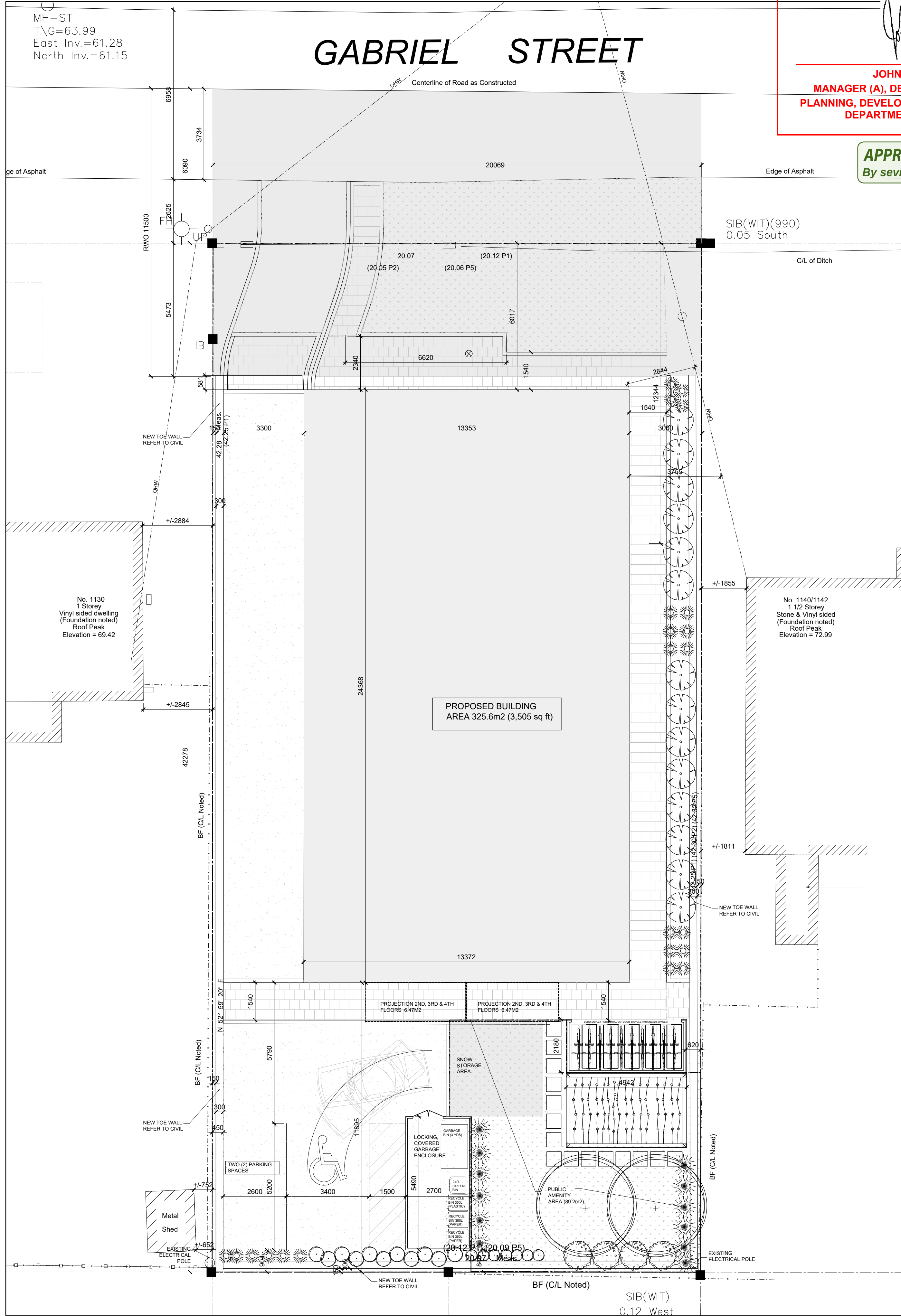




**JOHN SEVIGNY C.E.T.**  
**MANAGER (A), DEVELOPMENT REVIEW EAST**  
**PLANNING, DEVELOPMENT & BUILDING SERVICES**  
**DEPARTMENT, CITY OF OTTAWA**

