

**PLANNING RATIONALE REPORT : SITE PLAN CONTROL APPLICATION**

**2458 CLEROUX CRES  
3-STOREY, 17 UNIT APARTMENT  
11784005 CANADA INC.**

**PREPARED BY: P H ROBINSON CONSULTING  
SEPTEMBER 2022**

## **Table of Contents**

Introduction	<b>3</b>
Design	<b>6</b>
Zoning	<b>8</b>
Provincial Policy Statement	<b>9</b>
Official Plan Designation – City of Ottawa Official Plan	<b>10</b>
Consultation details	<b>12</b>
Conclusions	<b>12</b>
Appendix	<b>14</b>

## Introduction

This report has been prepared in support of a Site Plan Control Application for the property at 2458 Cleroux Crescent. The legal description of the property is Part of Lot 10, Concession 3 (Ottawa Front), City of Ottawa (PIN 04403 - 0474 (LT)).

The property is located on the west side of Cleroux Crescent (with Cleroux Crescent being considered to be a north south street) in Blackburn Hamlet. The neighbourhood consists of low-rise residential developments with a mix of single, two, and three-storey buildings. The eastern portion of Cleroux Crescent predominantly features single-detached dwellings, while the western portion has more variety in housing types and scale. Commercial opportunities in this area are limited to home-based businesses. North of the site at Innes Rd / Blackburn Hamlet Bypass is Ottawa Fire Station 54 and Good Shepherd Church. Less than 200m to the north at the Cleroux Crescent / Orient Park Drive intersection is an active development proposal for two (2) low-rise apartment buildings each with 40 rental units zoned as R5A.

Located within 200m north of the property towards Innes Road is Keystone Park, Norman Johnston Secondary Alternative School, and Blackburn Seniors Residence Ottawa (see **Fig. 1-3**).



**Fig. 1.** Norman Johnston Alternative Secondary School located north of the subject property.



**Fig. 2.** Blackburn Seniors Residence Ottawa located north of the subject property.



**Fig. 3.** Keystone Park located north of the subject lands.

The lands at 2458 Cleroux have 17.72m of frontage, depth at 80.74m at its longest, and a lot area of 1,391m<sup>2</sup>. The lot has an irregular shape due to its angled rear yard lot line (see **Fig. 4. Survey plan**). The current property contains a single-detached dwelling with two (2) vinyl sheds.



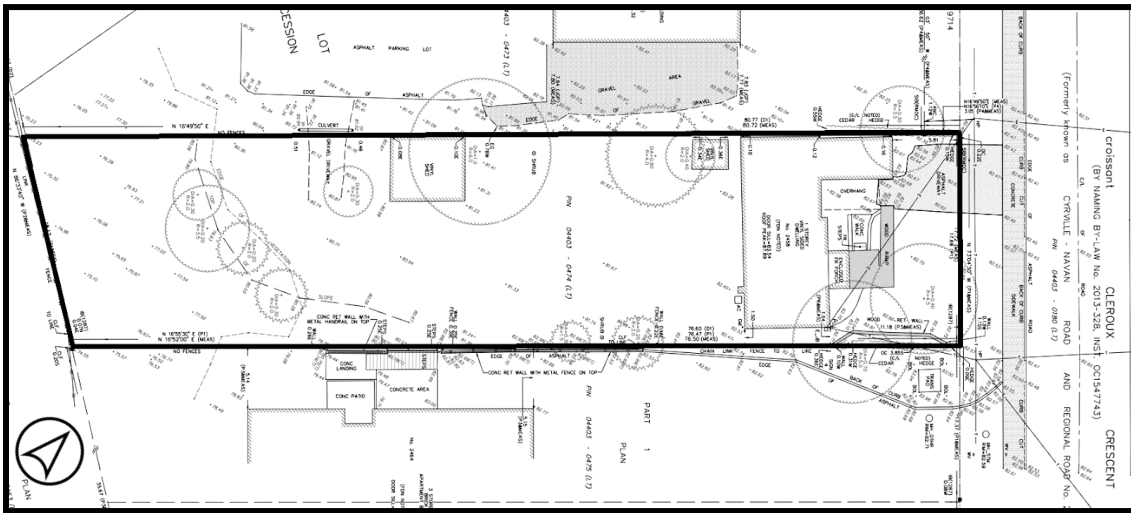


Fig. 4. Survey Plan of the subject property

The intent of the Site Plan Control Application is to allow for the development of a 3-storey, 17 unit rental apartment building (see Fig. 5. Site plan). For which the dimensions are approximately 9.4m x 57.3m. There will be three (3) one-bedroom units, and 14 two-bedroom units included in this proposal. To service the residents, there are 20 proposed vehicular parking spaces and 4 vehicular spaces for visitors. Additionally, there are 13 interior bicycle parking spaces located in the underground parking level, and 4 spaces located at grade beside the entrance to the building. Also located in the underground parking is the common garbage room and utility room.

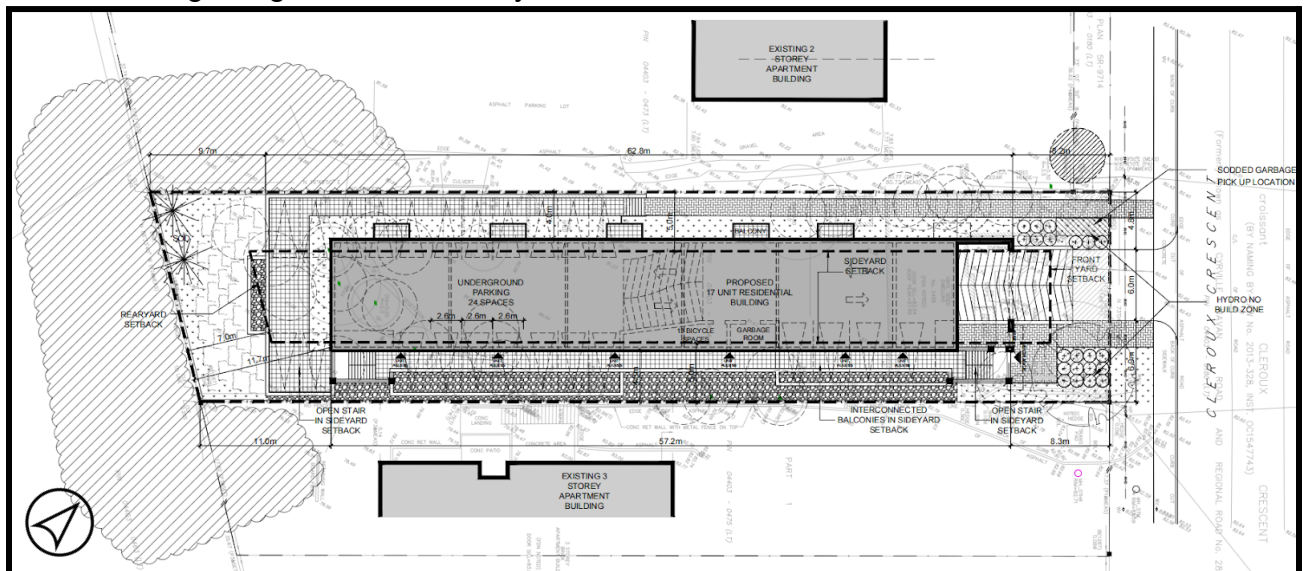


Fig. 5. Site Plan of the subject lands.

100 Palomino Drive, Ottawa, Ontario K2M 1N3  
Phone: 613 599 9216  
Email: [probinson@probinsonconsulting.com](mailto:probinson@probinsonconsulting.com)

## **Design**

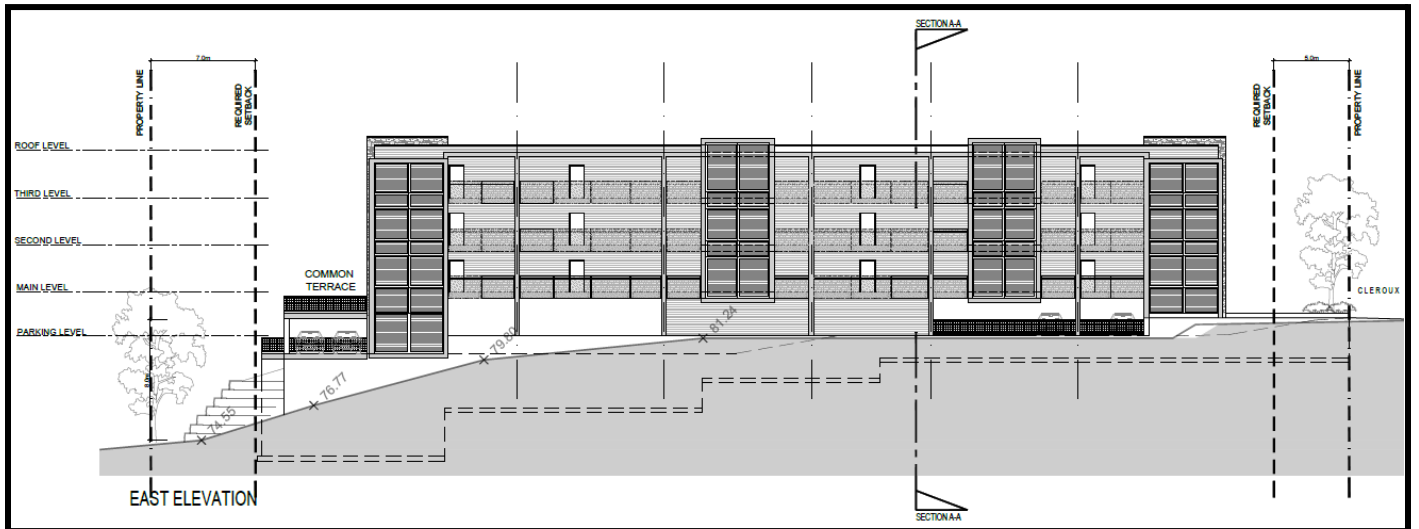
The building's exterior facades are characterised by a gallery access corridor on one side, balconies on the other, as well as five (5) ground-oriented units. The entrance to the building's main stairwell and underground parking are located directly off Cleroux Cres via an interlocking path and a 2-way paved drive aisle respectively.

