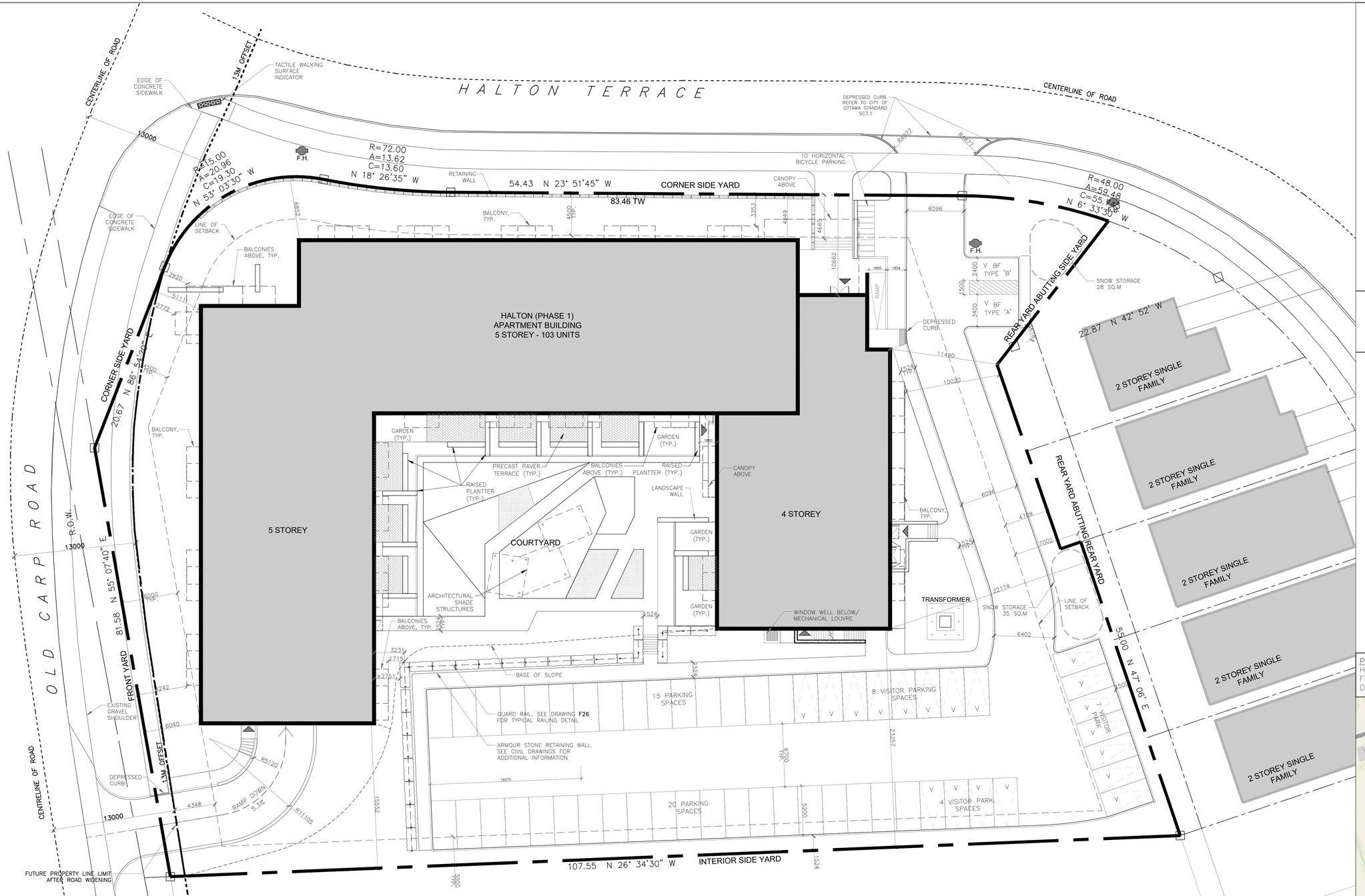


1 SITE / GROUND FLOOR PLAN
1 : 200

1104 HALTON
103 UNIT APARTMENT BUILDING

DEVELOPMENT INFORMATION

ZONING : R5A (MID-RISE)
MIN LOT AREA : REQUIRED 1,000 Sq.M; PROVIDED : 7,292 Sq.M.
MIN L.O.S :REQUIRED: 2138 Sq.M (30% of the lot area)
PROVIDED: 3,135 Sq.M (44% of the lot area)
MIN LOT WIDTH : REQUIRED: 25M; PROVIDED: 57M
MIN FRONT YARD SETBACK : REQUIRED: 6M; PROVIDED: 6M
MIN REAR YARD SETBACK: REQUIRED: 7.5M; PROVIDED : 15.5M
MIN CORNER SIDE YARD SETBACK : REQUIRED: 4.5M; PROVIDED 4.85M
BUILDING HEIGHT : 4 STOREY PORTION : 15m. 5 STOREY PORTION : 18m