**APPROVED**  
By sevignyjo at 2:33 pm, Aug 22, 2025

| 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 - 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)                                                                                                                                           | 1.0 PER DWELLING UNIT (20 REQUIRED) | 20 OUTDOOR/COVERED      | YES                    |

**GENERAL NOTES:**

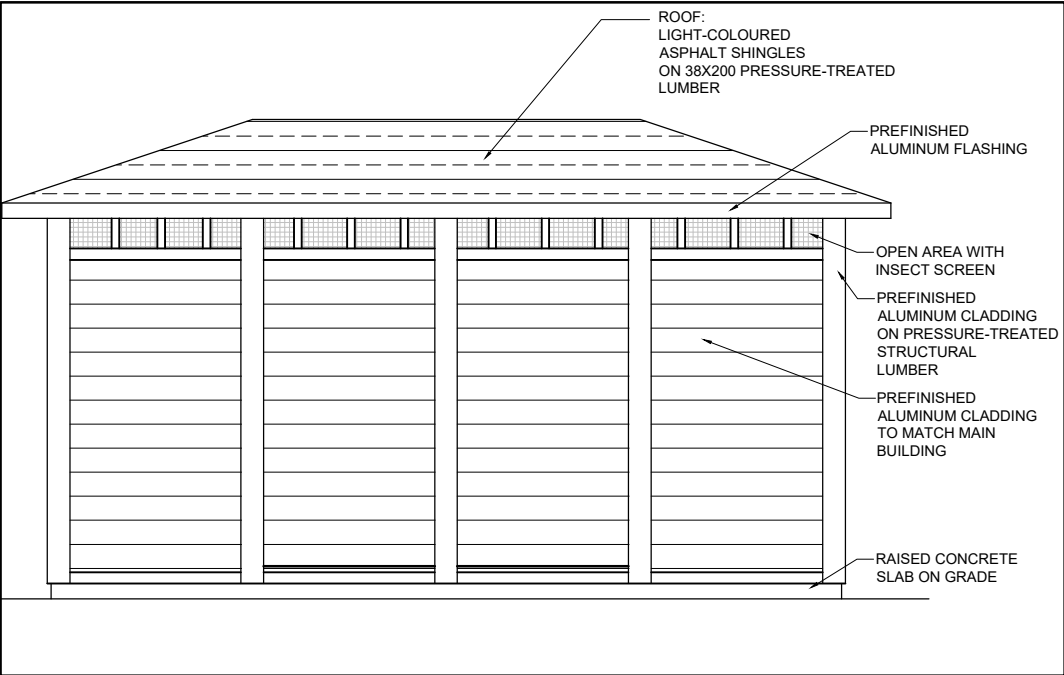
- REFER TO SURVEY BY ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
- ALL GRADES TO MATCH EXISTING UNLESS OTHERWISE INDICATED ON SITE PLAN. NEW GRADES TO TIE INTO EXISTING GRADES.
- CURBS AND LANDSCAPING SHOWN OUTSIDE OF PROPERTY LINE AND IN EXISTING NATURAL ZONE ARE SHOWN FOR INFORMATION PURPOSES ONLY. SITE VERIFICATION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

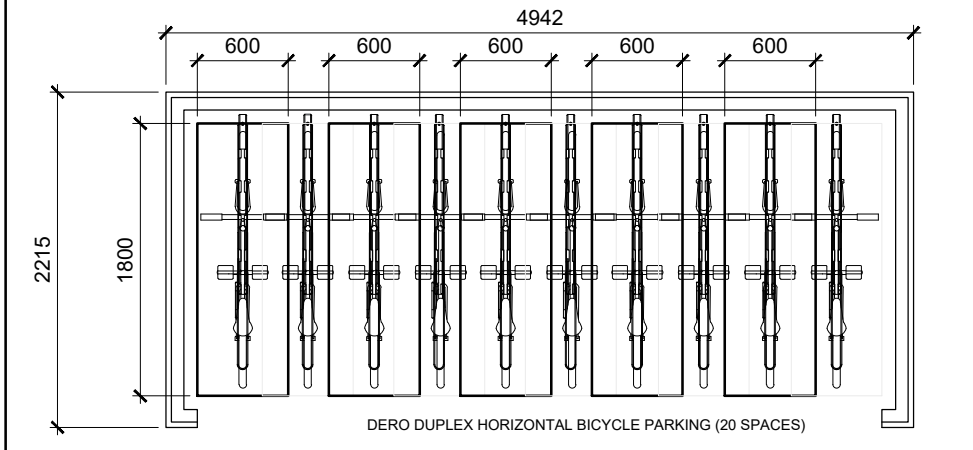
PIN: 04425-0144 LT  
LOT 63; PART OF LOT 66; GLOUCESTER  
REGISTERED PLAN 86  
CITY OF OTTAWA