The horizontal elements along the main facades (east and west) help maintain a human scale for this three-storey building. The east facade overlooks the adjacent property's parking lot and features the gallery-access corridor with a prominent, light-coloured slab with panels of horizontal wood slatting. The panels of wood slatting also serve to protect the corridor from the elements over the course of a Canadian year. The corridor also features glazed panels to maximise the opportunity for views and give the building a lighter appearance. The west facade maintains horizontal elements through consecutive cantilevered balconies. The balconies also use glazed panels to maximise views for the units and make the building feel lighter.

Access to the building from the street is limited to the east side of the building, as the interlocking paved path on the west side of the building leads to the rear yard amenity space. Access to units from the underground parking level is via the stairwell located in the northeast corner of the building.

Landscaping is limited in the side yards because they are shallow and there is limited space for root growth due to the size of the underground parking. The rear yard features an approximate 7m drop from the building facade to the property line. Isolating the landscaped portion of the rear yard, the drop is approximately 4m. This grade change provides a small area in the rear yard that permits tree growth, and we have included two (2) coniferous trees in that location. Planting in the front yard consists of two (2) smaller deciduous trees that will not interfere with the Hydro no-build zone along Cleroux Cres. Also located in the front yard are perennial flowers and shrubs.

Background studies addressing soils, environmental issues and civil engineering design are being filed as part of this Site Plan application. A full set of engineering, architectural, surveying and landscaping plans are also being filed with this site plan submission. No major issues or concerns were identified in these studies. The site's challenging grade inspired the development's unique stepped approach to the building levels and underground parking.



**Fig. 6.** East elevation of 2458 Cleroux Cres.



**Fig. 7.** Rendered perspective showing the frontage and east facade as viewed from 2468 Cleroux.

## Zoning

Under Zoning By-Law 2008-250, as amended, the subject lands are zoned R4Z [1335] (Residential Fourth Density Zone). This zoning permits the construction of low-rise apartment buildings under a maximum height of 15m. The buildings will require minor rezoning for the minimum required lot width and the minimum required interior yard setback.

The proposed use of the site conforms to the existing zoning and other requirements that apply to this site.

Provision	Required	Proposed
Min. lot width	18 m	17.72 m
Min. lot area	450 m <sup>2</sup>	1,391 m <sup>2</sup>
Max. building height	15 m	13.75 m
Min. front yard setback	5 m	8.2 m
Min. interior yard setback	5 m	4 m
Min. rear yard setback	7 m	7.2 m
Min. vehicular parking	21 spaces	24 spaces
Min. bike parking	9 spaces	17 spaces
Min. amenity area	174 m <sup>2</sup> (120 m <sup>2</sup> communal)	347.3 m <sup>2</sup> (231.9 m <sup>2</sup> communal)

**Table 1.** Zoning requirements for 2458 Cleroux Cres.

Note: The minimum lot width and minimum front yard setback will be the subject of a minor variance application to be filed near the conclusion of the Site Plan Control application process.



## Provincial Policy Statement

The current Provincial Policy Statement (PPS) came into effect in 2020 and it outlines the key matters of Provincial planning interest with respect to land use planning decisions made by municipal approval authorities. Any decisions that are made by municipal approval authorities must be consistent with the policies of the PPS.

The following are sections of the PPS that are applicable to the proposed development at 2458 Cleroux Cres.:

1.1.1 Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term; *The proposed development promotes efficient development and land-use patterns.*
  
- e) promoting the integration of land use planning, intensification, and standards to minimise land consumption and servicing costs; *The proposal represents an intensification achieved through the development of a 3-storey apartment building. The inclusion of underground parking involves positive land-use planning to minimise land consumption and servicing costs.*
  
- g) ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs; *An “Adequacy of Public Services” has been completed prior to this Site Plan Control application to ensure public service facilities and the necessary infrastructure are possible to service the site.*

1.1.3.1 Settlement areas shall be the focus of growth and development. *This area is within a Hamlet of the City of Ottawa and focuses on growth and development.*

1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety. *This proposal represents compact intensification and promotes public health and safety as it uses efficient circulation and land use, and the through units have plenty of access to light and open space.*

1.4.1 To provide for an appropriate range and mix of housing options and densities required to meet projected requirements of current and future residents of the regional market area, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development; *This proposal incorporates a range of unit types, diversifying the existing housing options in the area.*

## **Official Plan Designation – City of Ottawa Official Plan**

The New Official Plan categorises this area as an Outer Urban transect under the 'Neighbourhood' designation which pertains to classic suburban neighbourhoods built within the greenbelt between approximately 1966 and 2000. As of the time of the submission of this report this Official Plan which was prepared by Planning staff and approved by City council has not received final approval by the provincial Ministry of Municipal Affairs and Housing.

3.2. New Official Plan outlines support for intensification. Intensification is permitted as a variety of built forms and height categories including low-rise developments. It is also stated that residential intensification will focus on the 15-minute model and this intensification is permitted in all designations. *This project allows for 17 residential units on an infill site located in close proximity to similar building types. The site is located approximately a 15 minute walk (1.2km) from Innes Road's variety of amenities such as retail, leisure, schools (Norman Johnston Alternative Secondary School - OCDSB, Good Shepherd School - OCSB, Emily Carr Middle School - OCDSB), food services, and transit.*

4.6.5. (2) The development should generally be located to frame the adjacent street, park or greenspace, and should provide an appropriate setback within the street context, with clearly visible main entrances from public sidewalks. Visual impacts associated with above grade utilities should be mitigated. *The setback of the proposed structure within the street context is similar to the existing structure on the site and entrances to the units are clearly articulated on the eastern facade with enough tree coverage to provide privacy for residents.*

4.6.6. (6) Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context. *The proposal clearly responds to the evolving built conditions of the street and is designed in accordance with 'Outer Urban' and 'Neighbourhood' designations.*

*Soft landscaping and ground-oriented units have been integrated into the project along with balconies for upper-level units.*

5.31. The Official Plan outlines goals to evolve these neighbourhoods into an urban, 15-minute model. This is supported by low-rise developments within the outer urban transect neighbourhoods as well as a range of dwelling unit sizes in multi-unit dwellings, ground-oriented forms, and low-rise multi-unit dwellings. *This low-rise multi-unit dwelling proposal meshes with the existing built fabric of the street while adhering to the goals of the new Official Plan. There are multiple unit sizes included in the building with 5 ground-oriented units.*

6.3.1. The City outlines specific goals for the neighbourhood designation such as, building heights shall be limited to low-rise unless otherwise permitted by zoning or secondary plans, or in areas with preexisting taller buildings. Additionally, it states that zoning by-law will allow lower densities and ground-oriented dwellings in outer urban transect neighbourhoods. *The proposal does not exceed 3 storeys, before the change in grade in the lot rear, keeping with the existing character of the street. The proposal also includes 5 ground-oriented units.*

The Official Transportation Master Plan and Community Design Plan include a plan to expand the Brian Coburn rapid bus route directly south of the subject lands as well as a major pathway connecting Cleroux Cres to the bus route. *This reinforces the development's scale and building type as it relates to the New Official Plan's prioritisation of diverse development along rapid transit routes. The proposed project is in general conformity with the surrounding existing residential development both in scale and building type. Due to its proximity to the Brian Coburn rapid bus transit extension, it is an appropriate land use and density in the community.*

The current Official Plan has classified this area under the General Urban Area designation.

