



2 LOCATION PLAN
SP-01 SCALE: 1 : 1

Site Statistics		
Zoning Designation:	R41A	
Lot Width:	36.7m	
Total Lot Area:	1117.6m ²	
Average Existing Grade:	55.45m	
Gross Floor Area:	518.5m ²	

Proposed Development - 30 Unit Low-Rise Apartment		
Zoning Mechanism	Required	Provided
Minimum Lot Width 162(a)	12m	36.7m
Minimum Lot Area 162(a)	360m ²	1117.6m ²
Min. Front Yard Setback 162(a)	4.5m	4.5m
Min. Interior Side Yard Setback 162(a)	1.5m	1.5m
Min. Rear Yard Setback 162(a)(ii)	9.15m (30% of Lot Depth)	9.15m
Maximum Building Height 162(a)	11m	10.83m
Parking Space Rates 101 (Sch. 1A - Area X)	9 Spaces 0 spaces for first 12 units - Section 101(3) 0.5 spaces / unit for 18 units - Table 101(R11-I)	1 Space
Minimum Visitor Parking Rates 102 (Sch. 1A - Area X)	2 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces/unit for 18 units - Table 102(II)	2 Spaces
Bicycle Parking Rates Table (Sch. 1 - Area B)	15 Spaces 0.5 spaces/unit for 30 units [11A(b)(i)]	30 Spaces
Landscaped Area 161 (b)	335.3m ² 30% of Lot Area (1117.6m ²)	378.4m ² (34%)
Rear Yard Soft Landscaping 161 (f)(ii)(A)	167.9m ² 50% of Rear Yard (335.8m ²)	176m ² (52%)
Front Yard Soft Landscaping Table 161	66m ² 40% of Front Yard (165.2m ²)	70.6m ² (43%)
Minimum 2-Bedroom Unit Rates 161 (f)(i)(ii)	9 Units Min. 25% of Total Units (30)	12 Units (40%)
Front Façade Minimum Glazing 161 (f)(i)(c)	89.9m ² 25% of Front Façade (359.4m ²)	153.1m ² (43%)
Façade Articulation / Balconies 161 (f)(i)(v)	71.5m ² At least 20% of the area of the front façade must be recessed an additional 0.6m from the front setback line	114.2m ² (32%)

3 ZONING
SP-01 SCALE: 1 : 1

- 1 ASPHALT
- 2 PRIVACY PANEL
- 3 EXISTING STRUCTURE TO BE DEMOLISHED
- 4 DEPRESSED CURB
- 5 EXISTING UTILITY POLE
- 6 RAISED PLANTING BED
- 7 INTERLOCKING PAVERS
- 8 PEA GRAVEL
- 9 PROPOSED RETAINING WALL
- 10 PROPOSED CURB

TOPOGRAPHIC PLAN OF SURVEY OF LOTS 85, 86 AND 87 REGISTERED PLAN M-27 CITY OF OTTAWA
FARLEY, SMITH & DENIS SURVEYING LTD. 2022

4 SURVEY INFO
SP-01 SCALE: N.T.S.

5 KEYNOTE LEGEND
SP-01 SCALE: N.T.S.

GENERAL ARCHITECTURAL NOTES:

- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
- Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
- Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
- The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
- Positions of proposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
- These documents are not to be used for construction unless specifically noted for such purpose.

1 ISSUED FOR SITE PLAN CONTROL 2022-12-16
ISSUE RECORD



project1 studio
Project1 Studio Incorporated
613.884.3939 | mail@project1studio.ca

73-83 CECILE ST
73-83 Ste-Cécile St
Ottawa, ON

PROJ SCALE DRAWN REVIEWED
2221 NOTED BH RK

SITE PLAN

SP-01

1 SITE PLAN
SP-01 SCALE: 1 : 75