**AMENITIES**

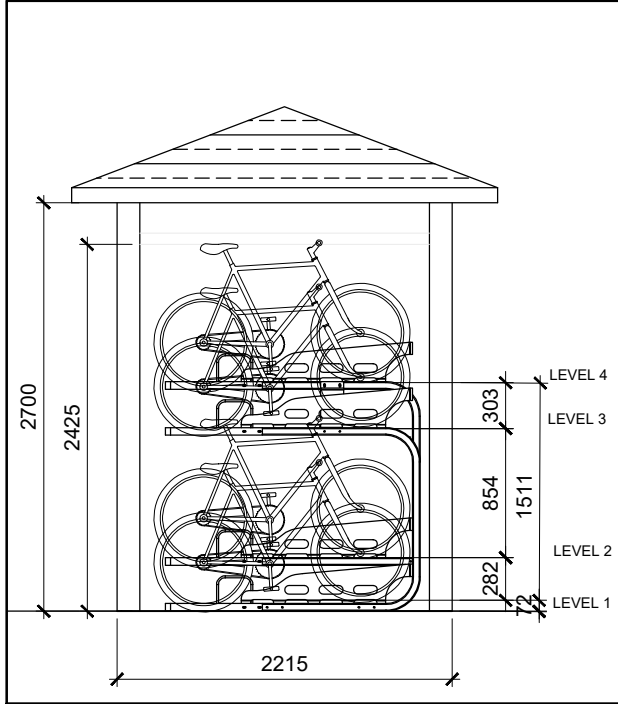
|           | AREA  | QUANTITIES | AREAS (m²) | REQUIRED (m²) | PROPOSED (m²) |
|-----------|-------|------------|------------|---------------|---------------|
| AMENITIES | 6.0   | 20         | 120.0      | 120.0         | 128.02        |
| BALCONIES | 6.47  | 6          | 38.82      |               | 38.82         |
| OUTDOOR   | 71.54 | 1          | 87         | 60.0          | 89.2          |



