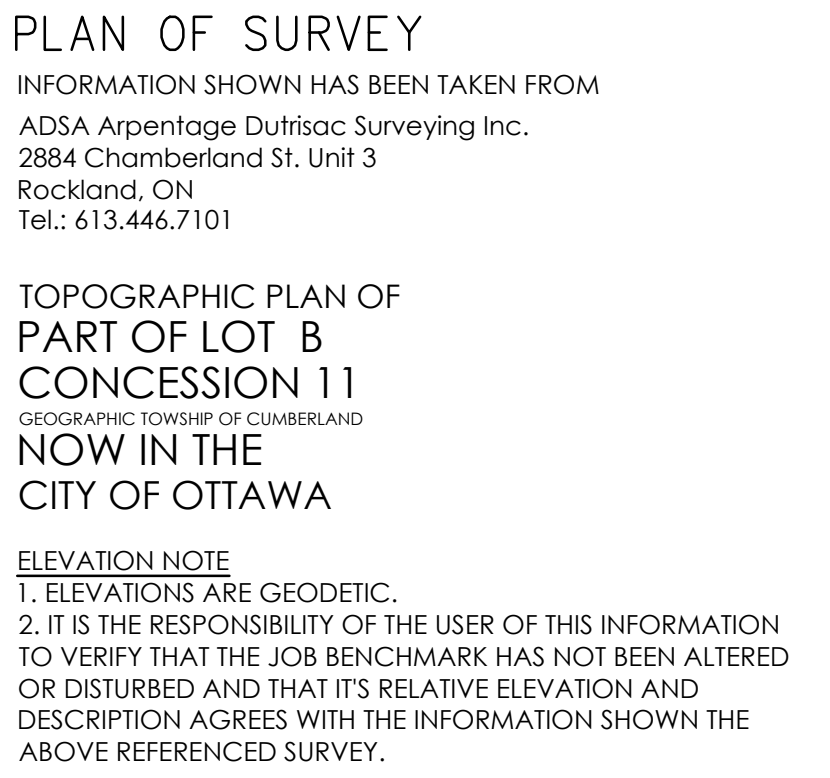




CLIENT:



BRIDOR DEVELOPMENTS
BUILDING COMMUNITIES

LEGEND:

	PROPOSED NEW BUILDING
	NEW CONCRETE WALKWAY
	PROPERTY LINE
	ADJACENT LOT PROPERTY LINES
	EXISTING OVERHEAD HYDRO LINE
	NEW WOOD FENCE
	EXISTING HYDRO POLE TO REMAIN
	ENTRANCE ARROWS
	NEW BIKE RACKS
	NEW PARKING
	EXISTING CONCRETE CURB

14	SPC RESUBMISSION	JP	JULY 17
13	SPC RESUBMISSION	JC	JUN 28
12	FOR REVIEW (U/G RAMP)	JP	JUNE 08
11	FOR REVIEW	JP	FEB. 13
10	FOR REVIEW	JP	DEC. 01
09	FOR COORDINATION	JP	OCT. 28
08	FOR REVIEW	JP	OCT. 19
07	FOR COORDINATION	PE	APR. 20
06	FOR COORDINATION	PE	APR. 14
05	FOR REVIEW	PE	APR. 19
04	FOR REVIEW	PE	APR. 13
03	FOR REVIEW	PE	JAN. 13
02	FOR REVIEW	PE	NOV. 26
01	FOR REVIEW	PE	NOV. 20
No.	REVISIONS	BY	DATE

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DESIGNED BY: P.E. DRAWN BY: P.E. APPROVED BY: B.K.

PROJECT

1592 TENTH LINE ROAD
OTTAWA

DRAWING TITLE

SITE PLAN

PROJECT NO.
0359

DATE
APRIL 20, 2022

SP-01



2 LOCATION PLAN
SP-01 SCALE = 1:800

SITE ZONE STATISTICS		1592 TENTH LINE ROAD	
ITEM		REQUIRED	PROVIDED
Zone			
Lot Area	Proposed	R4Z(XXXX) Zoning By-Law 2008-205, as amended	
Lot Width	S. 161, (V)	450 sqm	1487 sqm
Lot Depth	S. 161, (IV)	18.0m	32.3m
Maximum Building Height	S. 161, (VI)	15.0m	10.5m
Front Yard (through lot - no rear yard)	S. 161, (VII)	4.8m (1enth Line)	4.8m (1enth Line)
Section 135 (1)	S. 161, (VII)	3.0m min.	3.0m (Phoenix Crescent)
Side Yard	S. 161, (X)	1.5 for the 1st 21 m back from the front lot line if the height is 11 m or less. If in excess of 11 m in building wall height the interior side yard setback is 3 m. Beyond 21 m interior side yard is 6 m	2.7m for the first 21 m back from the front lot line Beyond 21 m interior side yard is 6.0 m
Parking Spaces (Resident)		1.2 Per Unit (27 x 1.2 = 32.4 - 10% = 28.16)	1.1 Per Unit - 10% (27 x 1 = 27)
10% reduction as per Section 101 (6) (c)	S. 101, (IV)	1.1 Per Unit "Exception (XXXX) applies Total required: 27 spaces	27 Spaces
Parking Spaces (Visitor)		0.2 Per Unit (27 x 0.2 = 5.4)	0.2 Per Unit (27 x 0.2 = 5.4)
	S. 102, (III)	Total required: 5 spaces	5 Spaces
Bicycle Parking Spaces		0.5 Per Unit (27 x 0.5 = 13.5)	18 Spaces below 8 Spaces at grade/podium
	S. 111A, (b)(i)	Total required: 14 spaces	24 Spaces Total
Amenity Area		6.0 sqm Per Unit (6.0 sqm x 27 units = 162 sqm)	154 sqm (private) + 199.6 sqm (communal) = 356.6 sqm
	Communal	50% of Total Amenity area (162 sqm x 50% = 81 sqm)	199.6 sqm (communal)
	S. 137, (12)		
Building Footprint	Block A	n/a	325 sqm
Number of Dwelling units	Block B	n/a	250 sqm
	Block A	n/a	15 units
	Block B	n/a	12 units
Lot Coverage		n/a	575 sqm (38.7%)
Min. Distance Between Buildings	Table 131, (4)(a)	1.2 m when the building is less than or equal to 14.5 m in height	7.8m (3.5 m between stairs)
Permitted Uses	S. 161, (1)	apartment dwelling, low rise bed and breakfast, detached dwelling diplomatic mission, daycare dwelling, group home, home-based business, home-based daycare, leased/detached dwelling, park, planned unit development, retirement home, converted retirement home, nursing home, urban agriculture	secondary dwelling unit, semi-detached dwelling, stacked dwelling, three-unit dwelling, townhouse dwelling, urban agriculture
			Apartment dwelling, low-rise (For zoning review purposes)
			Attached triplexes (For Building Code Services review)

