



**1** SITE PLAN  
A-100 SCALE = 1:100

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M <sup>2</sup> )	540 M <sup>2</sup>	796.1m <sup>2</sup>	YES
MINIMUM LOT WIDTH	18 M	20.57M	YES
MINIMUM FRONT YARD SETBACK	6 M	6 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS PARTMENT DWELLING - MID-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT.	30%	OVER 30%	YES
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	6 M	YES
MINIMUM INTERIOR SIDE YARD SETBACK	3 M	3 M	YES
MAXIMUM BUILDING HEIGHT	15 M	14.8 M	YES
MAXIMUM FLOOR SPACE INDEX	NONE	N/A	N/A
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT (SECTION 110)	NONE (NOT ABUTTING A STREET)	NONE	YES
MINIMUM PARKING	ONE VISITOR PARKING SPACE	1 SPACE (ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (9 REQUIRED)	10 OUTDOOR	YES

- GENERAL NOTES:**
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
  - ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
  - CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
  - REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR ALL NEW LANDSCAPING AND ANY REQUIRED TREE PRESERVATION.
  - ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.

**PROJECT INFORMATION**

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING

MUNICIPAL ADDRESS: 1132 ST-PIERRE ST, ORLEANS (OTTAWA), ON K1C 1L5

PIN:

ZONING USE: RSA - RESIDENTIAL ZONE S, APARTMENT DWELLING, LOW RISE, STACKED

PROPOSED CONSTRUCTION: NEW 4 - STOREY BUILDING

PROPOSED USE: APARTMENT DWELLING, LOW RISE, STACKED

BUILDING HEIGHT: ± 14980m (± 491.5')

GROSS FLOOR AREA: 1201.6m<sup>2</sup> (12932 SQ FT)

SITE AREA: 8,398.50 SQ FT (780.25m<sup>2</sup>)

**PARKING STATISTICS:**

STANDARD PARKING:  
4 SPACES OF 2.6m W x 5.2m L (8' - 7" W x 17' - 0" L)

ACCESSIBLE PARKING:  
1 SPACE OF 3.66m W X 5.2m L (12' - 0" W x 17' - 0" L)

TOTAL PARKING SPACES: 3

BICYCLE PARKING:  
13 EXTERIOR COVERED ABOVE GROUND  
6 EXTERIOR

LANDSCAPING:  
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 230.7 m<sup>2</sup>  
15% LANDSCAPING REQUIRED: 78 m<sup>2</sup>

TOTAL LANDSCAPED AREAS PROVIDED: 301.6 m<sup>2</sup>

**LEGEND**

	INTERLOCKING PAVERS
	LAWN

CLIENT

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PROJECT NORTH

SEAL

TRUE NORTH

ARCHITECTURAL

**(L+D)** LALANDE + DOYLE ARCHITECTS INC.  
www.l+d.ca  
Tel: 613.233.2000  
Fax: 613.233.1008  
159 Neiland Ave  
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

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STRUCTURAL

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CIVIL

DATE	DESCRIPTION	ISSUE REV.
2024/07/31	REISSUED FOR SPA	04
2024/07/09	ISSUED FOR COORDINATION	03
2024/06/26	REISSUED FOR SPA	03
2024/05/21	ISSUED FOR SPA	02
2024/04/26	ISSUED FOR SPA	01

PROJECT NAME

**PULSE SOCIETIES LTD.**

**ORLEANS DEVELOPMENT - PRR**

1132 St. Pierre St, Ottawa, ON K1C 1L5

DRAWING TITLE

**SITE PLAN**

DATE	PROJECT NO.
09.07.2024	<b>24-002A</b>
SCALE AS NOTED	
DRAWN BY BR	DRAWING NO. <b>A-100</b>
REVIEWED BY LCL	