

ZONE MECHANISM	ZONE PROVISION DEVELOPMENT	PROPOSED	IN COMPLIANCE (YES/NO)
MINIMUM LOT AREA (M <sup>2</sup> )	540 M <sup>2</sup>	848.5m <sup>2</sup>	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 - MID-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	2 SPACES (1 ACCESSIBLE)	YES
MINIMUM BICYCLE PARKING (SECTION 111)	0.5 PER DWELLING UNIT (6 REQUIRED)	5 COVERED, 5 OUTDOOR	YES

GENERAL NOTES:

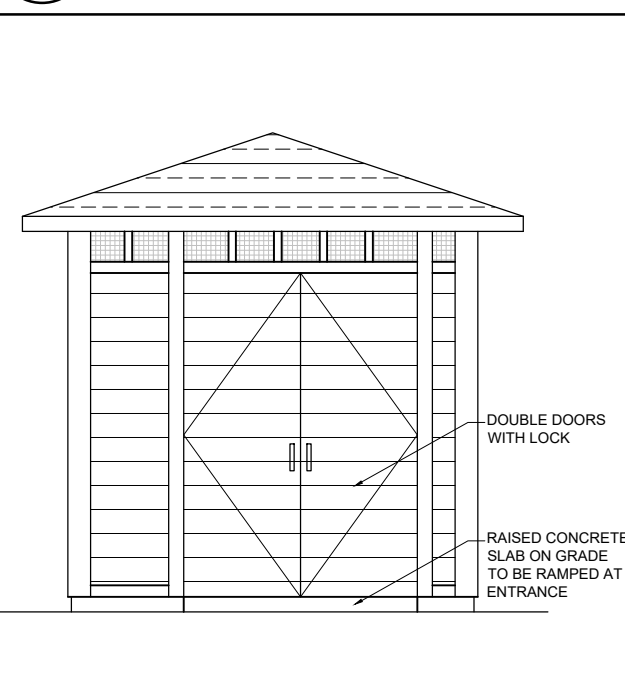