Lands designated General Urban Area will continue to mature and evolve through intensification and infill but at a scale contingent on proximity to major roads and transit, and the area's planned function. Consideration of the character in the surrounding community is a factor in determining compatibility within a community. *This proposal is a low-scale intensification project designed for an under-utilised lot. The area is populated with multi-unit residential dwellings at similar scales as the proposed. Existing road networks and transit routes support this scale of development but also require parking to be available on the lot for residents and visitors.*

2.2.2. (10) Low-rise intensification will be the predominant form of intensification in the General Urban Area. *The proposal conforms to this guideline by having a maximum of 3 storeys at its lowest, and 4 storeys at the rear of the building due to a significant grade change.*

(23) The interior portions of established low-rise residential neighbourhoods will continue to be characterised by low-rise buildings (as defined in Figure 2.4). The City supports intensification in the General Urban Area where it will enhance and complement its desirable characteristics and long-term renewal. *The low-rise form is not only recommended for this area, but it also conforms well to the surrounding context of Blackburn Hamlet.*

## Consultation details

A pre consultation meeting was held with City staff in March 2021 and then further meetings and discussions were held in May 2021 to discuss the project and present modifications to the plans originally filed in March 2021. The property owner has had discussions with the owner of the adjacent apartment building at 2444 Cleroux Crescent. In the near future we will discuss the plans with nearby property owners and residents and we are open to a community meeting if the City Councillor feels it is appropriate..

## Conclusions

This proposed development of a 3-storey, 17 unit apartment building is consistent with Zoning By-Law goals, New Official Plan, and Community Design Plan policies.

The site represents a compact infill development that allows:

- Urban design excellence in a developing neighbourhood that meshes well with existing context;
- Efficient circulation and land use planning with consideration to the unique lot shape and grading;
- The inclusion of vegetation where possible.

It is our opinion that the proposed development is consistent with the Provincial Policy Statement and the City of Ottawa Official Plan and relevant zoning regulations. It is being proposed at an appropriate scale of development and will be compatible with surrounding land uses and will contribute to the overall housing supply in the community surrounding the property. The associated site



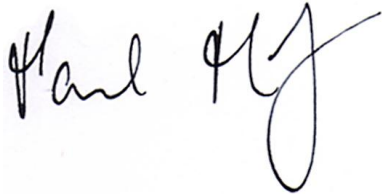
**P. H. Robinson Consulting**  
**Urban Planning, Consulting and Project Management**

studies that accompany this Planning Rationale support the development of this proposal.

The proposed development represents good land use planning that is in the public interest and it is recommended for approval.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

**P H Robinson Consulting**

A handwritten signature in black ink that reads "Paul Robinson". The signature is written in a cursive style with a large, looped "R".

Paul Robinson, RPP

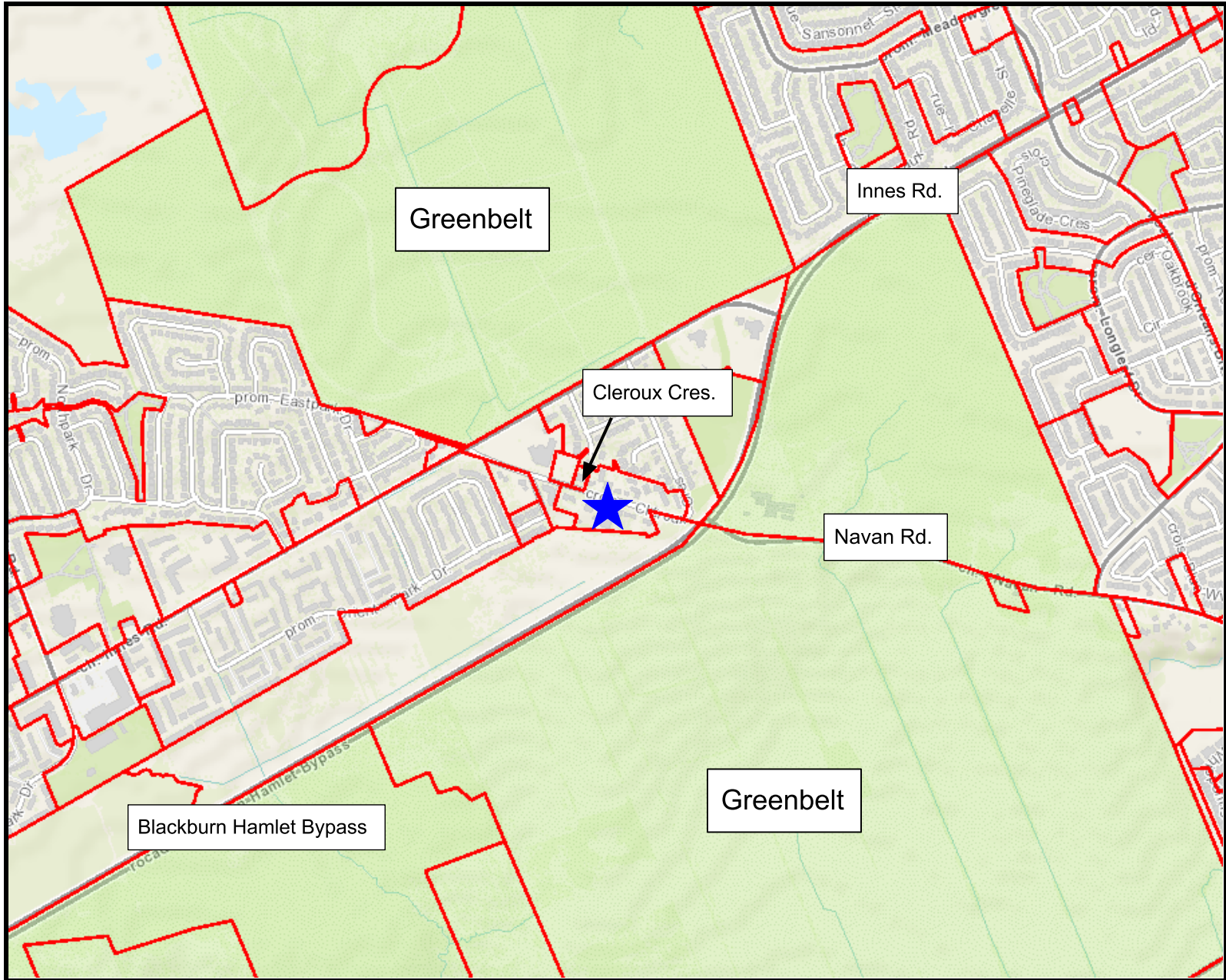
**P-Squared Concepts**

A handwritten signature in black ink that reads "Jasmine Paoloni". The signature is written in a cursive style with a large, looped "P".

Jasmine Paoloni, Planner

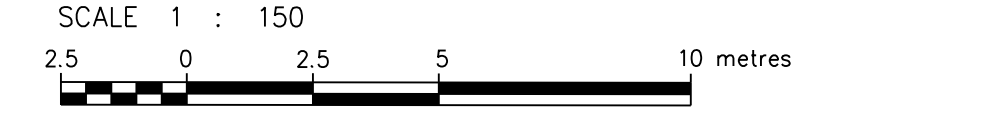
## **Appendix**

**LOCATION PLAN  
SURVEY PLAN  
SITE PHOTOS  
SITE PLAN  
ARCHITECTURAL RENDERINGS  
ARCHITECTURAL PLANS**



Location Plan



SURVEYOR'S REAL PROPERTY REPORT  
 WITH TOPOGRAPHIC DETAILS  
 PART 1 - PLAN SHOWING  
**PART OF LOT 10  
 CONCESSION 3 (OTTAWA FRONT)**  
 CITY OF OTTAWA  
 J.D. BARNES LIMITED  
 © COPYRIGHT 2021  
 SCALE 1 : 150  
  
**METRIC** DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

**NOTES**  
 BEARINGS ARE MTM GRID, AND DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 9, NAD 83 (CSRS) (2010).  
 FOR BEARING COMPARISONS, A COUNTER-CLOCKWISE ROTATION OF 0°1'00" WAS APPLIED TO BEARINGS ON P1 TO CONVERT TO GRID BEARINGS.  
 DISTANCES ARE GROUND.  
 COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

**NOTES ON TREES**  
 - TREE DIMENSIONS ARE SHOWN +/- HEREON  
 - DIAMETER OF TREES TAKEN AT 1.2m ABOVE GRADE  
 - RADIUS DENOTES MEASUREMENT OF CROWN FROM CENTER OF TREE

**PART 2 - SURVEY REPORT**  
 - DESCRIPTION  
 PART OF LOT 10, CONCESSION 3 (OTTAWA FRONT), BEING ALL OF PIN 04403-0474 (LT), IN THE CITY OF OTTAWA  
 - REGISTERED EASEMENTS AND/OR RIGHTS-OF-WAY  
 NONE  
 - BOUNDARY FEATURES  
 NOTE LOCATION OF CHAIN LINK FENCE ALONG THE SOUTHERLY LIMIT OF THE SUBJECT PROPERTY  
 NOTE LOCATION OF THE CEDAR HEDGE, THE SHEDS, THE EDGE OF GRAVEL AND THE CULVERT ALONG THE WESTERLY LIMIT OF THE SUBJECT PROPERTY  
 NOTE LOCATION OF THE OVERHEAD CABLE, THE CEDAR HEDGE, THE CHAIN LINK FENCE, THE CONCRETE RETAINING WALLS AND THE CONCRETE STEPS ALONG THE EASTERLY LIMIT OF THE SUBJECT PROPERTY  
 NOTE LOCATION OF OVERHEAD CABLE ALONG THE NORTHERLY LIMIT OF THE SUBJECT PROPERTY

