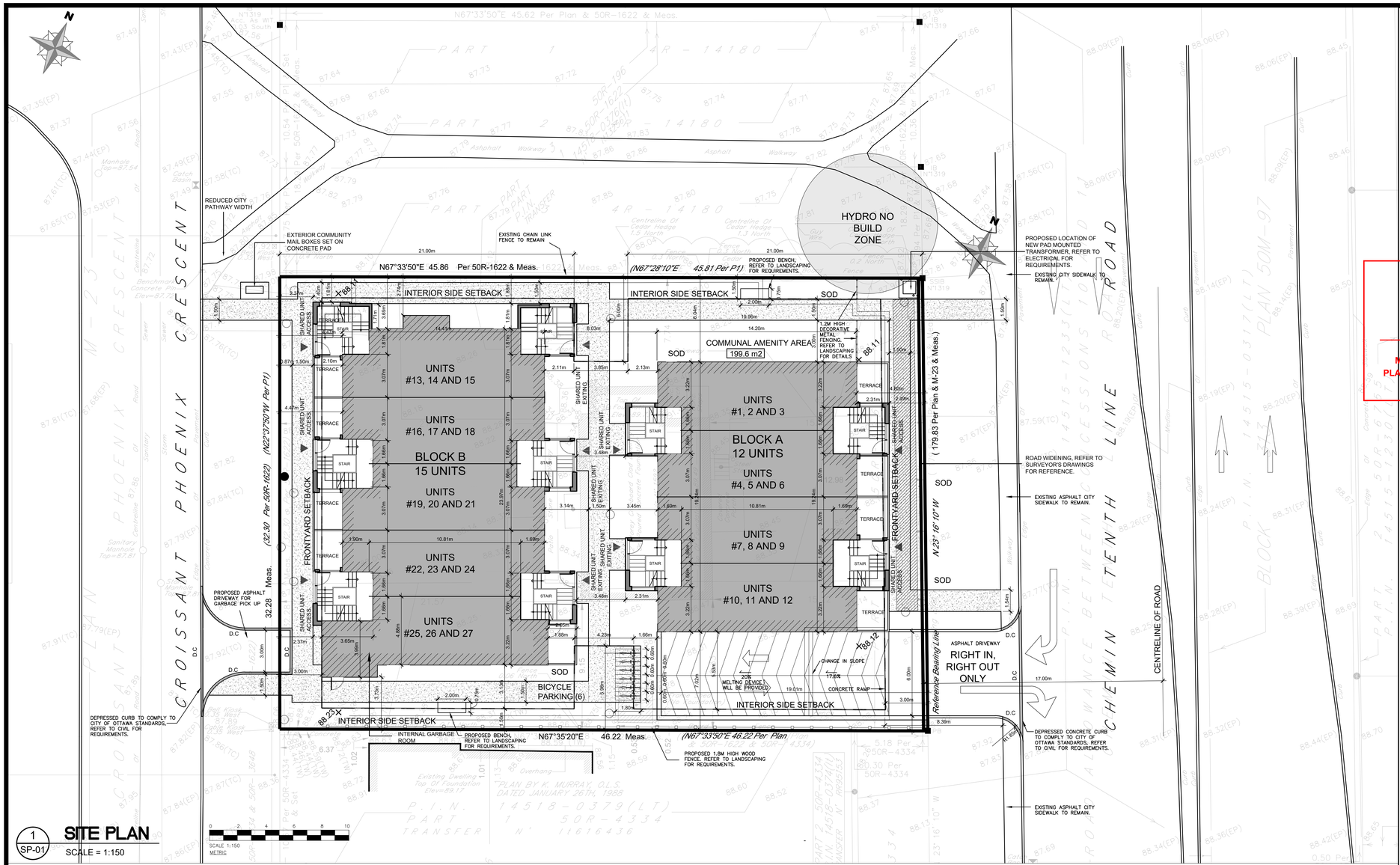


1 SP-01

SITE PLAN

SCALE = 1:150

PLAN OF SURVEY
INFORMATION SHOWN HAS BEEN TAKEN FROM
ADSA Arpentage Dutrisac Surveying Inc.
2884 Chamberland St. Unit 3
Rockland, ON
Tel.: 613.446.7101

TOPOGRAPHIC PLAN OF
PART OF LOT B
CONCESSION 11
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
NOW IN THE
CITY OF OTTAWA

ELEVATION NOTE
1. ELEVATIONS ARE GEODETIC.
2. IT IS THE RESPONSIBILITY OF THE USER OF THIS INFORMATION TO VERIFY THAT THE JOB BENCHMARK HAS NOT BEEN ALTERED OR DISTURBED AND THAT IT'S RELATIVE ELEVATION AND DESCRIPTION AGREES WITH THE INFORMATION SHOWN THE ABOVE REFERENCED SURVEY.

