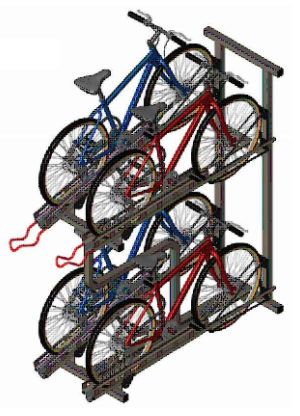


**368 TWEEDSMUIR AVENUE  
PROPOSED  
SMALL APARTMENT BUILDING**

EXISTING AVG. GRADE = 65.45  
 T/O GROUND FLOOR = 66.45  
 T/O FOUNDATION = 66.09  
 T/O BASEMENT SLAB = 63.50  
 T/O ELECTRICAL ROOM SLAB = 63.30

NOTE: PER PATERSON GEOTECHNICAL REPORT PG5961-1 BEDROCK IS EXPECTED BETWEEN 62.5m AND 63.0m +/- . ALL FOOTINGS TO BEAR DIRECTLY ON BEDROCK PER REPORT. MAX T/O STANDARD FOOTING = 63.40 T/O FOOTING AT ELECTRICAL ROOM = 63.20

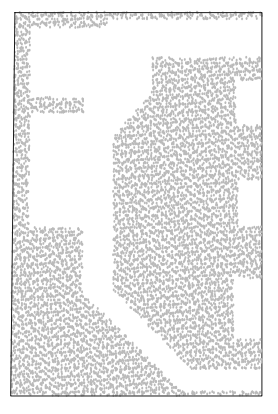
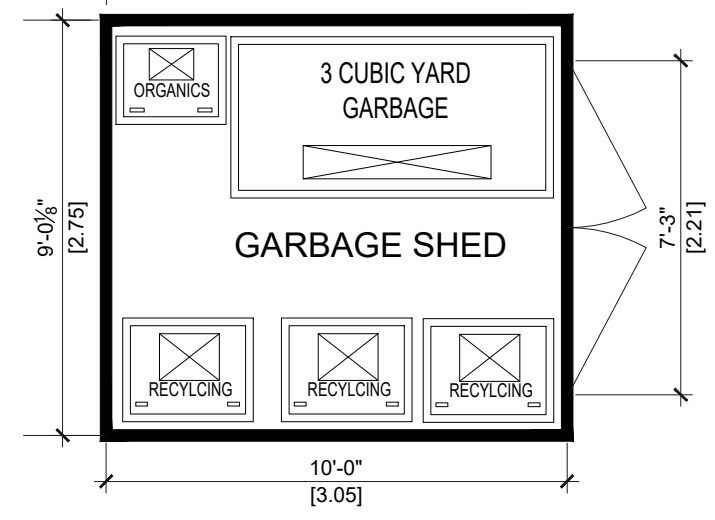
PROPOSED BIKE RACK SYSTEM: 'QUAD-RACK' HI-DENSITY RACK BY CYCLESAFE



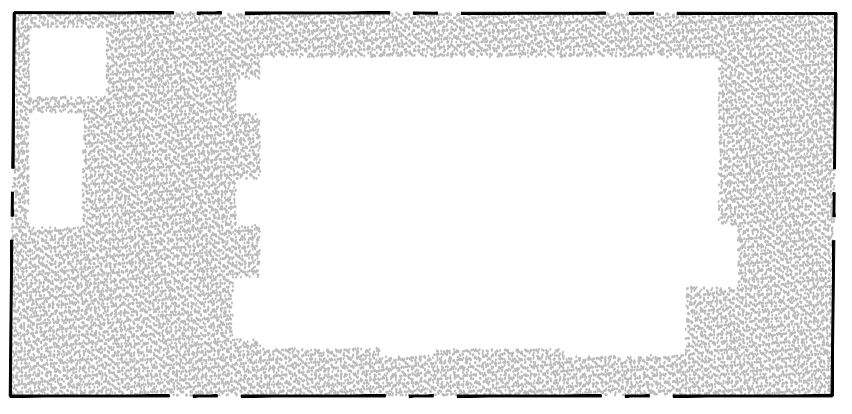
*Andrew McCreight*

**ANDREW MCCREIGHT**  
 MANAGER (A), DEVELOPMENT REVIEW CENTRAL  
 PLANNING, REAL ESTATE & ECONOMIC DEVELOPMENT  
 DEPARTMENT, CITY OF OTTAWA

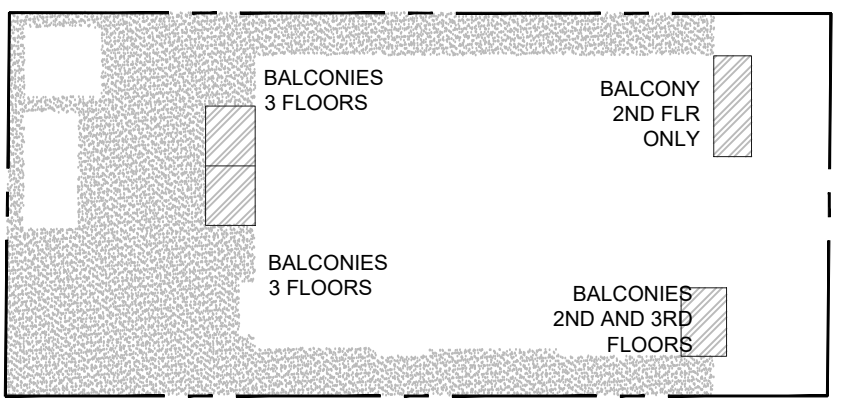
**APPROVED**  
 By Andrew McCreight at 3:10 pm, May 17, 2023



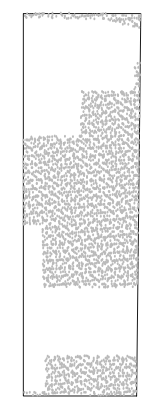
50% OF REAR YARD IS REQUIRED TO BE SOFT LANDSCAPED  
 53% PROVIDED



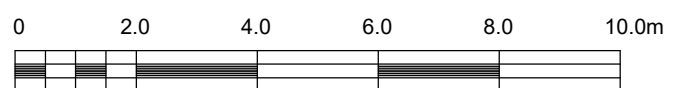
30% OF LOT IS REQUIRED TO BE LANDSCAPED  
 42% LANDSCAPING PROVIDED



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



**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
- 450m<sup>2</sup> 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**

**EXISTING BUILDINGS:**

- 2 STOREY DWELLING WITH ATTACHED CARPORT
- TO BE DEMOLISHED

**PROPOSED BUILDING:**

- 3.5 STOREY APARTMENT BUILDING WITH ? 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 |

Consultants:

Consultants:

|     |            |                                    |
|-----|------------|------------------------------------|
| 9   |            |                                    |
| 8   |            |                                    |
| 7   | 2022/12/01 | SITE PLAN RE-SUBMISSION            |
| 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                           |

It is the responsibility of the appropriate contractor to check & verify all dimensions on site and report all errors and/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.



**RJH**

Rosaline J. Hill Architect Inc.

414 Churchill Ave. N., Ottawa, ON, K1Z 5C6 • 613-853-2822  
 www.rjhill.ca • rosahill@rjhill.ca

**SMALL APARTMENT BUILDING**  
 368 Tweedsmuir Avenue, Ottawa, Ontario

|                  |          |        |
|------------------|----------|--------|
| <b>SITE PLAN</b> |          |        |
| Drawn By:        | Date:    | Sheet: |
| MP/RV            | MAY 2022 | A1.0   |
| Project No:      | Scale:   |        |
| 2131             | 1:100    |        |