

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

APPROVED
 By Andrew McCreight at 7:57 am, Apr 10, 2024

**PROPOSED 3 STOREY
 APARTMENT BLOCK
 26 UNITS**

**3 FLOORS @ 5,065 SQ.FT. +
 BASEMENT @ 5,065 SQ.FT.
 20,260 SQ.FT. TOTAL GFA**

NET 17,093 SQFT

T/O Foundation Walls = Varies (59.18 to 60.958)
 T/O Ground Floor Slab-on-grade = 59.18
 T/O Sub-Basement Slab = 56.28
 U/S of Sub-Basement Footing = 55.87

SITE DATA

SITE STATISTICS (NUMBER OF UNITS & GROSS BUILDING AREA)

15 LARCH	26 UNITS	1,882.2m ²
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LOT COVERAGE

TOTAL LOT AREA:	918m ²
TOTAL GROSS BUILDING AREA:	470.6m ²
TOTAL LOT COVERAGE:	51.26%

TOTAL HARD SURFACE AREA: 126.7m²

TOTAL LOT COVERAGE: 14%

TOTAL LANDSCAPE AREA (EX. DRIVEWAY): 448m²

TOTAL LOT COVERAGE: 33%

AMENITY AREA

TERRACES + PRIVATE BALCONIES	137m ²
INTERIOR LOBBY	36.6m ²
EXTERIOR LANDSCAPING	223m ²
TOTAL AREA:	397m²

SURVEY INFORMATION

JD BARNES LTD.
 62 STEADIE DRIVE
 SUITE 103, KANATA, ON
 K2K 2A9, CANADA

CONTACT:
 GEORGE ZERVOS
 613-254-8659

SURVEYOR'S REAL PROPERTY REPORT
 PART 1 - PLAN SHOWING
**PART OF BLOCK 122
 REGISTERED PLAN No. 13,
 LOTS 35 AND 36 AND PART OF
 LOT 34
 REGISTERED PLAN No. 82974
 CITY OF OTTAWA**

