

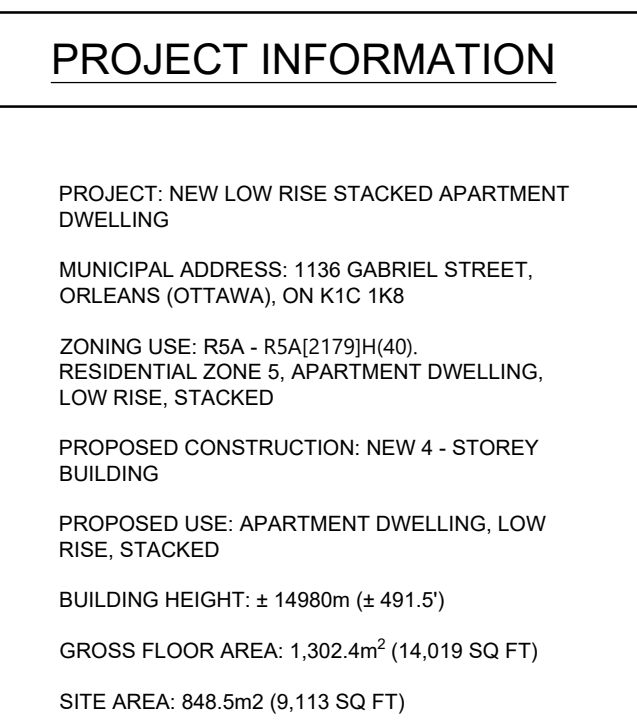
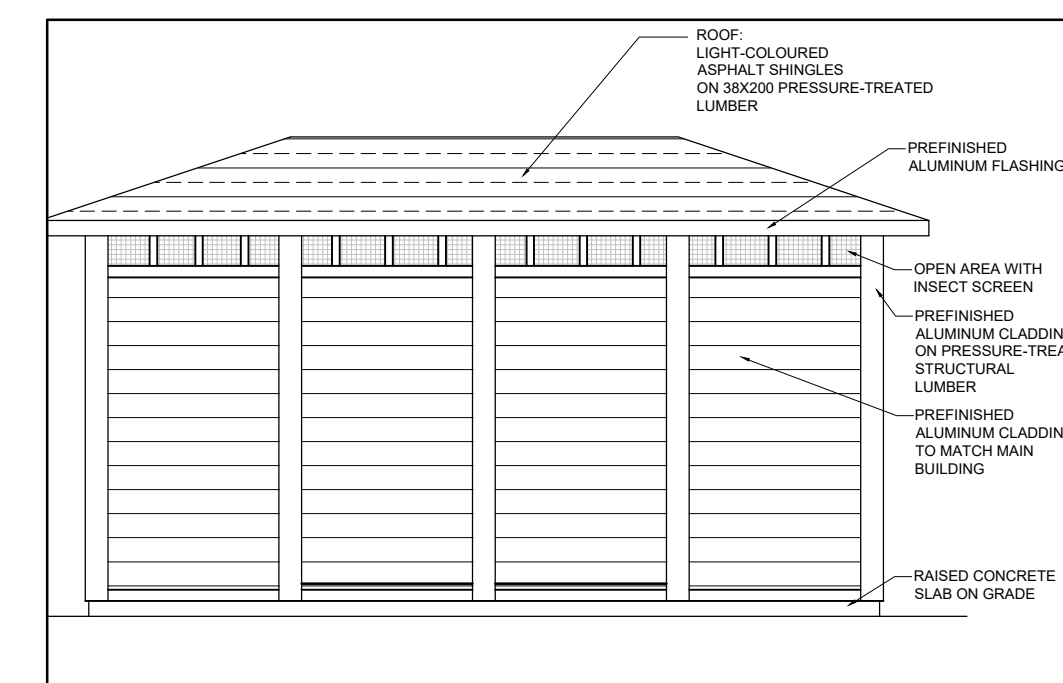
ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M²)	540 M²	848.5m²	YES
MINIMUM LOT WIDTH	18 M	20.70M	YES
MINIMUM FRONT YARD SETBACK	6 M	6.017 M	YES
MINIMUM PERCENTAGE OF LANDSCAPED AREA FOR LOT THAT CONTAINS APARTMENT DWELLING - HIGH-RISE, HIGH-RISE OR LOW-RISE, STACKED DWELLING, RETIREMENT HOME, OR PLANNED UNIT DEVELOPMENT	30% (254)	OVER 30% (297.4)	YES
MINIMUM CORNER SIDE YARD SETBACK (NOT APPLICABLE)	4.5 M	N/A	N/A
MINIMUM REAR YARD SETBACK	6M	11.895 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	3 SPACES (1 ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (9 REQUIRED)	10 OUTDOOR	YES