**LEGEND**

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
MEAS	DENOTES	MEASURED
1227	DENOTES	L.E. ROSS, O.L.S.
1287	DENOTES	FARLEY, SMITH & MURRAY SURVEYING LTD.
6P	DENOTES	J.G. PAVETTE, O.L.S.
636	DENOTES	R.F. DORE, O.L.S.
JOB	DENOTES	J.D. BARNES LTD.
INST	DENOTES	INSTRUMENT
RMOC	DENOTES	REGIONAL MUNICIPALITY OF OTTAWA-CARLETON
P1	DENOTES	PLAN 4R-7375
P2	DENOTES	PLAN 5R-443
P3	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED APRIL 27, 2007 (#233-06)
P4	DENOTES	PLAN 5R-9714
P5	DENOTES	PLAN 5R-2817
P6	DENOTES	SURVEYOR'S REAL PROPERTY REPORT BY FARLEY, SMITH & DENIS SURVEYING LTD., DATED APRIL 27, 2007 (#233-06)
D1	DENOTES	DEED Q61229
D2	DENOTES	DEED N308173
	DENOTES	PROPERTY LINE

N=NORTH / S=SOUTH / E=EAST / W=WEST

**TOPOGRAPHIC LEGEND**

FR	DENOTES	FRAME
FDN	DENOTES	FOUNDATION
CONC	DENOTES	CONCRETE
RET	DENOTES	RETAINING
CLF	DENOTES	CHAIN LINK FENCE
C/L	DENOTES	CENTERLINE
TP	DENOTES	TOP OF PIPE
OC	DENOTES	OVERHEAD CABLE
EG	DENOTES	EDGE OF GRAVEL
GM	DENOTES	GAS METER
TRANS	DENOTES	TRANSFORMER
E_wb	DENOTES	HYDRO JUNCTION BOX
HP	DENOTES	HYDRO POLE
ANC	DENOTES	ANCHOR
PL	DENOTES	POLE
BOL	DENOTES	BOLLARD
WV	DENOTES	WATER VALVE
MH_WAT	DENOTES	WATER MANHOLE
MH_STM	DENOTES	STORM MANHOLE
MH_SAN	DENOTES	SANITARY MANHOLE
MH_OTHR	DENOTES	COMBINED MANHOLE
SAN	DENOTES	UNDERGROUND SANITARY SEWER
STM	DENOTES	UNDERGROUND STORM SEWER
E	DENOTES	OVERHEAD HYDRO CABLE
T	DENOTES	OVERHEAD TELEPHONE CABLE
DIA	DENOTES	DIAMETER
R	DENOTES	RADIUS
(Tree symbols)	DENOTES	DECIDUOUS TREE
(Tree symbols)	DENOTES	CONIFEROUS TREE

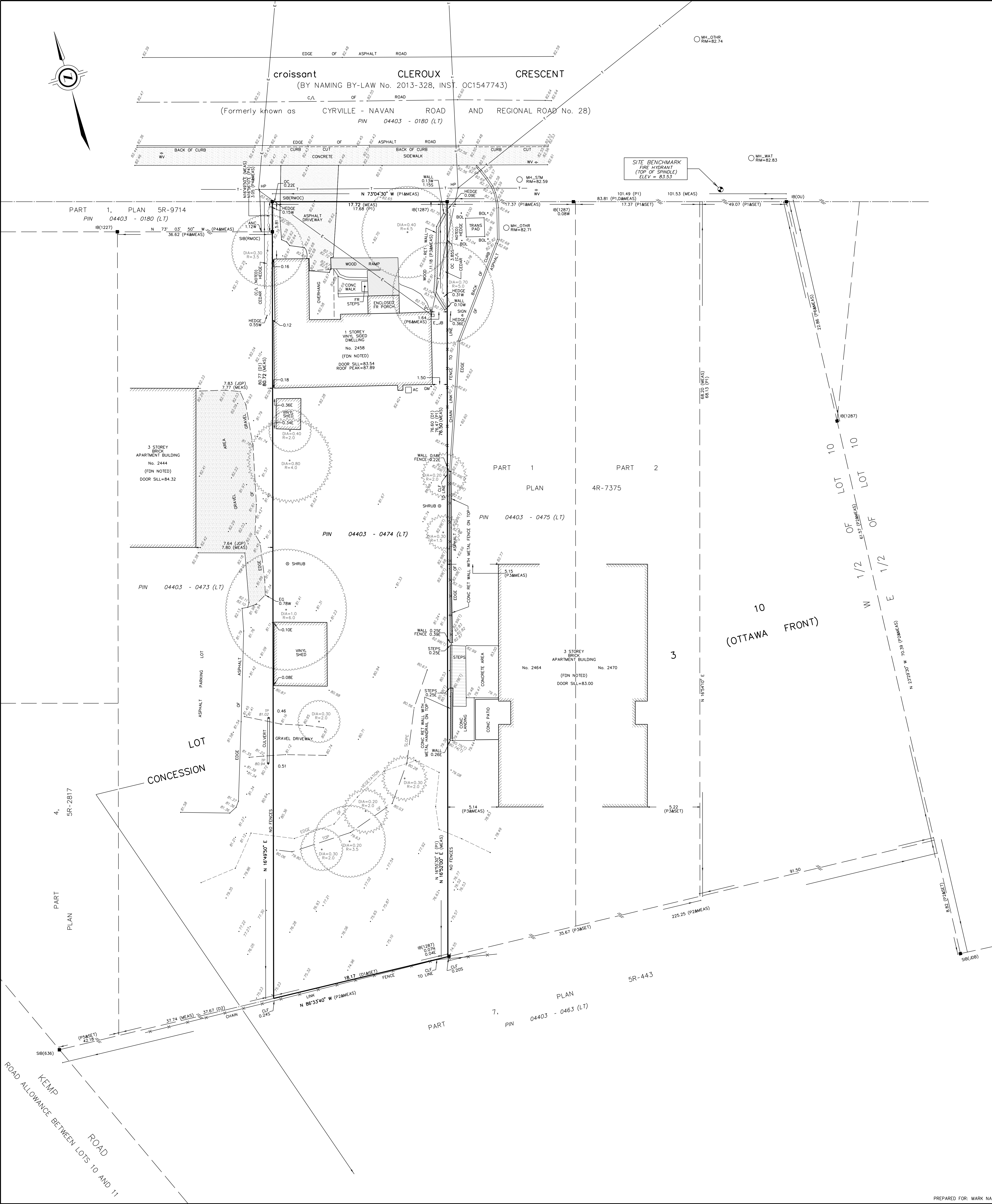
**ELEVATION NOTE:**  
 1. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE SITE BENCHMARKS HAVE NOT BEEN ALTERED OR DISTURBED AND THAT ITS RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN ON THIS DRAWING  
 2. ELEVATIONS ARE GEODETIC AND ARE REFERRED TO CITY OF OTTAWA CONTROL POINT 2016-0105 HAVING A PUBLISHED ELEVATION OF 60.14 METRES (CGVD-1928 DATUM).

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT:  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON NOVEMBER 12, 2020.

DATE: JANUARY 19, 2021  
 SURVEYOR: GEORGE ZERVOS  
 ONTARIO LAND SURVEYOR

**J.D. BARNES LIMITED**  
 SURVEYING MAPPING GIS  
 LAND INFORMATION SPECIALISTS  
 62 STEACHE DRIVE, SUITE 103, KANATA, ON K2K 2A9  
 T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

DRAWN BY: RP	CHECKED BY: GZ	REFERENCE NO.: 20-10-150-00
DATE: 1/19/2021	DATE: 01/06/21	







Property to the west of subject lands



Property to the north of subject lands.



