



1 SITE PLAN
SP-01 SCALE: 1 : 75



3 LOCATION PLAN
SP-01 SCALE: NTS

SITE STATISTICS	
Current Zoning Designation:	R4/UA
Lot Width:	36.7m
Total Lot Area:	1117.6m ²
Average Existing Grade:	55.45m
Gross Floor Area:	2769.6m ²
Building Area:	552.1m ²
Floor Space Index:	2.5

Proposed Development - 4 Storey Low-Rise Apartment Building		
No. of units	41 Units	
Zoning Mechanism	Required	Provided
Minimum Lot Width (162(a))	12m	36.7m
Maximum Lot Width (162(a))	38m	36.7m
Minimum Lot Area (162(a))	360m ²	1117.6m ²
Maximum Lot Area (162(a))	1070m ²	1117.6m ²
Min. Front Yard Setback (162(a))	4.5m	4.5m
Min. Interior Side Yard Setback (162(a))	1.5m	1.5m
Min. Rear Yard Setback (162(a)(i))	9.15m (30% of Lot Depth)	9.15m
Maximum Building Height (162(a))	11m	13.07m
Maximum Number of Units (162(a))	8	41
Landscaped Area (161 (b))	335.3m ² 30% of Lot Area (1117.6m ²)	370.3m ² (33%)
Rear Yard Soft Landscaping (161 (15)(b)(ii))	167.9m ² 50% of Rear Yard (335.8m ²)	261.9m ² (78%)
Front Yard Soft Landscaping (161 (15)(b)(ii))	66m ² 40% of Front Yard (165.2m ²)	88.2m ² (53%)
Minimum 2-Bedroom Unit Rates (161 (15)(b)(ii))	10 Units Min. 25% of Total Units (41)	10 Units (25%)
Front Facade Minimum Glazing (161 (15)(b)(ii))	112.2m ² 25% of Front Facade (448.7m ²)	209.83m ² (47%)
Facade Articulation / Balconies (161 (15)(b)(ii))	82.75m ² At least 20% of the area of the front facade must be recessed an additional 0.6m from the front setback line	216.88m ² (48%)
Parking Space Rates (101 (Sch. 1A - Area X))	14.5 Spaces 0 spaces for first 12 units - Section 101(3) 0.5 spaces / unit for 29 units - Table 101	0 Spaces
Minimum Visitor Parking Rates (102 (Sch. 1A - Area X))	3 Spaces 0 spaces for first 12 units - Section 102(2) 0.1 spaces / unit for 29 units - Table 102	0 Spaces
Bicycle Parking Rates Table 111A (Sch. 1A - Area X)	21 Spaces 0.5 spaces / unit for 41 units(111A(b)(i))	42 Spaces

RENTABLE AREA		
LEVEL	AREA	AREA (SF)
LEVEL 00	421.56 m ²	4538 SF
LEVEL 01	410.04 m ²	4414 SF
LEVEL 02	492.09 m ²	5297 SF
LEVEL 03	492.09 m ²	5297 SF
LEVEL 04	470.79 m ²	5068 SF
TOTAL	2286.57 m ²	24612 SF

GROSS FLOOR AREA		
LEVEL	AREA	AREA (SF)
LEVEL 00	564.42 m ²	6075 SF
LEVEL 01	552.95 m ²	5952 SF
LEVEL 02	552.13 m ²	5943 SF
LEVEL 03	552.13 m ²	5943 SF
LEVEL 04	530.70 m ²	5712 SF
TOTAL	2752.32 m ²	29626 SF

UNIT COUNT							
BEDS	LVL.0	LVL.1	LVL.2	LVL.3	LVL.4	TOTAL	%
1-BED	2	3	4	4	4	17	41%
1-BED + DEN	2	1	2	2	2	9	22%
2-BED	1	1	2	2	2	8	20%
3-BED	1	1	0	0	0	2	5%
STUDIO	1	1	1	1	1	5	12%
TOTAL	7	7	9	9	9	41	100%

SITE PLAN NOTES		SURVEY INFO	
S1 SOFT LANDSCAPING	TOPOGRAPHIC PLAN OF SURVEY OF LOTS 85, 86 AND 87 REGISTERED PLAN M-27 CITY OF OTTAWA	SCALE: N.T.S.	
S2 EXISTING STRUCTURE TO BE DEMOLISHED			
S3 INTERLOCKING PAVERS			
S4 PEA GRAVEL			
S5 WOOD LOUVRE PRIVACY PANEL			
S6 LINE DENOTES EXTENT OF COVERED BIKE STORAGE			
S7 WOOD PRIVACY FENCE			

- GENERAL ARCHITECTURAL NOTES:
- This drawing is the property of the Architect and may not be reproduced or used without the expressed consent of the Architect.
 - Drawings are not to be scaled. The Contractor is responsible for checking and verifying all levels and dimensions and shall report all discrepancies to the Architect and obtain clarification prior to commencing work.
 - Upon notice in writing, the Architect will provide written clarification or supplementary information regarding the intent of the Contract Documents.
 - The Architectural drawings are to be read in conjunction with all other Contract Documents including Project Manuals and the Structural, Mechanical and Electrical Drawings.
 - Positions of exposed or finished Mechanical or Electrical devices, fittings and fixtures are indicated on the Architectural Drawings. Locations shown on the Architectural Drawings shall govern over Mechanical and Electrical Drawings. Mechanical and Electrical items not clearly located will be located as directed by the Architect.
 - These documents are not to be used for construction unless specifically noted for such purpose.

- 3 ISSUED FOR SITE PLAN CONTROL 2024-12-19
2 ISSUED FOR COORDINATION 2024-12-11
1 ISSUED FOR COORDINATION 2024-11-14

ISSUE RECORD



73 ST-CECILE ST

73-83 St-Cecile Street
Ottawa, ON
K1L 5L4

PROJ	SCALE	DRAWN	REVIEWED
2415	NOTED	BH	RMK

SITE PLAN

SP-01