SITE STATISTICS

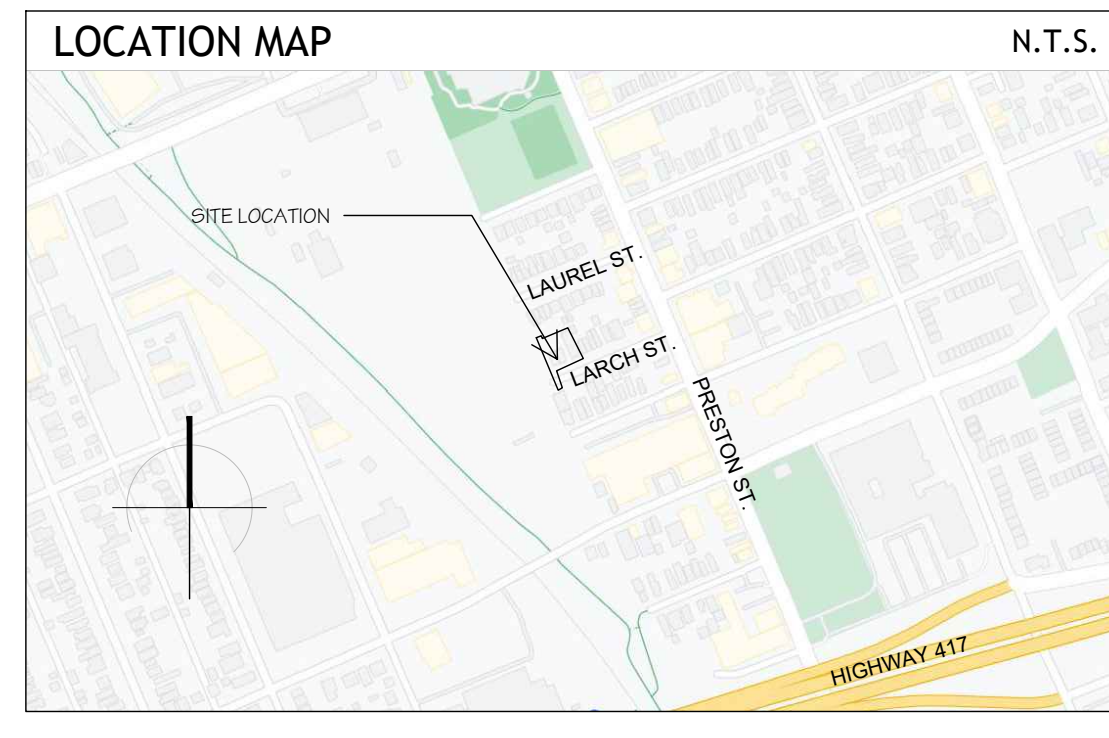
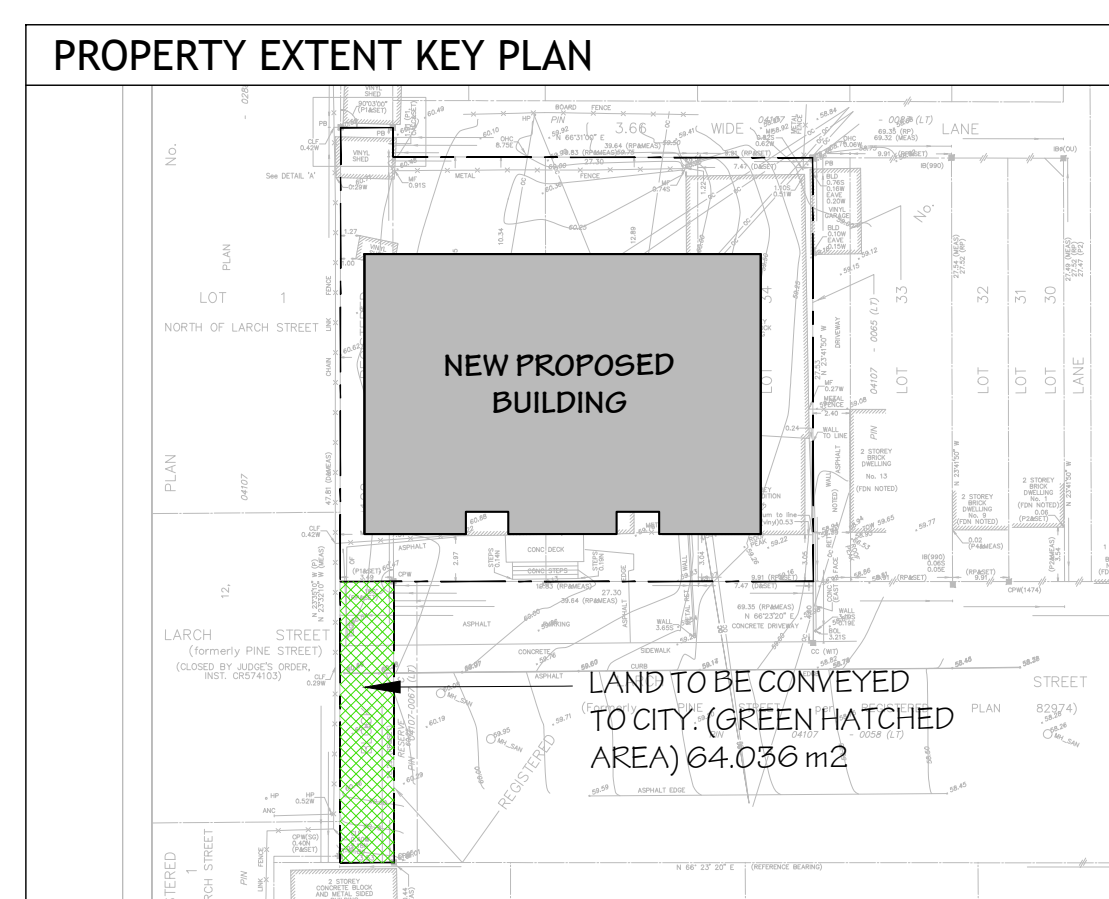
ZONING PROVISIONS: R4-UB - RESIDENTIAL FOURTH DENSITY ZONE