Appendix

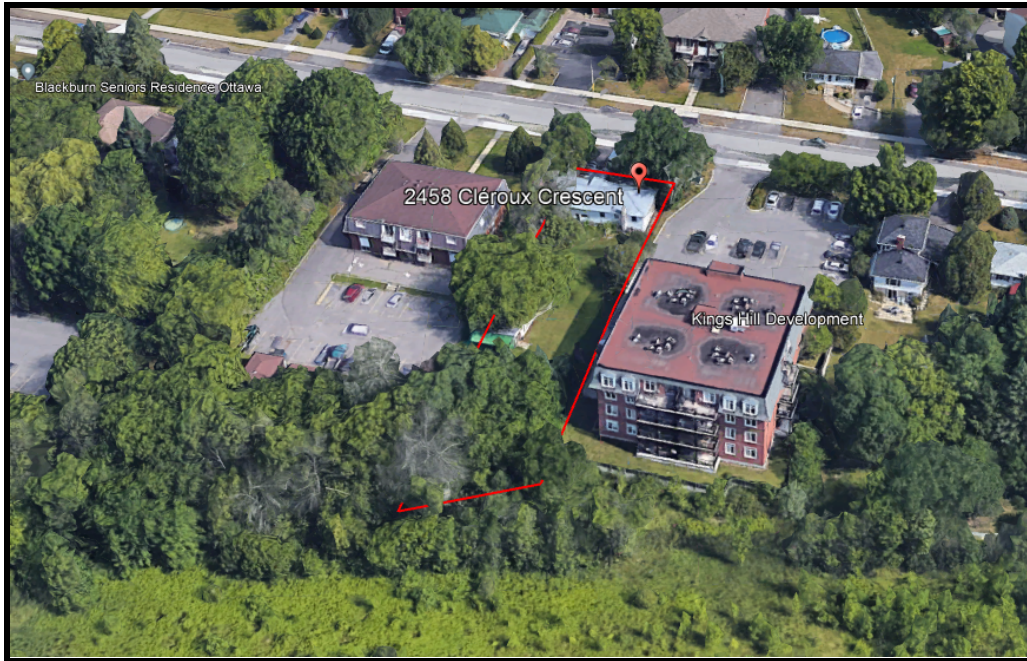


Property to the east of subject lands.



Property at the Cleroux cres / Innes rd.

Appendix

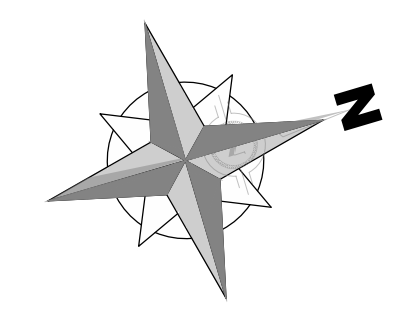
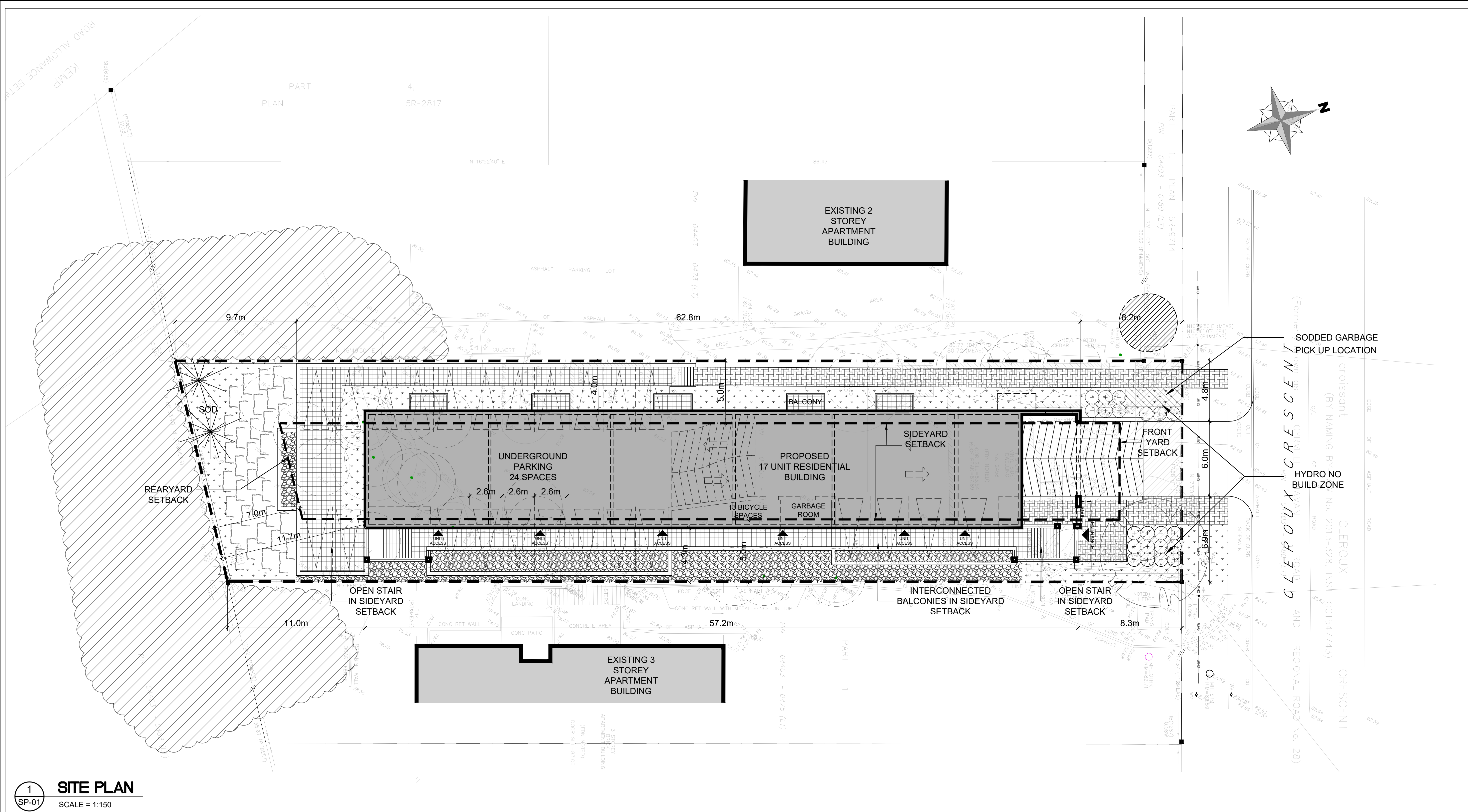


Aerial view of subject property from the south



Internal view of the grade change looking north towards the property to the east.





**LEGEND:**

- PROPOSED NEW BUILDING
- NEW UNIT PAVERS
- PROPERTY LINE
- ADJACENT LOT PROPERTY LINES
- EXISTING OVERHEAD HYDRO LINE
- NEW WOOD FENCE
- EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- NEW PARKING
- EXISTING CONCRETE CURB
- LIGHT STANDARD
- WALL MOUNTED LIGHTING FIXTURE
- EXTERIOR SOFFIT LIGHTING FIXTURE
- EXTERIOR WALL MOUNTED LIGHT FIXTURE

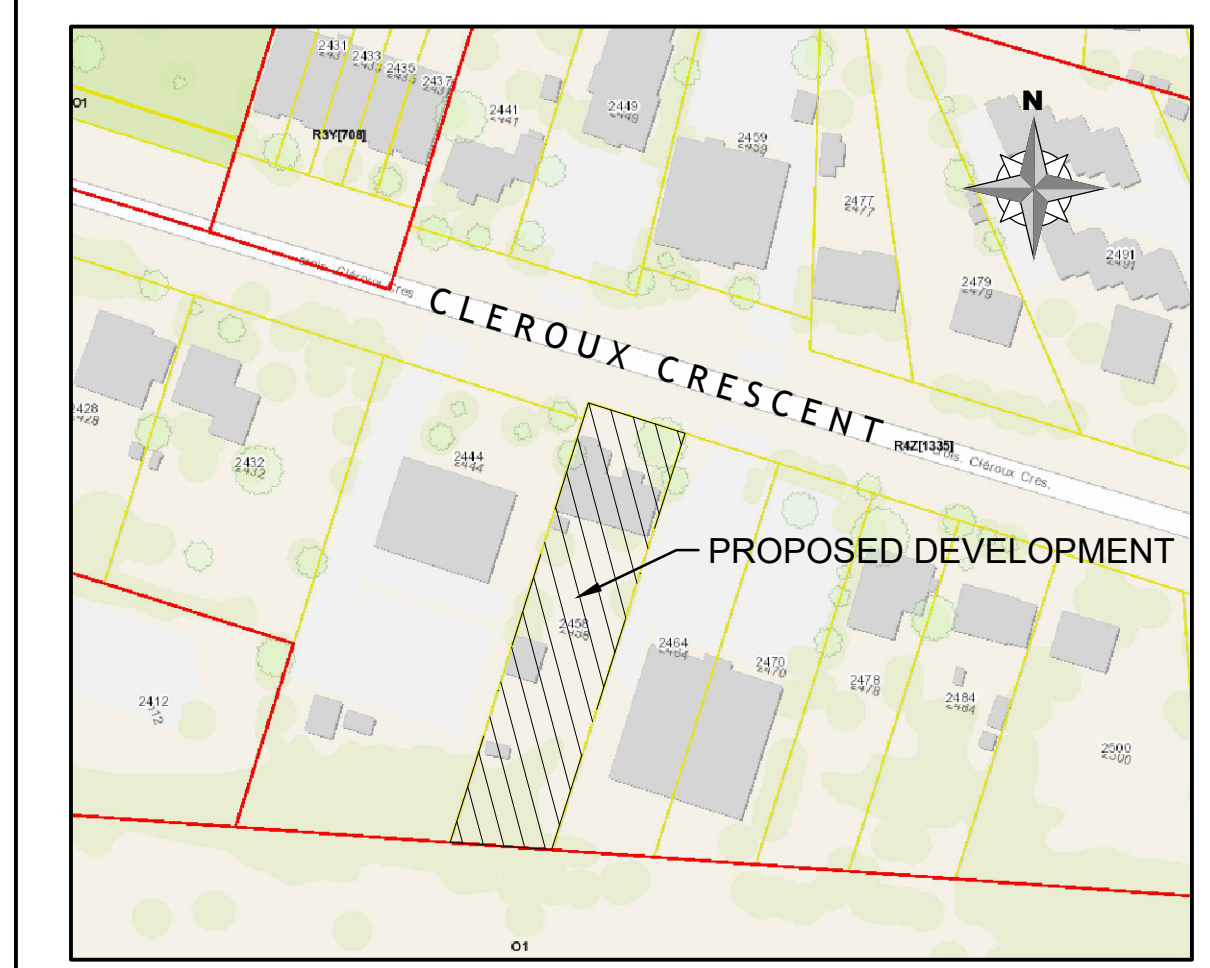
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10			
09			
08			
07			
06			
05			
04	FOR REVIEW	JP	SEPT. 14 2022
03	FOR REVIEW	PE	AUG. 16 2021
02	FOR REVIEW	PE	JUNE 16 2021
01	FOR REVIEW	PE	JAN. 26 2021
No.	REVISIONS	BY	DATE