BUILDING AREA: 2,490 Sq.M
GROSS AREA (AS PER BY-LAW) : 10,661 Sq.M.
LOT COVERAGE : 35%
AVERAGE GRADE : TBD
AMENITY AREA: REQUIRED: 618 Sq.M. ; PROVIDED :1,091 Sq.M.
- COMMUNAL : REQUIRED: 309 Sq.M ; PROVIDED : 606 Sq.M. (67 Sq.M. INDOOR, 539 Sq.M. OUTDOOR/COURTYARD)
- PATIOS (AT GROUND) : 8 X 11.1 Sq.M = 89 Sq.M
- BALCONIES: 70 X 5.6 Sq.M = 392 Sq.M

PARKING

PARKING REQUIRED: 145 SPACES (1.2/UNIT + 0.2/UNIT VISITOR)
PARKING PROVIDED: 124 SPACES (1.0/UNIT + 0.2/UNIT VISITOR)
INDOOR PARKING: 68 SPACES
OUTDOOR PARKING: 56 SPACES
VISITOR PARKING: 21 SPACES
BARRIER-FREE PARKING: 5 SPACES
BICYCLE PARKING REQUIRED: .5/UNIT = 52 SPACES
BICYCLE PARKING PROVIDED: 72 SPACES (10 OUTDOOR, 62 INDOOR)

UNIT BREAKDOWN

7	THREE BEDROOM UNITS
61	TWO BEDROOM UNITS
35	ONE BEDROOM + DEN UNITS

TOTAL UNITS: 103

ABBREVIATIONS:

U-1	UNIT TYPE 1
U-1a	UNIT TYPE 1a
U-2	UNIT TYPE 2
U-3	UNIT TYPE 3
U-4	UNIT TYPE 4
U-4a	UNIT TYPE 4a
U-5	UNIT TYPE 5
U-5a	UNIT TYPE 5a
U-6	UNIT TYPE 6
A1	AMENITY
B	BIKE STORAGE
E	ELEVATOR CHASE
GR	GARBAGE ROOM
J	JANITOR CLOSET
L	LOCKER ROOM
MR	MECHANICAL ROOM
S	SERVICE ROOM
SR	SPRINKLER ROOM
V	VESTIBULE
WS	WATER SERVICES

DEVELOPER/OWNER:
MAPLE LEAF CUSTOM HOMES
144 CONSTANCE CREEK DR
DUNROBIN, ON
K0A 1T0

ARCHITECT:
COLIZZA BRUNI ARCHITECTURE INC.
76 CHAMBERLAIN AVE.
OTTAWA, ON.
K1S 1V9

SURVEYOR:
H.A. KEN SHIPMAN SURVEYING LTD.
6563 FOURTH LINE RD
NORTH GOWER, ON
K0A 2T0

CIVIL ENGINEER:
NOVATECH ENGINEERING CONSULTANTS
240 MICHAEL COWPLAND DR.
KANATA, ON.
K2M 1P6

LANDSCAPE ARCHITECT:
NOVATECH ENGINEERING CONSULTANTS
240 MICHAEL COWPLAND DR.
KANATA, ON.
K2M 1P6

PLANNER:
Q9 PLANNING + DESIGN
C-43 ECCLES STREET,
OTTAWA, ON.
K1R 6S3

PROPERTY LOT REFERENCE:
H.A.KEN SHIPMAN SURVEYING LTD.
FILE NO.: 19-11905 REF NO.: MCH.-34
DATE: OCT 11TH, 2019



LOCATION PLAN
NTS

GENERAL NOTES

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS AND OMISSIONS TO THE ARCHITECT. ALL CONTRACTORS MUST COMPLY WITH ALL PERTINENT CODES AND BY-LAWS. DO NOT SCALE DRAWINGS. THESE DRAWINGS MAY NOT BE USED FOR CONSTRUCTION UNTIL SIGNED. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF COLIZZA BRUNI ARCHITECTURE INCORPORATED. COPYRIGHT RESERVED.

NO	REV DATE	REV DESCRIPTION
1	OCT 20, 2021	ISSUED FOR SITE PLAN CONTROL
2	OCT 26, 2021	ADJUSTED FOR SITE PLAN CONTROL
3	SEP 12, 2023	ISSUED FOR REVIEW
4	OCT 6, 2023	ISSUED FOR SPC COORDINATION
5	NOV 7, 2023	ISSUED FOR SPC RESUBMISSION
6	AUG 01, 2024	FOR OPA SUBMISSION
7	AUG 12, 2024	RESUBMISSION TO OPA
8	SEP 18, 2024	RESUBMISSION TO OPA
9	JAN 31, 2025	RESUBMISSION TO OPA
10	FEB 25, 2025	RESUBMISSION TO OPA
11	MAY 01, 2025	SPC RESUBMISSION

PROJECT NAME
1104 HALTON
103 UNIT APARTMENT BUILDING
OTTAWA, ON

DRAWING TITLE
SITE PLAN

SCALE
AS NOTED
DRAWN BY
DM
DATE
5/14/25
PROJECT NO.
#030-20

DRAWING NO.
SP1

PROJECT NORTH
N

COLIZZA BRUNI
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