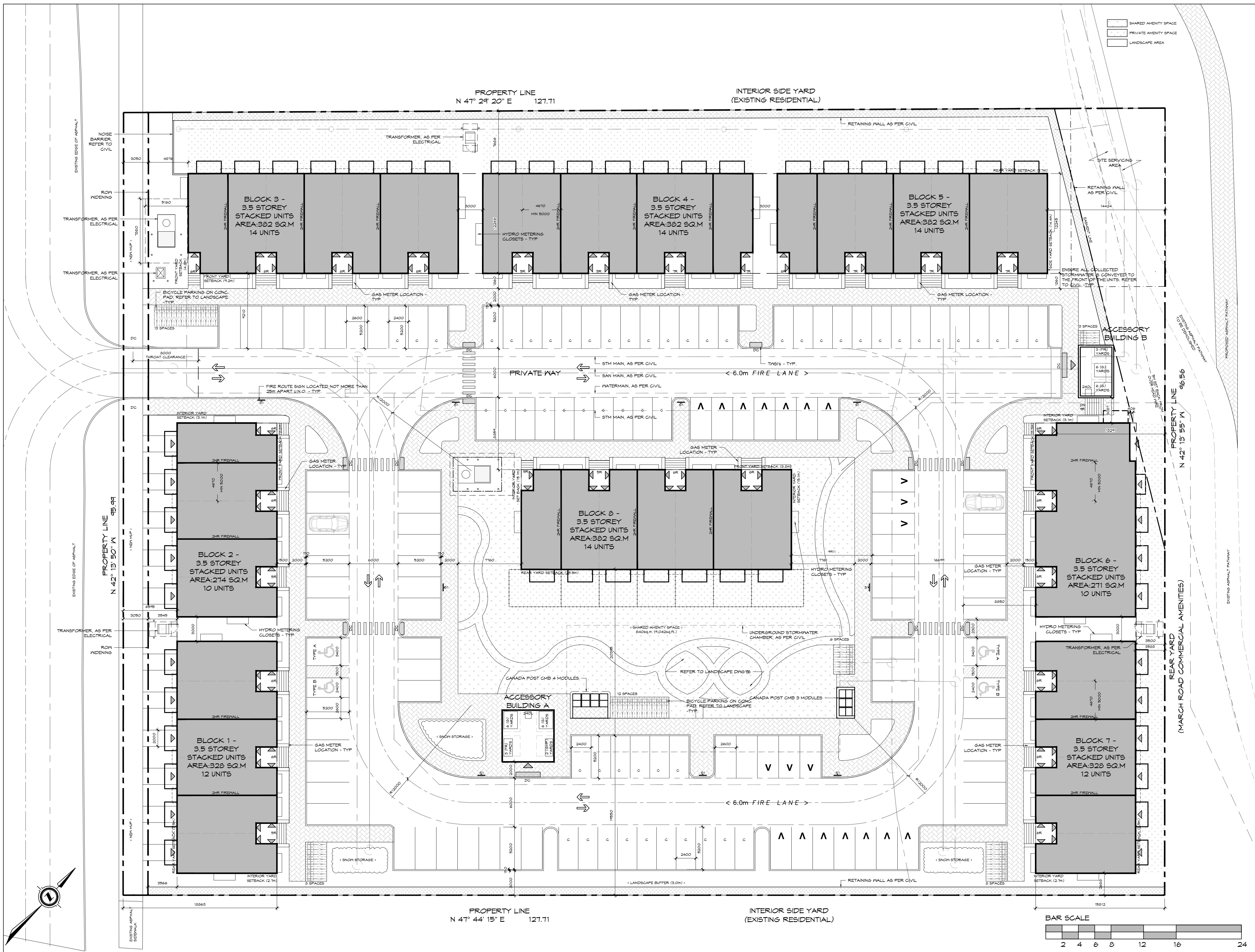




01 PROPOSED SITE PLAN
A1.0 SCALE: 1:250

- LEGEND**
- | | | | | | | | |
|--|-----------------------------------|--|---|--|--|--|--|
| | NEW OVERHEAD DOOR | | NEW SIGN, REFER TO SIGN LEGEND | | TWO WAY TRAFFIC | | MINIMUM SETBACKS (ZONING) |
| | NEW DOOR / ENTRANCE | | FIRE ROUTE SIGN | | DEPRESSED CURB (DC) | | NEW CONSTRUCTION |
| | BICYCLE PARKING SPACE (1.8Mx0.6M) | | STREET LIGHT | | TACTILE WALKING SURFACE INDICATORS (TWSIs) | | EXISTING BUILDINGS |
| | NO PARKING LINES | | DESIGNATED ACCESSIBLE PARKING SPACE AS PER AODA STANDARDS | | PROPERTY LINE | | BUILDING MOUNTED LIGHTS REFER TO ELECTRICAL DWGS |
| | PARKING STALL COUNT PER ROW | | V VISITOR PARKING | | PROPOSED FENCE | | INDICATION OF COMPACT PARKING SPACES |

BUILDING AREAS (NOT INCLUDING BASEMENT)		
	BUILDING FOOT PRINT (SQ.M)	GROSS AREA (SQ.M)
BLOCK 1	328m²	984m²
BLOCK 2	274m²	822m²
BLOCK 3	382m²	1146m²
BLOCK 4	382m²	1146m²
BLOCK 5	382m²	1146m²
BLOCK 6	271m²	813m²
BLOCK 7	328m²	984m²
BLOCK 8	382m²	1146m²
TOTAL	2350m²	7050m²

CITY OF OTTAWA ZONING BY-LAW

ZONING MECHANISM (R3Z - PUD)	PROVISION	PROVIDED
MINIMUM LOT WIDTH	18.0m	98.0m
MINIMUM LOT AREA	1,400m²	12,294.4m²
MAXIMUM BUILDING HEIGHT	AS PER DWELLING TYPE, DWELLING TYPE NOT PERMITTED	11.15m to 11.98m
MINIMUM FRONT YARD SETBACK	3.0m	3.5m
MINIMUM REAR YARD SETBACK	6.0m	3.5m
MINIMUM INTERIOR YARD SETBACK	6.0m	2.6m
MINIMUM REQUIRED VEHICLE PARKING SPACES (AREA C OF SCHEDULE 1A)	RESIDENTIAL: 1.2 PER DWELLING UNIT VISITOR: 0.2 PER DWELLING UNIT TOTAL	120 20 140
PROVIDED PARKING	REGULAR SPACES ACCESSIBLE SPACE (TYPE A) ACCESSIBLE SPACE (TYPE B) COMPACT SPACES TOTAL	80 (20 VISITORS) 2 2 56 140