DWELLING TYPE: LOW RISE APARTMENT BLDG.	REQUIRED	PROPOSED
MAXIMUM NUMBER OF UNITS	12	26
MINIMUM LOT WIDTH (m)	15.0m	30.77m
MINIMUM LOT AREA (m ²)	450m ²	-856m ²
MINIMUM FRONT YARD (m)	4.5m	3.05m
MINIMUM REAR YARD (m)	8.26m	8.18m
MINIMUM REAR YARD AREA (m ²)	214m ²	198.7m ²
MINIMUM INTERIOR SIDE YARD (m)	1.5m	1.22m
MAXIMUM BUILDING HEIGHT (m)	11m	11.40m

PARKING REQUIREMENTS - RESIDENTS

(PARKING PROVISIONS 2008-250 SECTION 106)

RESIDENTS REQUIRE	PROVIDED
0 RESIDENT SPACES	0 RESIDENT SPACES
1 VISITOR PARKING SPACE	1 VISITOR PARKING SPACE
1 SPACE	0 TOTAL
BICYCLE 0.5 x 26 UNITS = 13 SPACES	BICYCLE 28 OUTDOOR COVERED 'PERO-DECKER' SPACES 3 OUTDOOR SPACES @ .6m x 1.8m 31 SPACES TOTAL



Owner
 Roca Homes
 24 George St W
 Ottawa, ON
 K1S 3J2
 Attention: Tim Moore

Architect/Agent
 Hobin Architecture Inc.
 63 Pamela Street
 Ottawa, Ontario
 K1S 3K7
 Attention: Hugo Latreille

Planning
 Novatech
 240 Micheal Cowpland Dr. Suite 200
 Ottawa, ON
 K2M 1P6
 Attention: Murray Chown

Landscape
 Novatech
 240 Micheal Cowpland Dr. Suite 200
 Ottawa, ON
 K2M 1P6
 Attention: Ryan James

Civil
 Novatech
 240 Micheal Cowpland Dr. Suite 200
 Ottawa, ON
 K2M 1P6
 Attention: Miroslav Savic

Geotechnical
 Paterson Group
 154 Colonnade Road South
 Ottawa, ON
 K2E 7J5
 Attention: Maha Saleh

no.	date	revision
16	2024-02-15	RE-ISSUED FOR SITE PLAN APPROVAL
15	2024-02-06	ISSUED RESPONSE TO CITY COMMENTS (2/23/24)
14	2024-01-17	RE-ISSUED FOR SITE PLAN APPROVAL
13	2024-01-05	ISSUED FOR SITE PLAN APPROVAL
12	2023-12-22	ISSUED FOR TENDER
11	2023-12-12	ISSUED ZONING DEFICIENCY RESPONSE
10	2023-12-08	ISSUED FOR TENDER COORDINATION
9	2023-10-30	ISSUED FOR SITE PLAN APPROVAL
8	2023-11-09	ISSUED FOR BUILDING PERMIT
7	2023-09-29	ISSUED TO CONSULTATIONS REGARDING FINAL TRANSFORMER LOCATION
6	2023-09-14	ISSUED TO LIGHTING CONSULTANT
5	2023-08-30	ISSUED FOR CITY OF OTTAWA CONSULTATION REGARDING TRANSFORMER LOCATION
4	2023-08-11	ISSUED FOR CONSULTANT COORDINATION
3	2023-07-13	RE-LABELLING FOR EXP
2	2023-06-29	RE-ISSUED FOR ENERGY MODELING
1	2023-06-23	ISSUED FOR ENERGY MODELING

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

All contractors must comply with all pertinent codes and by-laws.

Do not scale drawings.

This drawing may not be used for construction until signed.

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Hobin Architecture Incorporated
 63 Pamela Street
 Ottawa, Ontario
 Canada K1S 3K7
 T: 613 238-7200
 F: 613 235-2005
 E: mail@hobinarc.com
 hobinarc.com
HOBIN ARCHITECTURE

project title
LARCH APARTMENTS
 15 LARCH ST, OTTAWA, ONTARIO

drawing title
SITE PLAN

drawn	date	scale
HL	MAR 2023	1:75
project	2024	
drawing no.		
revision no.		

SP-1

ONTARIO ASSOCIATION OF ARCHITECTS
 HARRY J. HOBIN LICENCE 3049

#18698