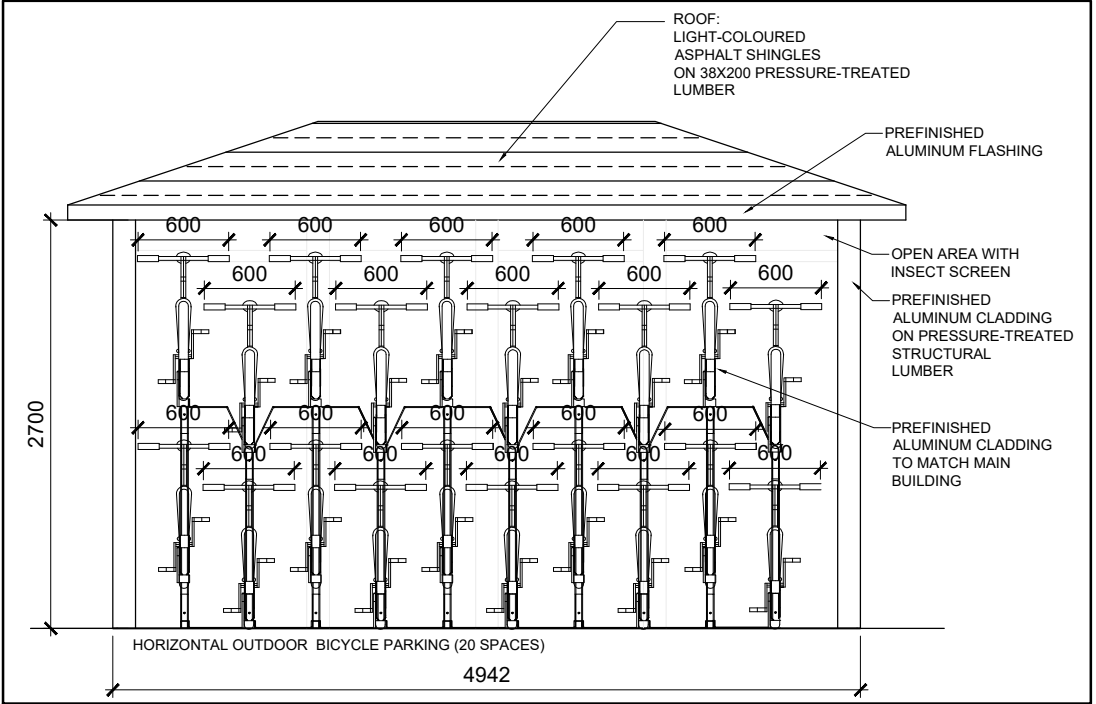
**2 GARBAGE ENCLOSURE - SIDE ELEVATION**  
SCALE = 1 : 50



**6 BICYCLE PARKING PLAN**  
SCALE = 1 : 50



**8 BICYCLE PARKING CROSS SECTION**  
SCALE = 1 : 50



**7 BICYCLE PARKING INTERIOR ELEVATION**  
SCALE = 1 : 50

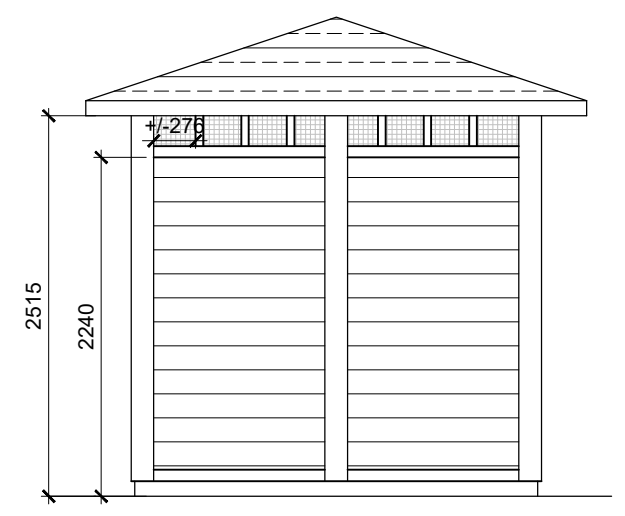
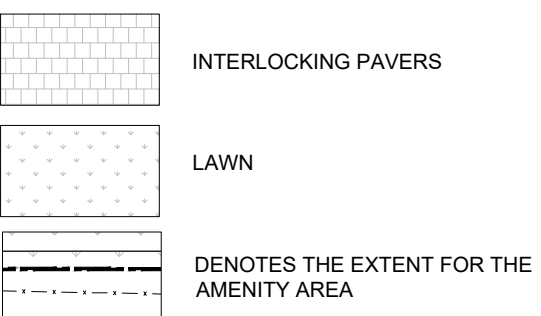
**PROJECT INFORMATION**

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: 1,302.4m² (14,019 SQ FT)  
SITE AREA: 848.5m2 (9,113 SQ FT)

