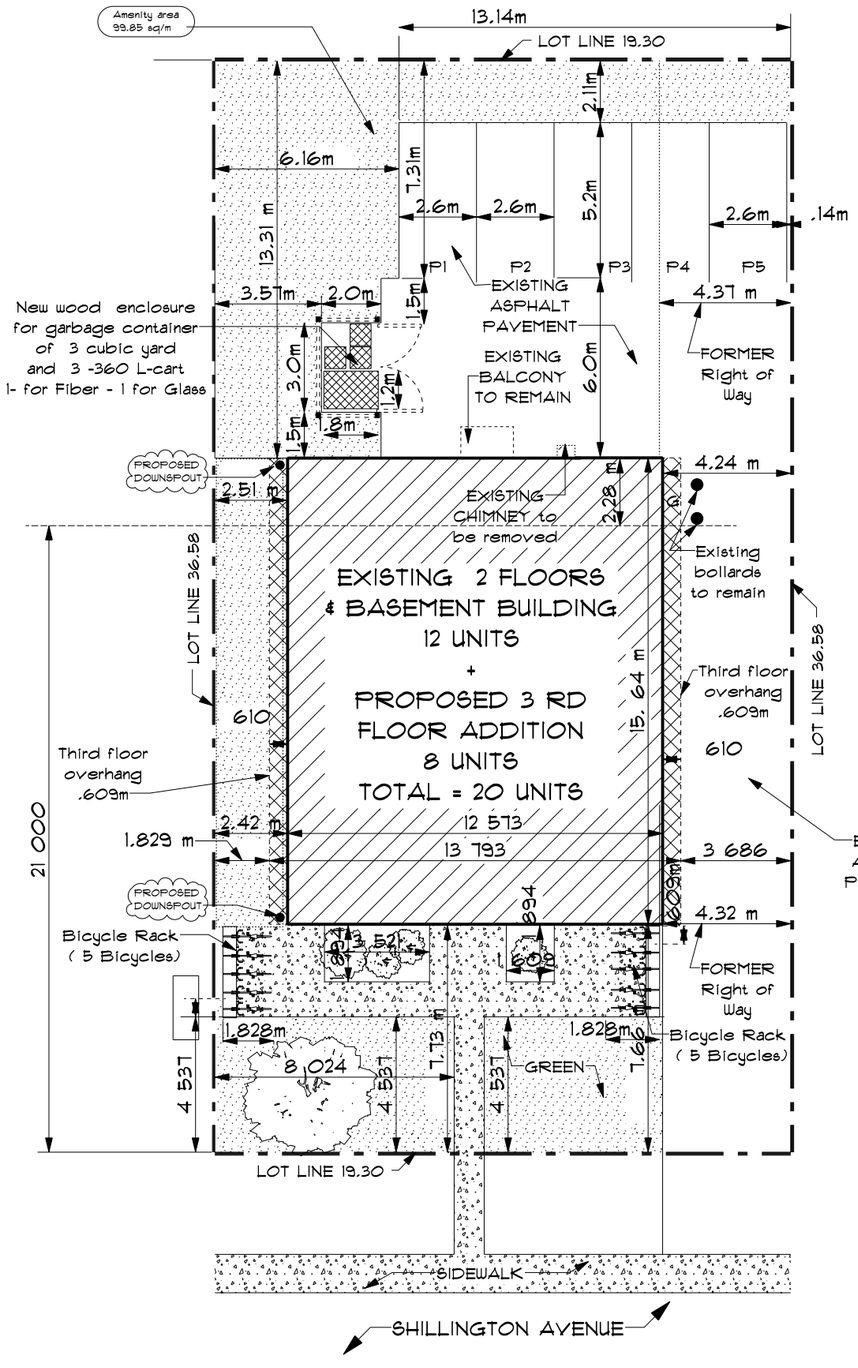
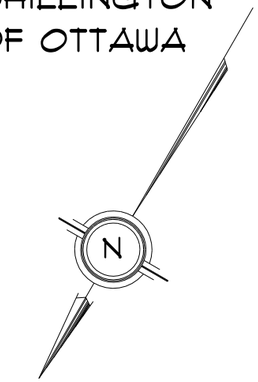