JOHN SEVIGNY C.E.T.
MANAGER (A), DEVELOPMENT REVIEW EAST
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA

APPROVED
By sevignyjo at 11:31 am, Oct 30, 2024

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
- NEW METAL FENCE
- EXISTING HYDRO POLE TO REMAIN
- ENTRANCE ARROWS
- NEW BIKE RACKS
- EXISTING CONCRETE CURB

No.	REVISIONS	BY	DATE
19	FOR SPC SUBMISSION	JP	OCT. 24 2024
18	FOR SPC SUBMISSION	JP	MAR. 20 2024
17	FOR CLIENT REVIEW	JP	MAR. 6 2024
16	FOR SPC SUBMISSION	JP	DEC. 14 2023
15	FOR CLIENT REVIEW	JP	DEC. 06 2023
14	SPC RESUBMISSION	JP	JULY 17 2023
13	SPC RESUBMISSION	JC	JUN 28 2023
12	FOR REVIEW (U/G RAMP)	JP	JUNE 08 2023
11	FOR REVIEW	JP	FEB. 13 2023
10	FOR REVIEW	JP	DEC. 01 2022
09	FOR COORDINATION	JP	OCT. 28 2022
08	FOR REVIEW	JP	OCT. 19 2022
07	FOR COORDINATION	PE	APR. 20 2022
06	FOR COORDINATION	PE	APR. 14 2022
05	FOR REVIEW	PE	APR. 19 2021
04	FOR REVIEW	PE	APR. 13 2021
03	FOR REVIEW	PE	JAN. 13 2021
02	FOR REVIEW	PE	NOV. 26 2020
01	FOR REVIEW	PE	NOV. 20 2020

STAMP

NORTH ARROW

TATHAM ENGINEERING
5335 Canotek Road, Unit 103,
Ottawa, Ontario K1J 9L4
613-747-3636
info@tathameng.com

D2 concepts
70RD. ROSEWOOD AVE., SUITE 201
OTTAWA, ONTARIO, K1V 6M8

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

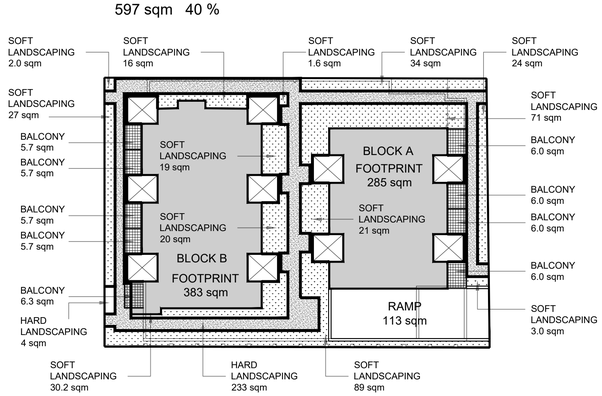
SP-01

D07-12-21-0084

18576

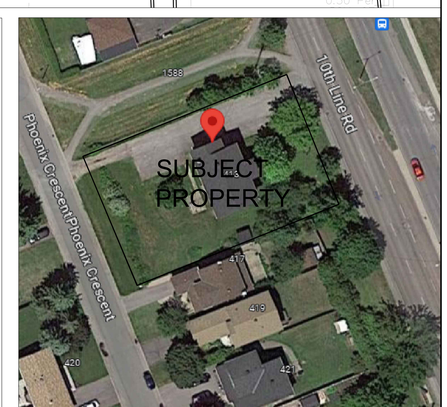
LOT AREA 1487 sqm
SOFT AND HARD LANDSCAPING
597 sqm 40 %

TOTAL SOFT LANDSCAPING 360 sqm
TOTAL HARD LANDSCAPING 237 sqm
TOTAL TERRACE 47 sqm
TOTAL BALCONIES 107 sqm



SITE ZONE STATISTICS 1592 TENTH LINE ROAD

ITEM		REQUIRED	PROVIDED
Zone	Proposed R4Z[2930]	Zoning By-Law 2008-250, as amended	
Permitted Uses	S. 161, (1)	Apartment dwelling, low rise Planned unit development	Apartment dwelling, low rise Planned unit development (Attached triplexes for BCS review)
Lot Area	Table 162	450 sqm	1487 sqm
Lot Width	Table 162	18.0m	32.3m
Maximum Building Height	Table 162	15.0m	10.5m
Front Yard (through lot - no rear yard) Section 135 (1)	Exception [2930]	2.35m min.	2.49m (Tenth Line) 2.37m (Phoenix Crescent)
Side Yard	Table 162	1.5 for the first 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	2.74m for the first 21 m back from the front lot line No Building proposed beyond 21 m from the lot line
Parking Spaces (Resident) 10% reduction as per Section 101 (6) (c)	Table 101, R11 Exception [2930]	1.1 Per Unit (27 x 1.1 =29.7 - 10% = 26.73) Total required: 27 spaces	1.1 Per Unit - 10% 27 Spaces
Parking Spaces (Visitor)	S. 102, (III)	0.2 Per Unit (27 x 0.2 = 5.4) Total required: 5 spaces	0.2 Per Unit (27 x 0.2 = 5.4) 5 Spaces
Bicycle Parking Spaces	S. 111A, (b)(i)	0.5 Per Unit (27 x 0.5 = 13.5) Total required: 14 spaces	18 Spaces below 6 Spaces at grade/podium 24 Spaces Total
Amenity Area	Total Communal S. 137, (12)	6.0 sqm Per Unit (6.0 sqm x 27 units = 162 sqm) 50% of Total Amenity area (162 sqm x 50% = 81 sqm)	154 sqm (private) + 199.6 sqm (communal) = 356.6 sqm 199.6 sqm (communal)
Building Footprint	Block A Block B	n/a n/a	284.67 sqm 383.32 sqm
Total Floor Area	Block A Block B	n/a n/a	1,463.27 sqm 1,729.37 sqm
Number of Dwelling units	Block A Block B	n/a n/a	15 units 12 units
Lot Coverage		n/a	667.99 sqm (44.9%)
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 (3.48 m between stairs)



2 SP-01

LOCATION PLAN

SCALE = 1:800