**1 SITE PLAN**  
SCALE = 1:150

SITE INFORMATION DERIVED FROM SURVEY TITLED:  
Topographic Plan of Survey of  
PART OF LOT 10  
CONCESSION 3 (OTTAWA FRONT)  
CITY OF OTTAWA  
J.D Barnes Limited 2021  
Elevation Note:  
1. It is the responsibility of the user of this information to verify that the site benchmarks have not been altered or disturbed and that its relative elevation and description agrees with the information shown on this drawing.  
2. Elevations are geodetic and are referred to City of Ottawa control point 2016-0105 having a published elevation of 60.14 meters (CGVD-1928).

**Zoning 2458 Cleroux Cres**

Zoned	R4Z[1335]	Required	Provided
Min. Lot Area.		450 sq.m	1,391 sq.m
Min. Lot Width		18 m	17.72 sq. m
Min. Front Yard Setback		5 m	8.2 m
Min. Rear Yard Setback		7 m	11.7 m
Min. Interior Yard Setback		5 m	4 m
Max. Building Height		15 m	13.75 m
Max. Floor Space Index		n/a	n/a
Min. Vehicle Parking Spaces		20 spaces	20 spaces
Min. Visitor Parking Spaces		3 spaces	4 spaces
Min. Bicycle Parking Spaces		9 spaces	17 spaces
Min. Communal Amenity Area		120 sq.m	191.7 sq.m
Min. Amenity Area		174 sq.m	527.41 sq.m
Garbage		1 x 4 cubic yard bin	1 x 4 cubic yard bin
Recycling		4 x 360L bins	4 x 360L bins
Organics		1 x 240L bin	1 x 240L bin



**2 LOCATION PLAN**  
N.T.S.

**D2 concepts**  
DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.  
PROJECT: 2458 CLEROUX CRESCENT OTTAWA  
DRAWING TITLE: SITE PLAN  
PROJECT NO. 0410  
DATE: JAN. 25, 2021

**SP-01**





Architectural render looking south east.

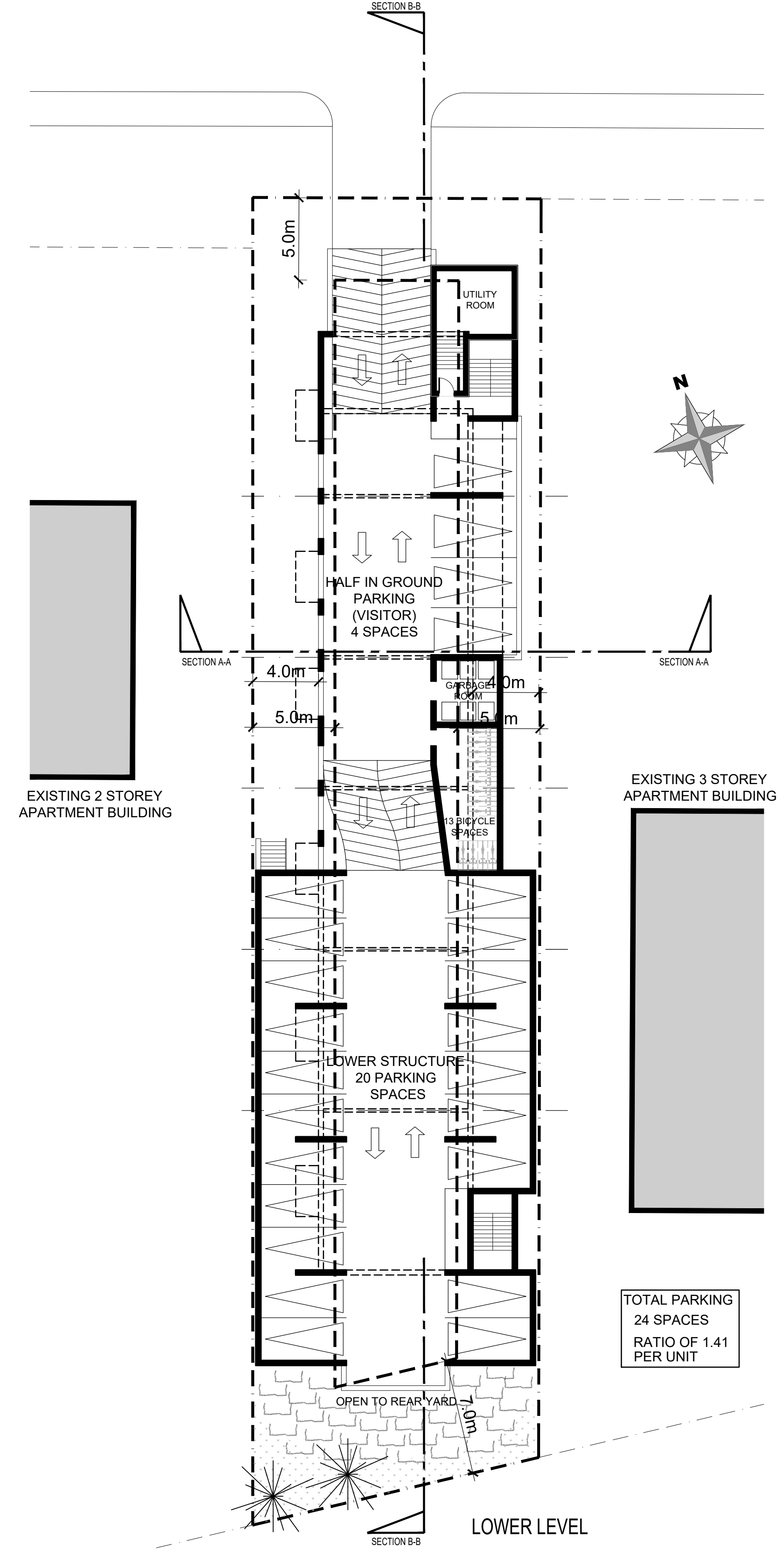


Architectural render looking south west.