GENERAL NOTES:

1. REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
1. ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
2. CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING ROADWAY ARE NOT TO BE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
3. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE PRESERVATION.
4. ALL NOTES ARE AS PER CITY/ PROVINCIAL STANDARDS, GUIDELINES, BY-LAWS AND DETAIL DRAWINGS.

LOT DESCRIPTION:

PIN: 04425-0144 LT
LOT 63; PART OF LOT 66; GLOUCESTER
REGISTERED PLAN 86
CITY OF OTTAWA



PARKING STATISTICS:

STANDARD PARKING:
2 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: 10 EXTERIOR COVERED

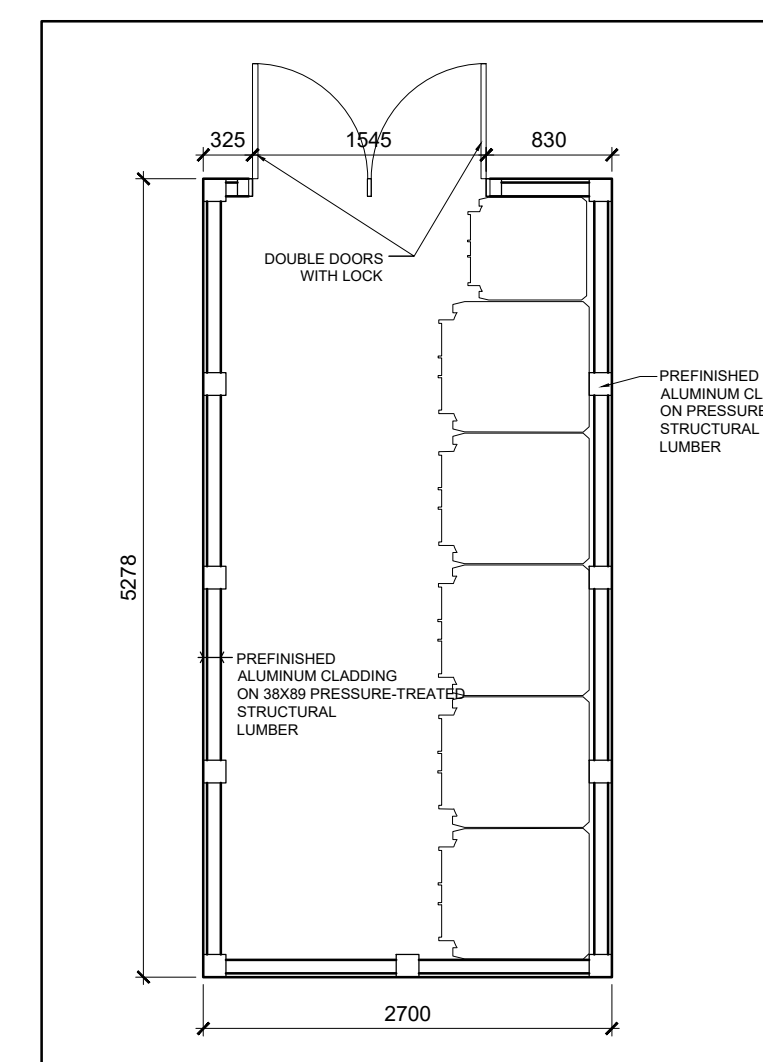
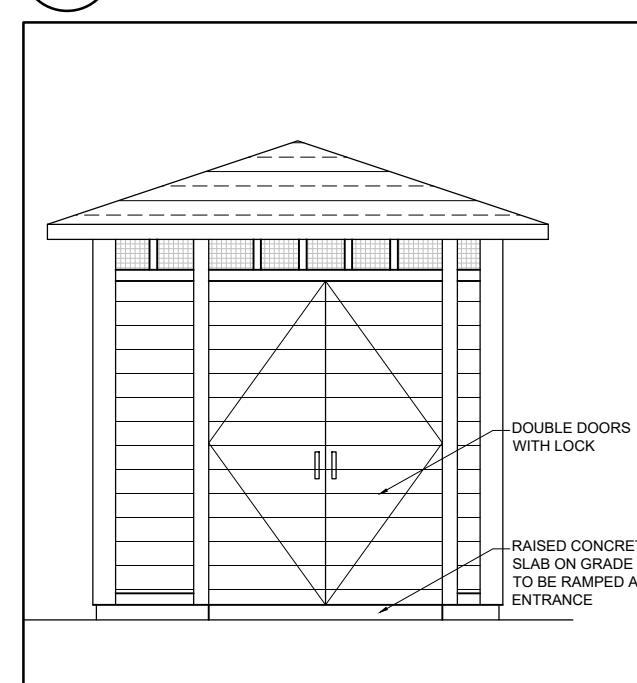
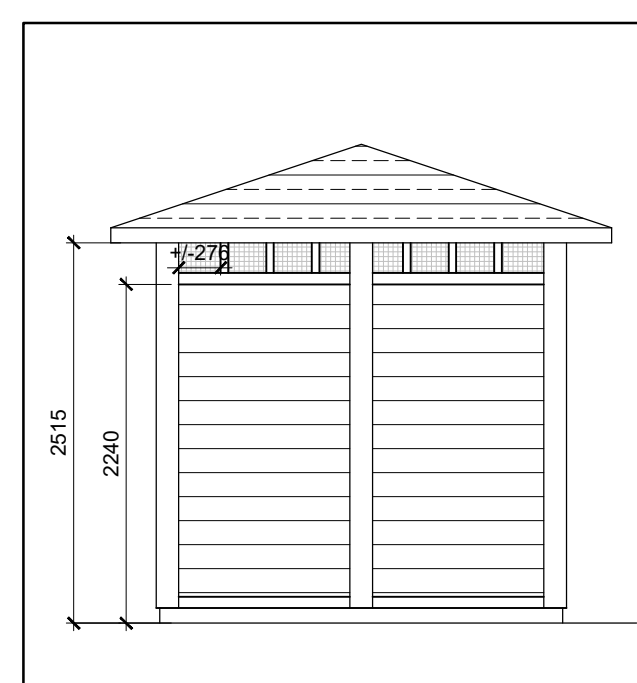
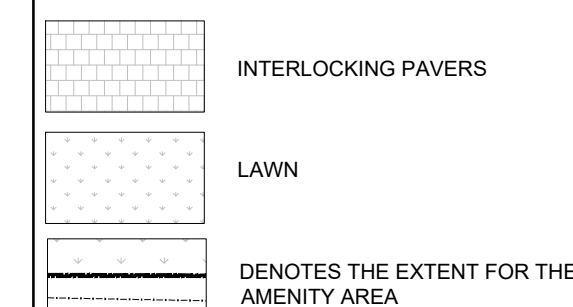
LANDSCAPING:
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 130 m²
15% LANDSCAPING REQUIRED: 19.5 m²

TOTAL LANDSCAPED AREA PROVIDED: 297.4 m²

TOTAL AMENITY AREA PROVIDED: min. 60m²

LEGEND



ARCHITECTURAL

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Tel 613.233.2900
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159 Holland Ave
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE	REV.
2025/03/11	REISSUED FOR SPA	2	
2025/03/11	ISSUED FOR PERMIT	2	
2024/12/09	REISSUED FOR SPA	1	

PROJECT NAME

PULSE SOCIETIES LTD.
ORLEANS DEVELOPMENT - GBR

1136 Gabriel St, Ottawa, ON K1C 1K8

DRAWING TITLE

SITE PLAN - CONSTRUCTION

DATE 03-05-2024	PROJECT NO. 24-002B
SCALE AS NOTED	
DRAWN BY BR	DRAWING NO. A-100
REVIEWED BY PD	

DRAWN BY BR	DRAWING NO. A-100
REVIEWED BY	