BICYCLE PARKING REQUIRED	0.5 PER DWELLING UNIT 100 x 0.5 = 50	50 BICYCLE PARKING SPACES
MINIMUM DRIVEWAY WIDTH	PARKING LOT: 6.0m	6.0m
MINIMUM AISLE WIDTH	PARKING LOT: 6.0m	6.0m
MINIMUM PARKING SPACE DIMENSIONS	LENGTH: 5.2m WIDTH: 2.6m UP TO 40% OF REQUIRED PARKING SPACES MAY BE 4.8m x 2.4m	LENGTH: 5.2m WIDTH: 2.6m 40% = 56 SPACES
MINIMUM WIDTH OF LANDSCAPED AREA AROUND A PARKING LOT	ABUTTING A STREET: 3.0m NOT ABUTTING A STREET: 1.5m	3.0m 2.6m
MINIMUM REQUIRED LANDSCAPED AREA WITHIN A PARKING LOT	15% MIN. 50% OF AMENITY AREA REQ. TO BE SHARED MIN SHARED: 600m² x 50% = 300m²	>15% = 1535.7m²
SHARED AMENITY SPACE	6m² PER UNIT: 100 UNITS x 6m² = 600m² MIN. 50% OF AMENITY AREA REQ. TO BE SHARED	840m²
PRIVATE AMENITY SPACE	N/A	1122m²
PROVIDED TOTAL LANDSCAPE AREA		3916m²
OUTDOOR REFUSE COLLECTION	MIN. SETBACK FROM A PUBLIC STREET: 9.0m MIN. SETBACK FROM ANY LOT LINE: 3.0m SCREENING MIN. HEIGHT: 2.0m	>9.0m >3.0m 2.0m
MINIMUM WIDTH OF PRIVATE WAY	6.0m	6.0m
MINIMUM SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY	NOTWITHSTANDING ANY FRONT YARD SETBACK REQUIREMENT ASSOCIATED WITH ANY ZONE OR SUBZONE, THE MINIMUM SETBACK FOR ANY WALL OF A RESIDENTIAL USE BUILDING TO A PRIVATE WAY IS 1.8m	3.5m
MINIMUM SEPARATION AREA BETWEEN BUILDINGS WITHIN A PLANNED UNIT DEVELOPMENT	3m	3m
GARBAGE	0.231 CUBIC YARDS PER UNIT: 100 x 0.231 = 23.1	24 YARDS
RECYCLING (MORE THAN 18 UNITS)	0.018 CUBIC YARDS PER UNIT FOR FEL GLASS-METAL-PLASTIC: 100 x 0.018 = 1.8 0.062 CUBIC YARDS PER UNIT FOR FEL FIBRE CONTAINERS: 100 x 0.062 = 6.2	2 YARDS 6 YARDS
ORGANICS	*KITCHEN CATCHER* CONTAINER FOR EACH DWELLING UNIT AND ONE COMMUNAL 240L GREEN CONTAINER PER 50 UNITS	2: 240L CONTAINERS

