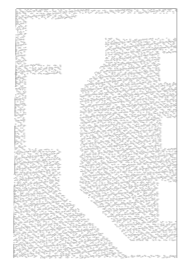
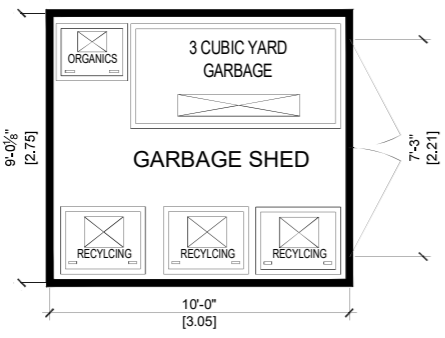
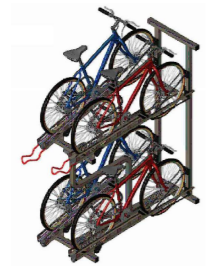


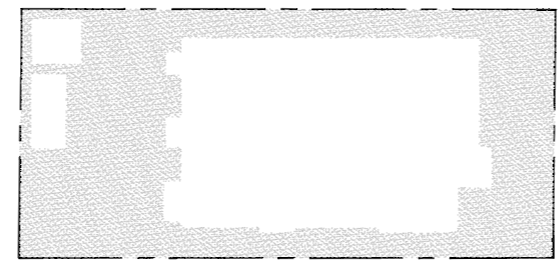
TWEEDSMUIR AVENUE

- PROPERT BOUNDARIES AND TOPOGRAPHIC INFORMATION TAKEN FROM:**
- STANTEC GEOMATICS LTD.
SURVEYOR'S REAL PROPERTY REPORT
PART 1 - PLAN OF SURVEY
LOT 41
REGISTERED PLAN 263
CITY OF OTTAWA
- ZONING (APARTMENT UP TO 12 UNITS):**
- R4UB ZONING DESIGNATION
 - AREA X ON SCHEDULE 1A
 - 12 DWELLING UNIT MAX, 16 UNITS PROPOSED, **VARIANCE REQ'D**
 - 15m REQUIRED LOT WIDTH, PROVIDED
 - 450m² REQUIRED LOT AREA, PROVIDED
 - 11m HEIGHT LIMIT, PROVIDED
 - REAR YARD SETBACK MUST BE AT LEAST 30% OF THE DEPTH OF THE LOT, PROVIDED
 - 1.5m MIN. SIDE YARD SETBACK, PROVIDED
 - 4.5m MIN. FRONT YARD SETBACK, PROVIDED
 - 20% OF THE AREA OF THE FRONT FACADE MUST BE RECESSED AN ADDITIONAL 0.6m, PROVIDED
 - FRONT FACADE TO HAVE 25% GLAZING (FRONT WINDOW SILLS MAX 1m AFF, WHERE INCLUDED IN GLAZING CALC.), PROVIDED
 - 25% OF DWELLINGS MUST HAVE AT LEAST 2 BEDROOMS, PROVIDED
 - 30% OF THE LOT AREA MUST BE PROVIDED AS LANDSCAPED AREA, PROVIDED, PROVIDED
 - 50% OF THE REAR YARD MUST BE SOFT LANDSCAPED, AS WELL AS ANY AREA THAT IS NOT A DRIVE ISLE, PARKING SPACE, PATH, PATIO OR STORAGE SHED, PROVIDED
 - REAR YARD LANDSCAPING MUST INCLUDE A RECTANGULAR AREA OF AT LEAST 25sq.m., NO LONGER THAN TWICE ITS WIDTH, PROVIDED
 - 40% OF THE FRONT YARD MUST BE SOFT LANDSCAPED, PROVIDED
 - FRONT YARD MUST HAVE PARKING PROHIBITORS, PROVIDED
 - NO PARKING REQUIRED OR PROVIDED
 - 0.5 BIKE PARKING SPACES REQUIRED FOR EACH DWELLING UNIT, 1 PROVIDED FOR EACH D.U.
 - AMENITY AREAS MUST BE PROVIDED TO A TOTAL AREA OF 6sq.m./DU AND LOCATED INDOORS, ON BALCONIES OR IN THE REAR YARD, PROVIDED
 - REAR YARD SHEDS ARE REQUIRED TO BE SETBACK 0.6m FROM LOT LINES, 0 SETBACK PROPOSED, **VARIANCE REQ'D**

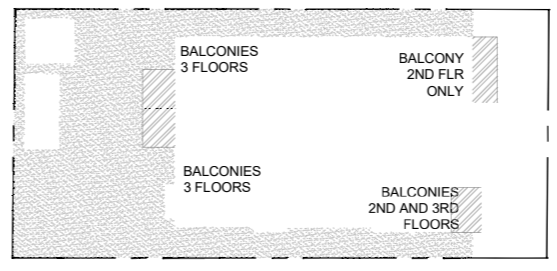
PROPOSED BIKE RACK SYSTEM:
"QUAD-RACK" HI-DENSITY RACK
BY CYCLESAFE



50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED
53% PROVIDED



30% OF LOT IS REQUIRED TO BE LANDSCAPED
42% LANDSCAPING PROVIDED



96 sq.m. OF AMENITY SPACE IS REQUIRED
173 sq.m. OF AMENITY IS PROVIDED IN THE REAR AND SIDE YARDS
43 sq.m. OF AMENITY IS PROVIDED ON BALCONIES
216sq.m. TOTAL AMENITY SPACE PROVIDED

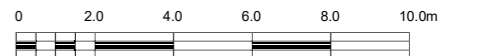


40% OF THE FRONT YARD IS REQUIRED TO BE SOFT LANDSCAPED
45% LANDSCAPING PROVIDED

- EXISTING BUILDINGS:**
- 2 STOREY DWELLING WITH ATTACHED CARPORT
 - TO BE DEMOLISHED
- PROPOSED BUILDING:**
- 3.5 STOREY APARTMENT BUILDING WITH 7 UNITS
 - 4 LIVING LEVELS
 - NO ON-SITE PARKING
- 2325sq.ft. x 85% EFFICIENCY = 1975sq.ft.
TOTAL LEASABLE AREA = 7900sq.ft.
16 UNITS @ 495sq.ft. AVG

AVERAGE GRADE CALCULATION

65.46
65.50
65.53
65.31
261.80 / 4 = 65.45



Drawing name: C:\Users\rosalme\OneDrive\Work\From Home\March 19C131 Tweedsmuir APCT131 AutoCAD131 SPT1 Site Plan.dwg

Consultants:

9	
8	
7	
6	2022/10/25 SITE PLAN RE-SUBMISSION
5	2022/10/04 ISSUED FOR COMMITTEE OF ADJUSTMENT
4	2022/05/16 ISSUED FOR SITE PLAN APPLICATION
3	2022/04/28 ISSUED FOR COORDINATION
2	2022/03/25 ISSUED FOR COORDINATION
1	2022/03/01 FOR CONSULTANT
No.	Y / M / D REVISION

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It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors &/or omissions to the architect. All contractors must comply with all pertinent codes & by-laws, & use proprietary products as directed by the manufacturer. Do not scale drawings. Copyright reserved.



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SMALL APARTMENT BUILDING
368 Tweedsmuir Avenue, Ottawa, Ontario

SITE PLAN

Drawn By:	Date:	Sheet:
MP/RV	MAY 2022	A1.0
Project No:	Scale:	
2131	1:100	

PLOTTED Tue, 26 Oct 2022