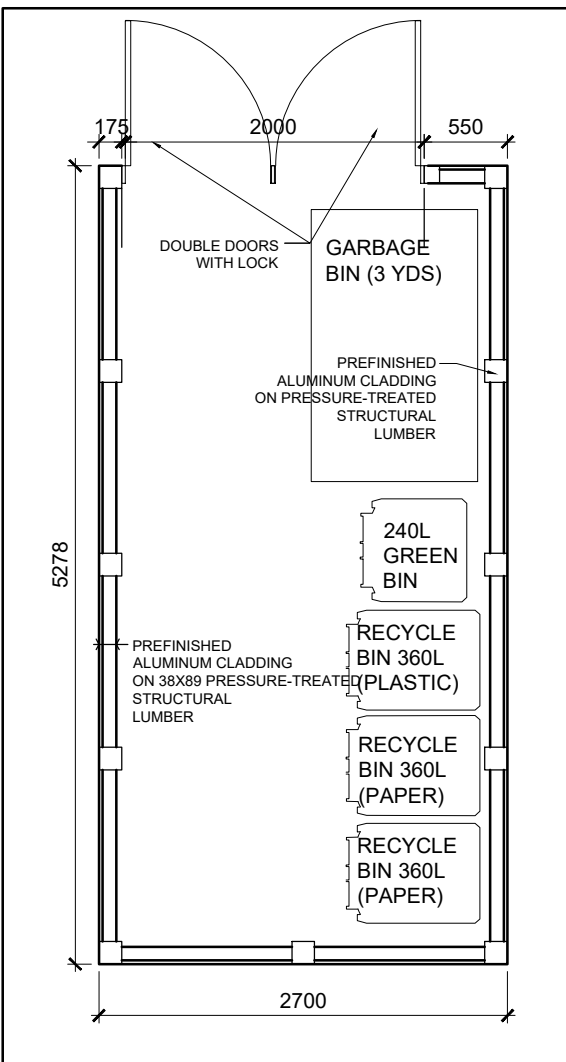
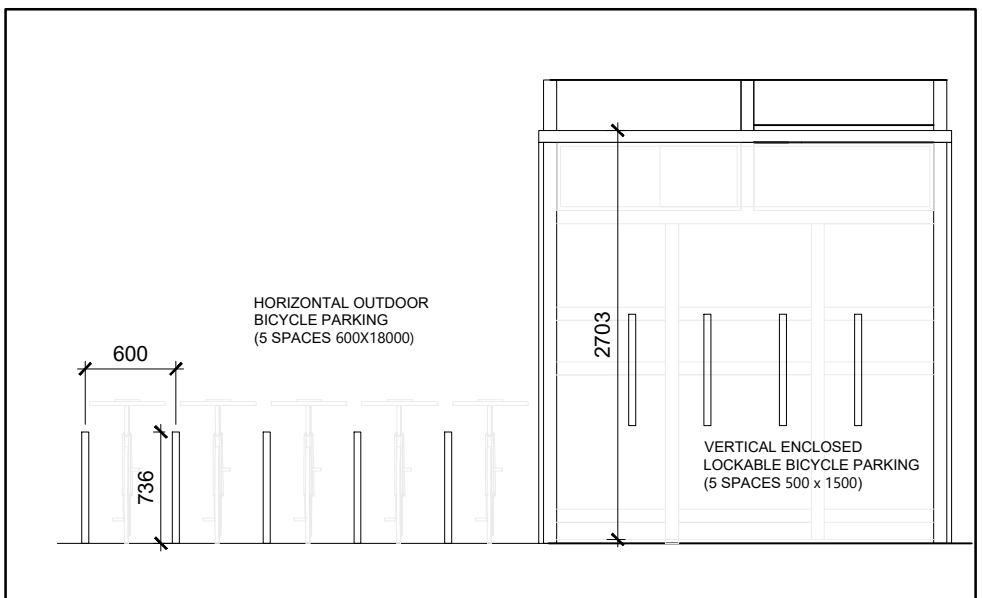
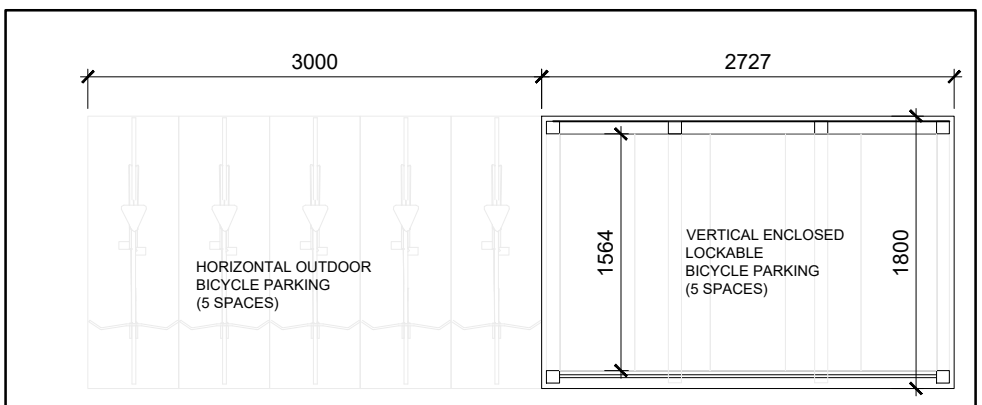
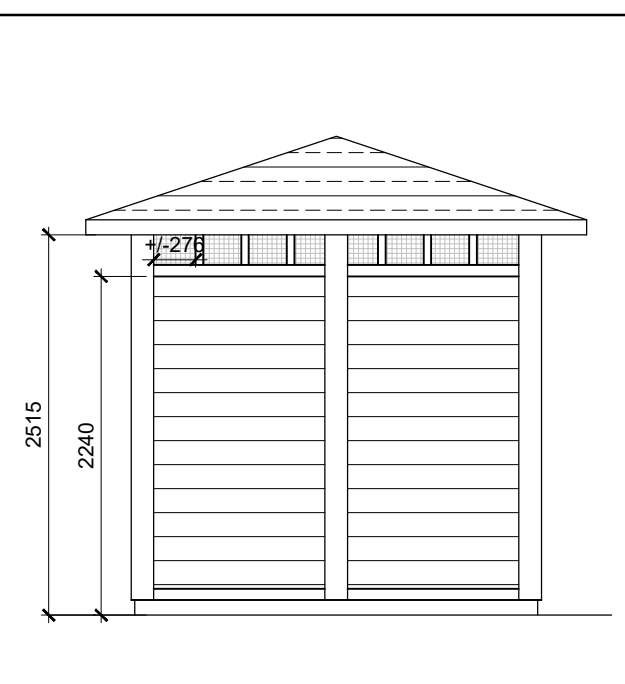
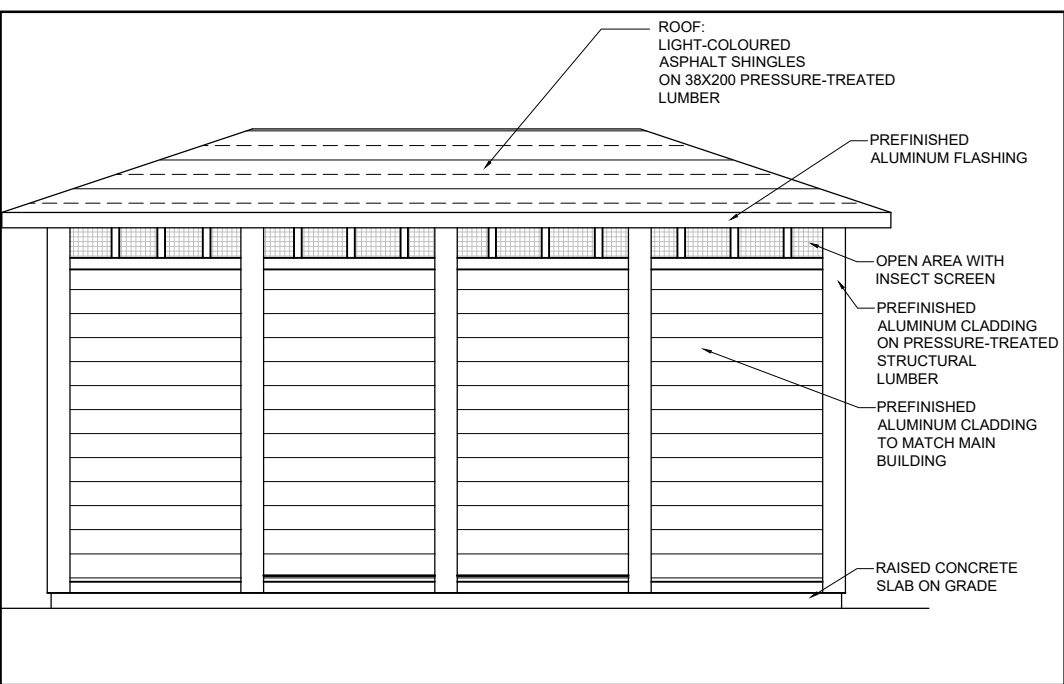
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION OF ALL CONDITIONS REQUIRED.
- REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR NEW LANDSCAPING AND TREE PRESERVATION.
- 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