APPROVED

By Kersten Nitsche at 10:12 am, Jul 14, 2025

Kersten Nitsche

KERSTEN NITSCHKE, MCIP RPP
MANAGER (A), DEVELOPMENT REVIEW WEST
PLANNING, DEVELOPMENT AND BUILDING SERVICES
DEPARTMENT, CITY OF OTTAWA



KEY PLAN

TOPOGRAPHIC PLAN OF SURVEY OF PART OF LOT 11, CONCESSION 3, GEOGRAPHIC TOWNSHIP OF MARCH, CITY OF OTTAWA

SURVEYED BY FARLEY, SMITH & DENIS SURVEYING LTD.

CLIENT NAME:
CONCORDE

NOTES:
1) ALL WORK TO BE IN COMPLIANCE WITH LOCAL BUILDING CODES, REGULATIONS AND BY-LAWS.
2) ADDITIONAL DRAWINGS MAY BE ISSUED FOR CLARIFICATION TO ASSIST PROPER EXECUTION OF WORK. SUCH DRAWINGS WILL HAVE THE SAME MEANINGS AND INTENT AS IF THEY WERE INCLUDED WITH PLANS IN CONTRACT DOCUMENTS.
3) DO NOT SCALE DRAWINGS.
4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
5) NOTIFY SHAWN J. LAWRENCE ARCHITECT FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

UNIT COUNT
STACKED TOWNS: 100 UNITS

SEA*
OF
ARCHITECTS
SHAWN J. LAWRENCE
ARCHITECT
INCORPORATED

NORTH ARROW

26	2025.01.01	RE-ISSUED FOR SFC
26	2024.11.12	ISSUED FOR COORDINATION
29	2024.04.25	RE-ISSUED FOR HYDRO SUBMISSION
20	2024.03.05	ISSUED FOR HYDRO SUBMISSION
15	2023.11.20	ISSUED FOR SFC RESPONSE 01
04	2023.06.19	ISSUED FOR SFC
NO.	DATE	REVISION

S.J. LAWRENCE
ARCHITECT
INCORPORATED
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SUITE 209
OTTAWA, ONTARIO
K2E 6B1
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F: (613) 734-1703
sjl@sjlarchitect.com

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PROJECT:
OLD SECOND LINE DEVELOPMENT
1150 OLD SECOND LINE ROAD, OTTAWA, ON

SHEET TITLE:
SITE PLAN

DRAWN BY:
D.T.

CHECKED BY:
B.L. S.J.L.

PLOT DATE:
2025.07.07

PROJECT DATE:
DATE

JOB NUMBER:
SL-1026-22

SCALE:
1:250

SHEET NUMBER:
A1.0

PLAN NUMBER: 14213