



PROJECT STATUS:
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023

SEAL: **ABELEARCHITECTURE**
THOMAS G. ABELE, ARCHITECT OAA, T. 604.662.6918

2023-04-27

TRADE CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR INCONSISTENCIES TO SEYMOUR PACIFIC DEVELOPMENTS LTD., WITHOUT DELAY. FOR CLARIFICATION AND/OR CONFIRMATION, DO NOT SCALE DRAWINGS. DESIGNS REPRESENTED AND DRAWINGS USED AS INSTRUMENTS OF SERVICE SHALL REMAIN THE COPYRIGHT AND PROPERTY OF SEYMOUR PACIFIC DEVELOPMENTS LTD. ANY REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. IS PROHIBITED.

CONTRACTORS SHALL REMAIN FAMILIAR WITH, SHALL REFER TO, AND SHALL PERFORM IN ACCORDANCE WITH LOCAL LAWS, REGULATIONS AND BUILDING CODES. CONTRACTORS SHALL MAINTAIN GOOD INDUSTRY BUILDING AND SAFETY PRACTICES CONSISTENT WITH THE CONTRACT INTENT AND THE REQUIREMENTS OF JURISDICTIONAL AUTHORITIES.

ADDITIONAL CLAIMS AND COSTS RELATED TO NON-MATERIAL CHANGES WILL NOT BE ACCEPTED BY SEYMOUR PACIFIC DEVELOPMENTS LTD. NON-MATERIAL CHANGES ARE DEEMED TO BE PLAN CHANGES OR SPECIFICATION ADJUSTMENTS THAT DO NOT SUBSTANTIALLY AFFECT THE VALUE, TIME, COST AND QUALITY OF CONSTRUCTION.

CONTRACTORS SHALL MAKE EVERY REASONABLE EFFORT TO MAINTAIN SCHEDULE TARGETS AND PROVIDE GOOD EFFICIENCY, PROGRESS, WORKMANSHIP AND QUALITY TOWARD DEFICIENCY-FREE RESULTS.

PROJECT NAME:
RHYTHM APARTMENTS

PROJECT NUMBER:
VP 2211

ADDRESS:
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:
SITE PLAN

DRAWN BY: PD
CHECKED BY: RF
DATE: APR 26 2023
SCALE: As indicated
DRAWING #: **A1.01**
REV #:



LEGEND

	1 BEDROOM / 1 BATH
	2 BEDROOM / 1 BATH
	2 BEDROOM / 2 BATH
	2 BEDROOM / DEN / 2 BATH
	RENTAL OFFICE

SITE INFORMATION

PROJECT DESCRIPTION	1-MULTIFAMILY RESIDENTIAL APARTMENT (6 STOREY)
TOTAL UNITS	119 RESIDENTIAL UNITS
CIVIC ADDRESS	3080 NAVAN ROAD, OTTAWA, ONT
MUNICIPALITY	CITY OF OTTAWA
ZONING	R5N(2744)H20
LEGAL DESCRIPTION	"BLOCK 64 ON DRAFT 4M-PLAN"
LOT AREA	6689.21 m ²
DENSITY	177.6 DU/HECTARE
FLOOR SPACE INDEX (FSI)	1.76

ZONING SUMMARY

	REQUIRED		PROPOSED	
MAX. BUILDING HEIGHT	20 m		17.31 m	
MIN. FRONT YARD S.B.	3.0 m		3.0 m	
MIN. REAR YARD S.B.	7.5 m		7.5 m	
MIN. INTERIOR SIDE YARD S.B.	VARIES		VARIES	
MIN. CORNER SIDE YARD S.B.	3.0 m		3.0 m	
MIN. LOT AREA	540 m ²		6689.21 m ²	
MIN. LOT WIDTH	18 m		- m	
MIN. WIDTH OF LAND. BUFFER	3 m		3 m	

LANDSCAPE

	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30%	38%
	1993.17 m ²	2540.17 m ²

VEHICULAR PARKING

SUBJECT SITE IS WITHIN 600M OF THE CHAPEL HILL TRANSIT STATION PARKING RATES FOR AREA X APPLY

	REQUIRED	UNITS/AREA	REQUIRED	PROPOSED
APARTMENT - REGULAR	0 / UNIT	12	0	0
APARTMENT - REGULAR	0.5 / UNIT	107	54	121
VISITORS	0.1 / UNIT	107	11	11
TOTAL PARKING STALLS			65	132

OTHER PARKING PROVISIONS

SMALL CAR	MAX 50%	MAX 71	62
ACCESSIBLE TYPE A		1	1

BICYCLE PARKING

	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
TOTAL BICYCLE			60	60

OTHER BICYCLE PROVISIONS

MAX BIKE STALLS IN LANDSCAPED AREA	50%	-	30	30
MIN HORIZONTAL BIKE STALL	50%	-	30	30
MIN SECURED BIKE STALLS	25%	-	15	30

WASTE CALCULATIONS

	REQUIRED	PROPOSED
GARBAGE	16 y ³	16 y ³
GMP	2 y ³	2 y ³
FIBRE	4 y ³	4 y ³
ORGANICS	720L	720L

BUILDING INFORMATION

	BUILDING A	
FOOTPRINT	1894.44	m ²
GROSS BUILDING AREA	11502.94	m ²

UNIT BREAKDOWN

	BUILDING A
1 BEDROOM / 1 BATH	32 UNITS
2 BEDROOM / 1 BATH	6 UNITS
2 BEDROOM / 2 BATH	57 UNITS
2 BEDROOM / DEN / 2 BATH	24 UNITS
TOTAL	119 UNITS

AMENITY

	RATE	REQUIRED	PROPOSED
COMMUNITY AMENITY AREA (50% MIN)	6M ² / DU	714 m ²	900 m ²
INDOOR AND PRIVATE TERRACES / DECKS	6M ² / DU	714 m ²	906 m ²
TOTAL AMENITY SPACE		1428 m²	1806 m²

LEGEND

	PROPERTY LINE
	SETBACK LINE
	PARKADE OUTLINE
	BUILDING OUTLINE
	EV CHARGER
	2.2m NOISE BARRIER FENCE
	WOODEN FENCE
	RETAINING WALL
	CHAINLINK FENCE
	LANDSCAPE AREA
	SIDEWALK LETDOWN
	CROSSWALK 1.5 X .45 STRIPS
	ACCESSIBLE PARKING
	BIKE PARKING (NUMBER REPRESENTS COUNT)
	SITE SIGNAGE
	DIRECTION SIGNAGE

2 SITE PLAN LAYOUT
1/16" = 1'-0"

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