SITE PLAN

SCALE: 1:200

NOTE: SAME SLOPE SAME DRAINAGE
NO CHANGE ON SITE

PLAN 252 - PART OF LOT 54
SOUTH SHILLINGTON
CITY OF OTTAWA



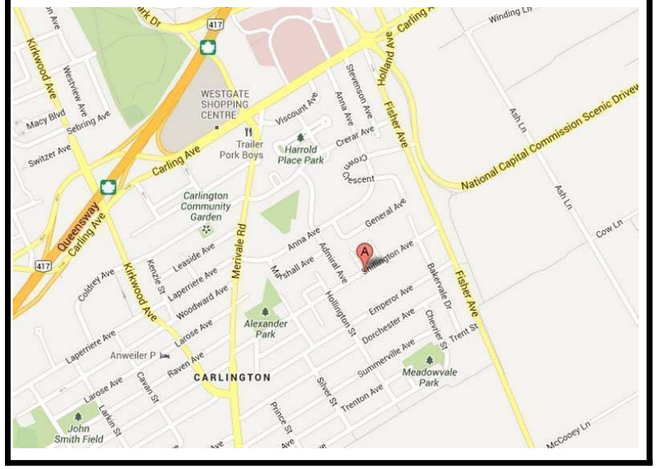
EXISTING
APARTMENT
BUILDING

APPROVED ☐ REFUSED ☐

THIS _____ DAY OF _____, 20____

LILY XU, MCIP, RPP, MANAGER
DEVELOPMENT REVIEW SOUTH
PLANNING, INFRASTRUCTURE AND ECONOMIC
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

KEY PLAN



DATA

	EXISTING 12 UNITS	PROPOSED 20 UNITS
PROJECT:		PROPOSED THIRD STOREY - 8 Units TOTAL = 20 UNITS
ZONE:		R4UC
BUILDING SIZE:	12.573 m X 15.64 m (41'-3" x 51'-3")	12.573 m X 15.64 m (41'-3" x 51'-3")
BUILDING FOOTPRINT:	196.64 m2 (2116.62 sq/ft) Basement + 2 storey	196.64 m2 (2116.62 sq/ft) Basement + 3 storey
BUILDING AREA:		
BASEMENT:	196.64 m2 (2116.62 sq/ft)	196.64 m2 (2116.62 sq/ft)
MAIN FLOOR	196.64 m2 (2116.62 sq/ft)	196.64 m2 (2116.62 sq/ft)
SECOND FLOOR	196.64 m2 (2116.62 sq/ft)	196.64 m2 (2116.62 sq/ft)
THIRD FLOOR		215.45 m2 (2319.06 sq/ft)
TOTAL FLOOR AREA:	589.92 m2 (6349.85 sq/ft)	805.37 m2 (8626.2 sq/ft)
LOT AREA -		705.994 m2
MIN. LOT AREA REQ'D -		450 m2
MIN. LOT FRONTAGE REQ'D ---------- 15 m		19.30 m provided
MIN. FRONT YARD REQ'D ---------- 6.0 M		7.66 M provided
SIDE YARD -		3.68 M - West side provided 1.82 M - East side provided
MIN. SIDE YARD REQ'D ---------- 1.5 M		
MIN. REAR YARD REQ'D ---------- 10.97 M		+ - 13.24 M provided
BUILDING HEIGHT -		10.547 m Provided
MAXIMUM BUILDING HEIGHT REQUIRED ---------- 11 M		
NUMBER OF PARKING		5 Provided
NUMBER OF PARKING REQ'D ----------		5 required
AMENITY AREA REQUIRED		50% of the rear yard/required 128.44 sq.m
AMENITY AREA PROVIDED		Provided 99.85 sq/m
FRONT YARD LANDSCAPING REQUIRED		40% of the front yard/required 59.67sq.m
FRONT YARD LANDSCAPING PROVIDED		72.885 sq/m

REQUIRE MINOR VARIANCE

LEGEND:

PROPOSED BUILDING

GREEN

CONCRETE SIDEWALK

ASPHALT PAVEMENT

NO.	REVISIONS	DATE
9	ISSUED FOR CHANGES	29/11/2021
8	ISSUED FOR CHANGES	01/10/2021
7	ISSUED FOR CHANGES	29/09/2021
6	ISSUED FOR CHANGES	25/08/2021
5	ISSUED FOR CHANGES	23/07/2021
4	ISSUED FOR CHANGES	09/06/2021
3	ISSUED FOR APPROVAL	14/05/2019
2	ISSUED FOR CHANGES	24/09/2018
1	ISSUED FOR APPROVAL	20/09/2018

LAVOIE DESIGN & DRAFTING INC.
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EMBRUN, ON. K0A 1W0
WEBSITE: WWW.LAVOIEDESIGN.CA
EMAIL: INFO@LAVOIEDESIGN.CA
613-443-3461

PROJECT NAME

PROPOSED THIRD
STOREY ADDITION
FOR
TEMPO LIVING

1186 SHILLINGTON AVENUE, OTTAWA

PROJECT NO.	2018-0097	DRAWINGS NO.
DRAWN BY	L.LAVOIE J.LEPAGE	SP1/SP1
VERIFIED BY	L.LAVOIE	

FILE # DOT-12-19-0142

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