AMENITIES

AMENITIES	AREA	QUANTITIES	AREAS (m <sup>2</sup> )	REQUIRED (m <sup>2</sup> )	PROPOSED (m <sup>2</sup> )
	6.0	20	120.0	120.0	123.37
BALCONY 1	6.53	3	19.59		19.59
BALCONY 2	5.59	3	16.78		16.78
OUTDOOR	71.54	1	87	60.0	87



PROJECT INFORMATION

PROJECT: NEW LOW RISE STACKED APARTMENT DWELLING

MUNICIPAL ADDRESS: 1136 GABRIEL STREET, ORLEANS (OTTAWA), ON K1C 1K8

ZONING USE: R5A - R5A(2179)H(40), RESIDENTIAL ZONE 5, 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: 1,302.4m<sup>2</sup> (14,019 SQ FT)

SITE AREA: 848.5m<sup>2</sup> (9,113 SQ FT)

PARKING STATISTICS:

STANDARD PARKING:  
1 SPACE 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: 2

BICYCLE PARKING: 5 COVERED, VERTICAL  
5 EXTERIOR, HORIZONTAL

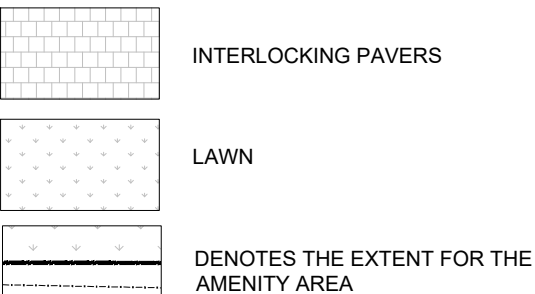
LANDSCAPING:  
REQUIRED 15% OF PARKING AREA

TOTAL PARKING AREA: 91.4 m<sup>2</sup>  
15% LANDSCAPING REQUIRED: 19.5 m<sup>2</sup>

TOTAL LANDSCAPED AREAS PROVIDED: 318 m<sup>2</sup>

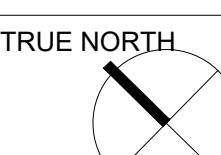
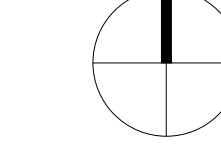
TOTAL AMENITY AREA PROVIDED: min. 87m<sup>2</sup>

LEGEND



CLIENT

PROJECT NORTH



ARCHITECTURAL

(L+D)



LALANDE + DOYLE ARCHITECTS INC.  
www.l+d.ca  
Tel: 613.233.2900  
Fax: 613.233.1008  
159 Neilson Ave.  
Ottawa, Ontario K1Y 0Y2

MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

DATE	DESCRIPTION	ISSUE, REV.
2025/05/08	REISSUED FOR SPA	3
2025/03/25	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

SCALE  
AS NOTED

DRAWN BY  
BR

REVIEWED BY  
PD

PROJECT NO.  
**24-002B**

DRAWING NO.  
**A-100**