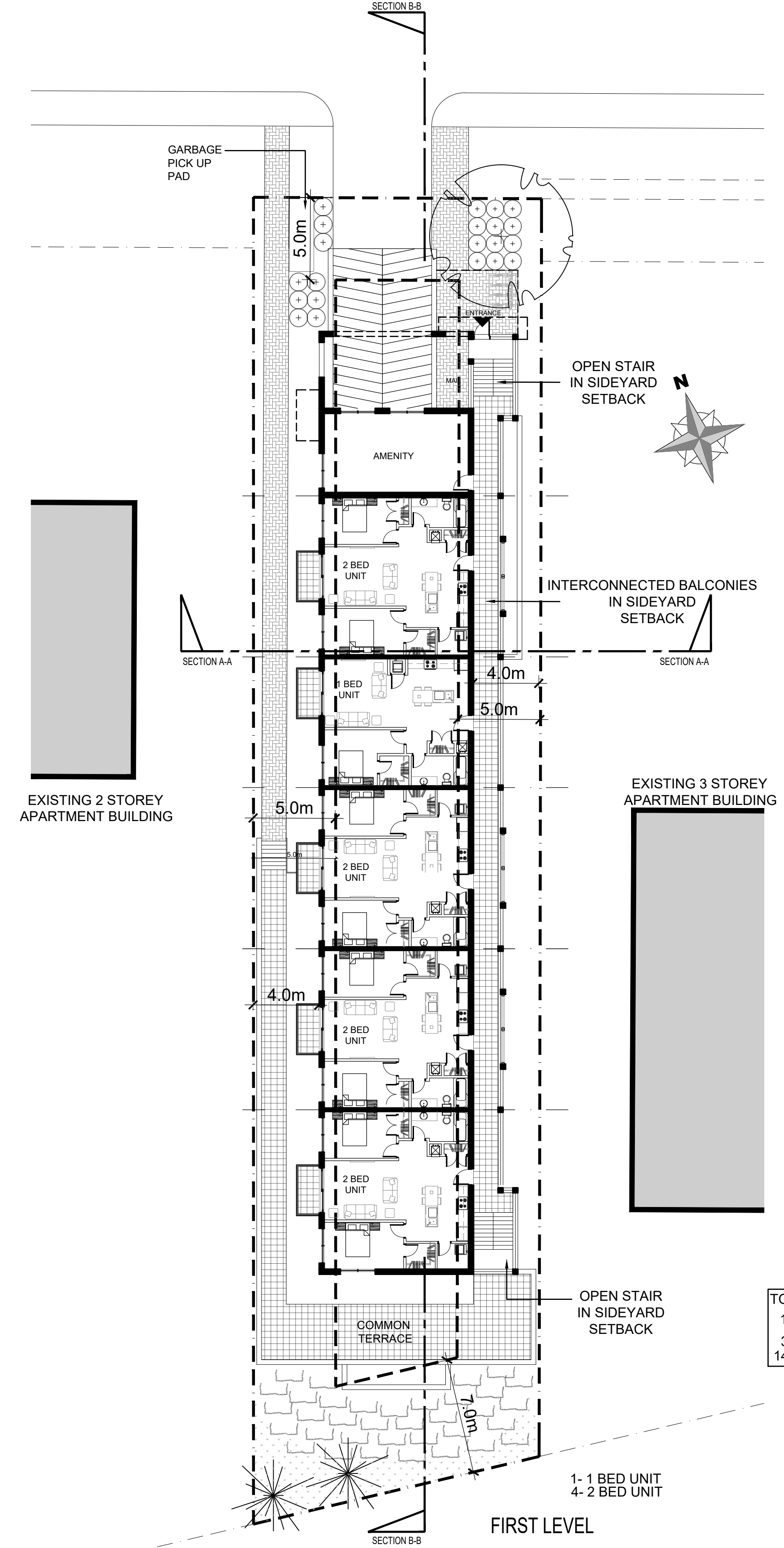


CLIENT:

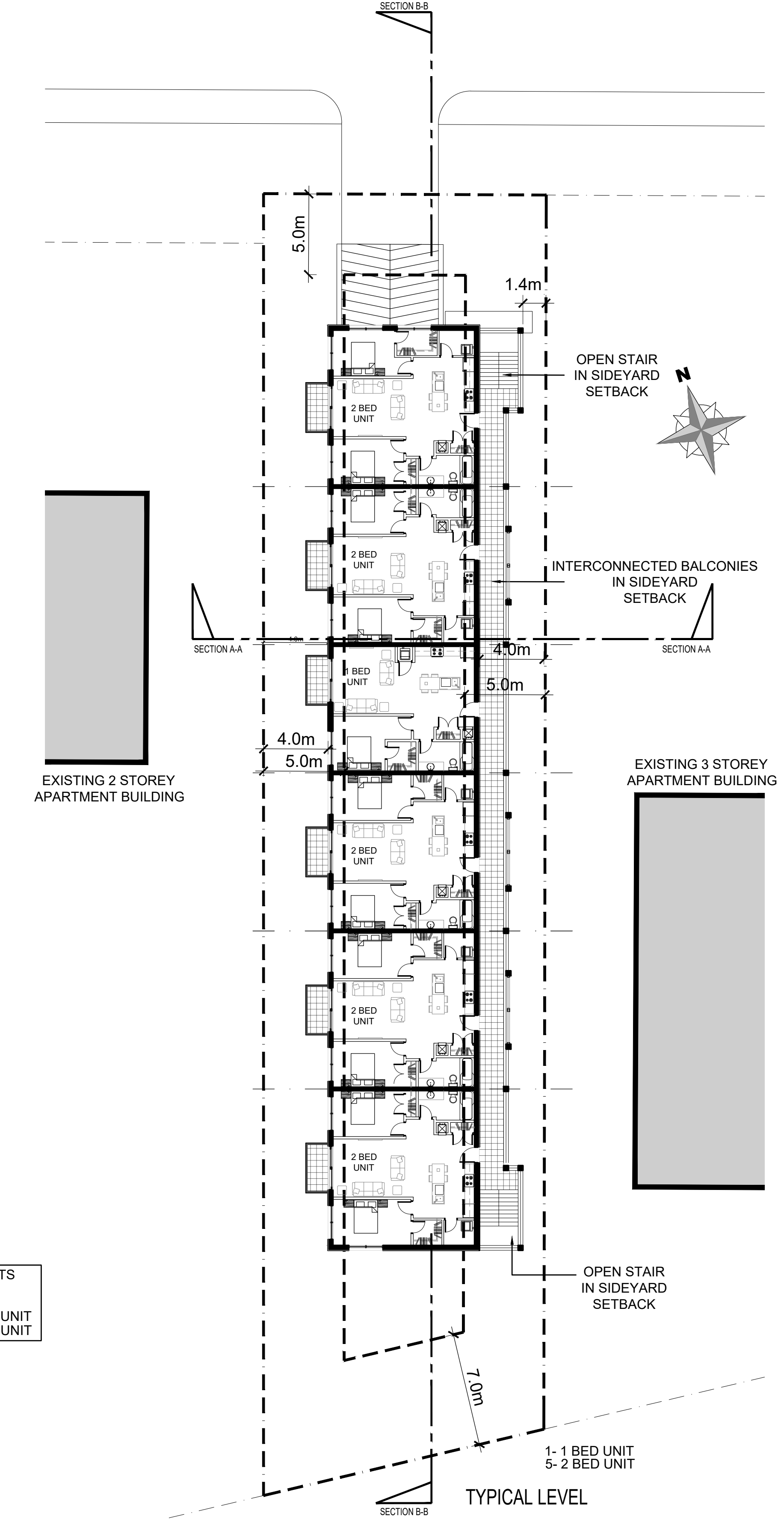
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03	FOR REVIEW	PE	JUNE 16 2021
02	FOR REVIEW	PE	JAN. 26 2021
01	FOR REVIEW	PE	DEC. 21 2020
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

STRUCTURAL  
 MECHANICAL  
 ELECTRICAL

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

PROJECT  
 2458  
 CLEROUX CRESCENT  
 OTTAWA

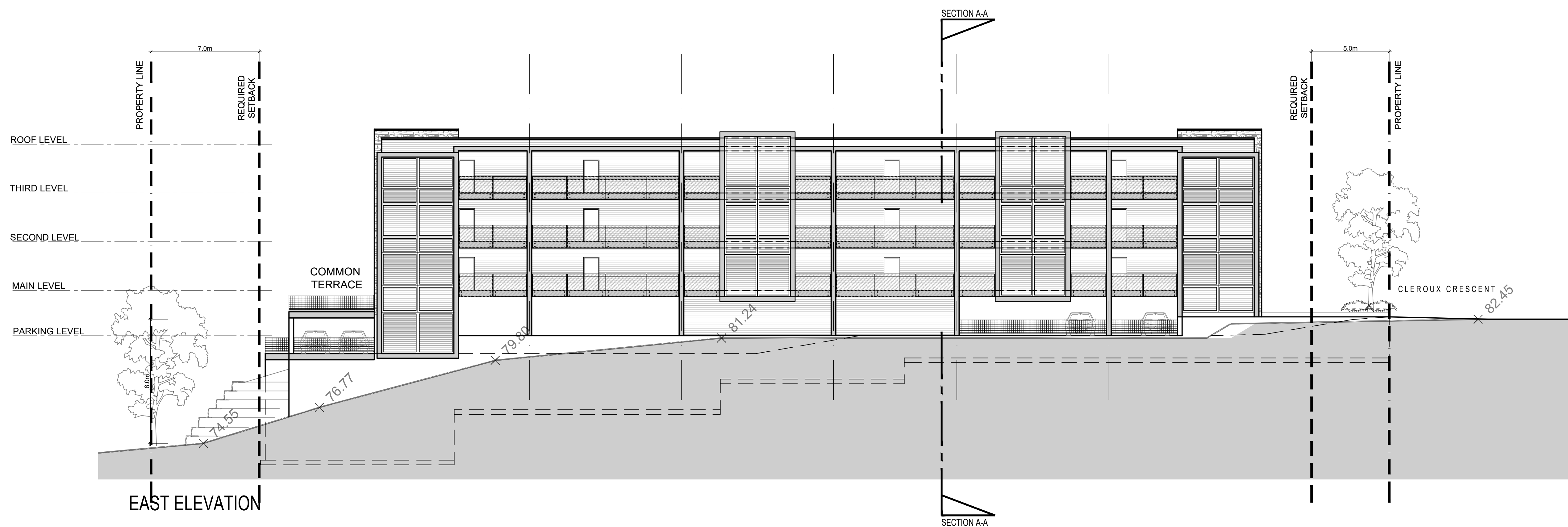
DRAWING TITLE  
 FLOOR PLANS

PROJECT NO.  
 0410  
 DATE  
 JAN, 08, 2021

A100



WEST ELEVATION



EAST ELEVATION

CLIENT:

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04			
03	FOR REVIEW	PE	JUNE 16 2021
02	FOR REVIEW	PE	JAN. 26 2021
01	FOR REVIEW	PE	DEC. 21 2020
No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS

STRUCTURAL  
MECHANICAL  
ELECTRICAL

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

PROJECT

2458  
CLEROUX CRESCENT  
OTTAWA

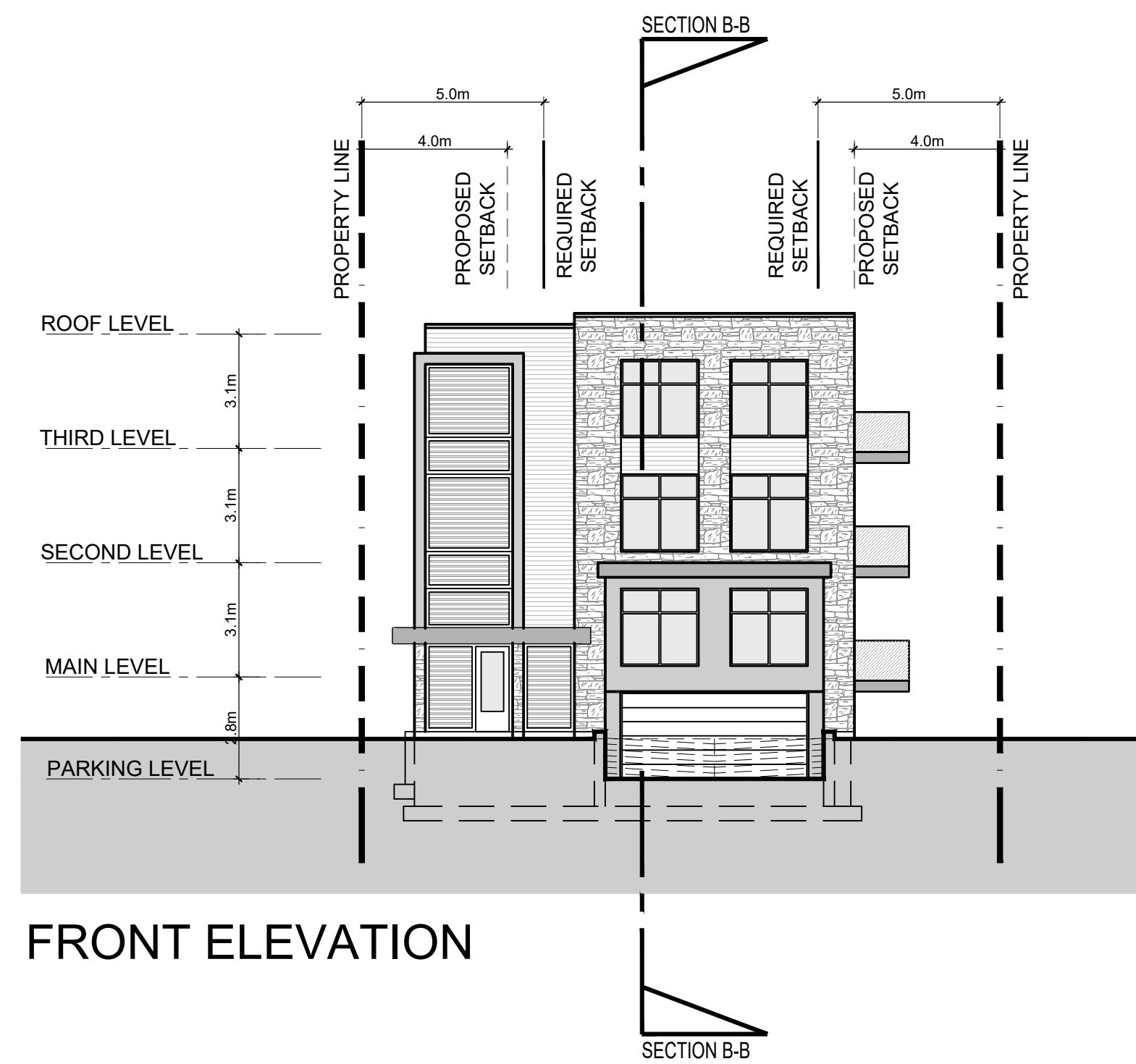
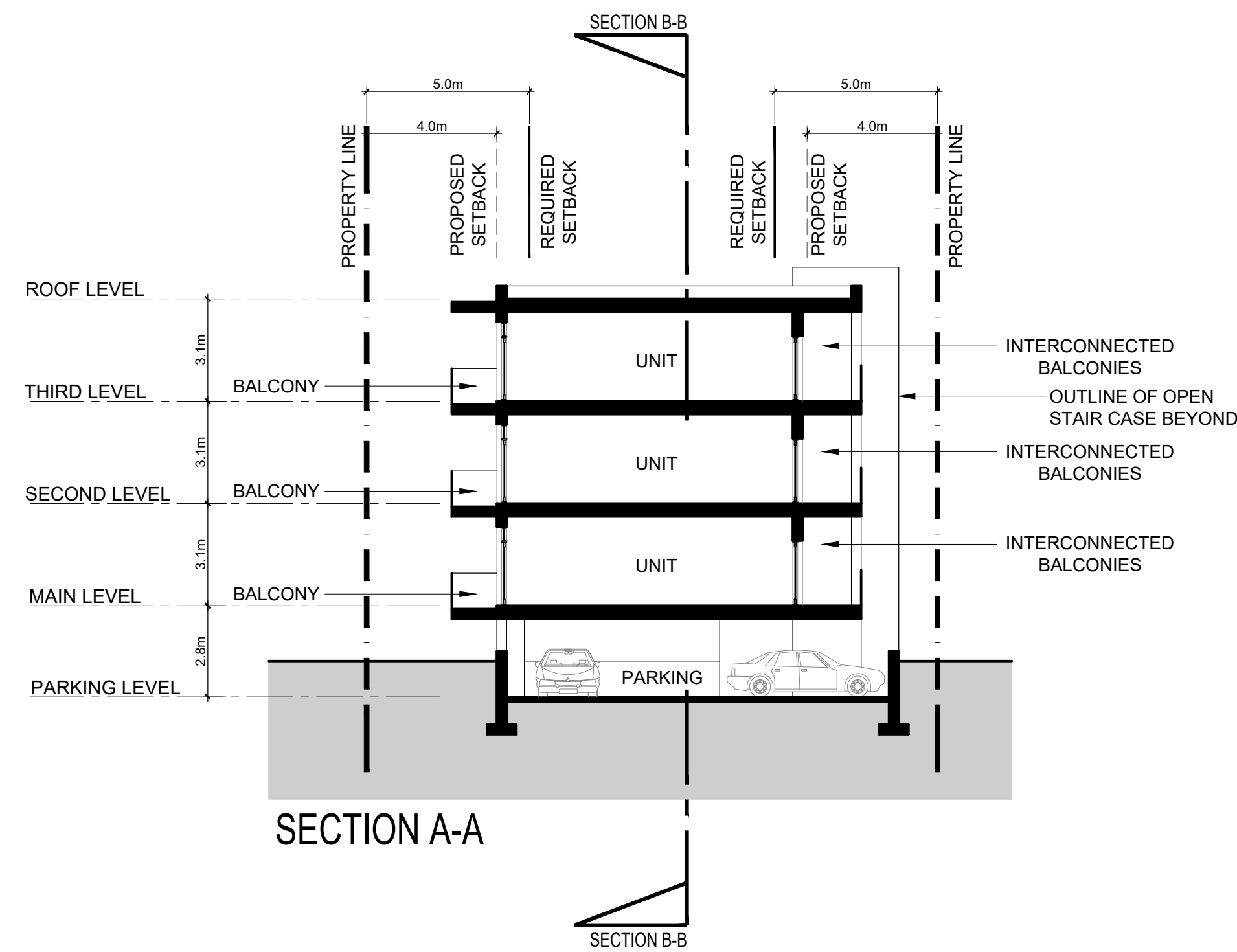
DRAWING TITLE

FLOOR PLANS

PROJECT NO.  
0410  
DATE  
JAN, 08, 2021

A100





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No.	REVISIONS	BY	DATE

NOT AUTHENTIC UNLESS SIGNED AND DATED

CONSULTING ENGINEERS  
 STRUCTURAL  
 MECHANICAL  
 ELECTRICAL

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

PROJECT  
 2458  
 CLEROUX CRESCENT  
 OTTAWA

DRAWING TITLE  
 FLOOR PLANS

PROJECT NO.  
 0410  
 DATE  
 JAN, 08, 2021

**A100**