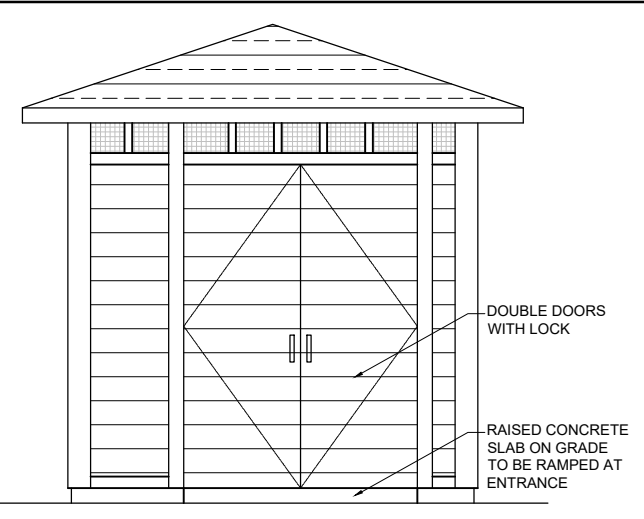
**PARKING STATISTICS:**

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: 20 COVERED, HORIZONTAL  
LANDSCAPING:  
REQUIRED 15% OF PARKING AREA  
TOTAL PARKING AREA: 91.4 m²  
15% LANDSCAPING REQUIRED: 19.5 m²  
TOTAL LANDSCAPED AREAS PROVIDED: 318 m²  
TOTAL AMENITY AREA PROVIDED: 128.02m²

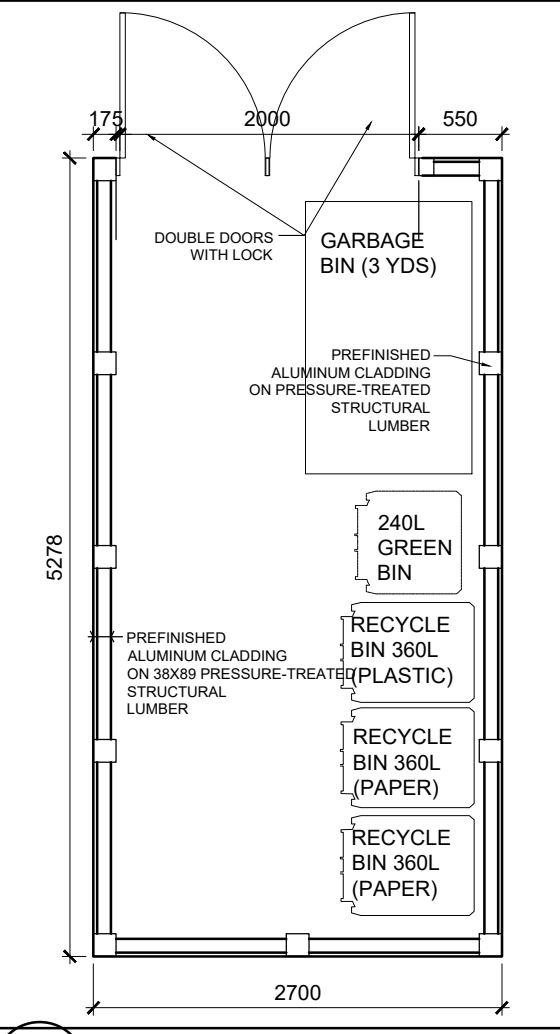
**LEGEND**



**3 GARBAGE ENCLOSURE - REAR ELEVATION**  
SCALE = 1 : 50



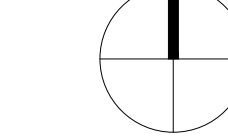
**4 GARBAGE ENCLOSURE - FRONT ELEVATION**  
SCALE = 1 : 50



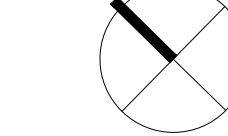
**5 GARBAGE ENCLOSURE - PLAN**  
SCALE = 1 : 50

CLIENT

PROJECT NORTH



TRUE NORTH



ARCHITECTURAL

**(L+D)**



MECHANICAL + ELECTRICAL

STRUCTURAL

CIVIL

| DATE       | DESCRIPTION             | ISSUE, REV. |
|------------|-------------------------|-------------|
| 2025/08/07 | REISSUED FOR SPA        | 5           |
| 2025/07/17 | REISSUED FOR PERMIT     | 4           |
| 2025/07/09 | ISSUED FOR CONSTRUCTION | 4           |
| 2025/07/04 | REISSUED FOR SPA        | 4           |
| 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**