



PROJECT STATUS:  
ISSUED FOR SITE PLAN CONTROL

Revision Schedule		
No.	Description	Revision Date
A	ISSUED FOR SPC	04/26/2023
B	RE-ISSUED FOR SPC	09/15/2023

SEAL: **ABELEARCHITECTURE**  
THOMAS C. ABLE, ARCHITECT OAA, T. 604.692.6818

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.

PROPERTY BOUNDARY & TOPOGRAPHIC INFORMATION PROVIDED BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.

PROJECT NAME:  
RHYTHM APARTMENTS

PROJECT NUMBER:  
VP 2211

ADDRESS:  
3080 NAVAN ROAD, OTTAWA

DRAWING TITLE:  
SITE PLAN

DRAWN BY: EC  
CHECKED BY: CG  
DATE: SEPT 15, 2023  
SCALE: As indicated

DRAWING #: **A1.01** REV #: **A**



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	PART LOT 6 CON 3 OF GLOUCESTER AS IN CT226327 EXCEPT GL73158
LOT AREA	6689.21 m <sup>2</sup>
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	3.0 m
MIN. REAR YARD S.B.	7.5 m	7.5 m	7.5 m
MIN. INTERIOR SIDE YARD S.B.	VARIES	VARIES	VARIES
MIN. CORNER SIDE YARD S.B.	3.0 m	3.0 m	3.0 m
MIN. LOT AREA	540 m <sup>2</sup>	6689.21 m <sup>2</sup>	6689.21 m <sup>2</sup>
MIN. LOT WIDTH	18 m	-	-
MIN. WIDTH OF LAND. BUFFER	3 m	3 m	3 m

LANDSCAPE		
	REQUIRED	PROPOSED
PERCENTAGE OF LOT AREA	30%	38%
	1993.17 m <sup>2</sup>	2540.17 m <sup>2</sup>

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	12
<b>TOTAL PARKING STALLS</b>			<b>65</b>	<b>133</b>
<b>OTHER PARKING PROVISIONS</b>				
SMALL CAR	MAX 50%		MAX 67	50
ACCESSIBLE TYPE A			1	1

BICYCLE PARKING				
	RATE	AREA	REQUIRED	PROPOSED
APARTMENT BUILDING	0.5 / UNIT	-	60	60
<b>TOTAL BICYCLE</b>			<b>60</b>	<b>60</b>
<b>OTHER BICYCLE PROVISIONS</b>				
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 <sup>3</sup>	16 y <sup>3</sup>
GMP	2 y <sup>3</sup>	2 y <sup>3</sup>
FIBRE	4 y <sup>3</sup>	4 y <sup>3</sup>
ORGANICS	720L	720L

BUILDING INFORMATION		
	BUILDING A	
FOOTPRINT	1894.44 m <sup>2</sup>	
GROSS BUILDING AREA	11502.94 m <sup>2</sup>	

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
<b>TOTAL</b>	<b>119 UNITS</b>

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

09/06/2023 10:58:14 AM

2 SITE PLAN LAYOUT  
1 : 192