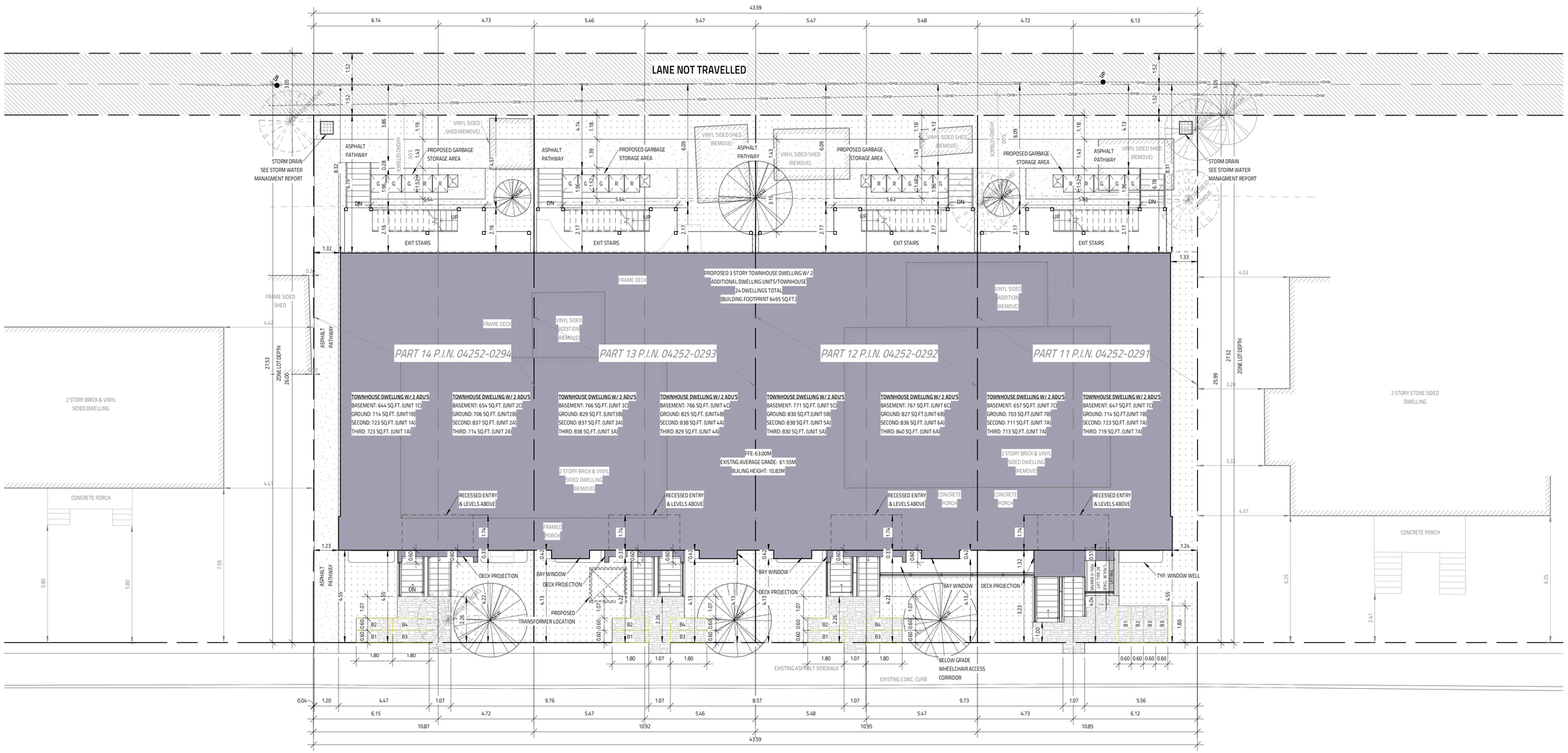

***ARCHITECTURAL SITE PLAN PREPARED USING SURVEY PREPARED BY FARLEY, SMITH & DENIS SURVEYING LTD. SIGNED AND DATED FEBRUARY 22, 2024 ***

ARBORIST TREE INFORMATION REPORT SUPERCEDES ALL TREE INFORMATIONM SHOWN ON THIS SITE PLAN

ZONING ASSESMENT
TOWNHOUSE DWELLING

SCHEDULE 342 & 343

BY-LAW SECTION	ZONING MECHANISM	REQUIRED	NOTES
		R4UC	
	MIN LOT WIDTH:	4.5M	
	MIN LOT AREA:	135 SQ.M.	
S-144(1) (d)	MIN FRONT YARD:	4.5M	6.18M NEIGHBOURS AVERAGE
	MIN CORNER YARD:	-	
S-144 (TABLE 144A)	MIN REAR YARD:	8.26M	30% LOT DEPTH
	MIN SIDE YARD:	1.2M	
	MAX BUILDING HEIGHT:	11M	ROOF SLOPE >= 4/12
S-139(1)	MIN FRONT YARD LANDSCAPING:	30%	
S-142(1)(d)	GARBAGE STRG. AREA	YES	BLDGS. >200 SQ.M. TOTAL FLR AREA
S-142(c)	GARBAGE STRG. LOCATION:	EXTERIOR	
	>>>MUST BE IN REAR YARD IF EXT.		
S-143(c)	GARBAGE STORAGE SIZE:	MIN 3.5 m3 VOLUME, MIN 2.0 SQ.M	
S-139 (TABLE 139(3))	PERMITTED DRIVEWAY TYPE:	N/A	
	PERMITTED DRIVEWAY WIDTH:	N/A	
S-139(3)	MIN GARAGE WALL SETBACK:	N/A	
S-139(4)(c)	MAX WALKWAY WIDTH:	1.2M	AT FRONT
S-139(4)(c)	MAX WALKWAY WIDTH (GRBG/STRG.):	2.2M	
S-101	PARKING AREA:	AREA 'A'	
	MIN PARKING:	N/A	
S-107	MIN DRIVE AISLE WIDTH:	N/A	
	PARKING SPACE PROVISIONS:	N/A	
S-102(4)	MIN VISITOR PARKING:	N/A	
S-111	MIN BICYCLE PARKING:	N/A	WITHIN AREA 'B' (SCHEDULE 1)
S-111 (TABLE 111B)	BICYCLE PARKING PROVISIONS:	0.6M X 1.8M	

GRAPHIC SCALE: 1:100

SITE PLAN LEGEND

- EXISTING TREE (REMAIN)
- EXISTING TREE (REMOVE)
- PROPOSED TREE
- STORM WATER CATCH BASIN
- DESIGNATED BICYCLE PARKING
- PROPERTY LINE
- GRASS
- ASPHALT
- CONCRETE PAD
- PERMEABLE PAVERS
- PROPOSED STRUCTURE
- EXISTING STRUCTURE
- LANE NOT TRAVELLED

ANDREW MCCREIGHT
MANAGER, DEVELOPMENT REVIEW CENTRAL
PLANNING, DEVELOPMENT & BUILDING SERVICES
DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

APPROVED
By Andrew McCreight at 8:23 am, Sep 08, 2025

TRUE N

ONTARIO ASSOCIATION OF ARCHITECTS
JIRI SKOPEK LICENCE 4220

GENERAL NOTES:
- E. & O.E.
- THESE DRAWINGS ARE NOT FOR CONSTRUCTION UNTIL LOCAL AUTHORITIES ISSUE A PERMIT
- DRAWINGS MUST BE VIEWED & PRINTED FULL COLOUR
- DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES
- GENERAL CONTRACTOR TO CONSTRUCT IN ACCORDANCE w/ THE O.B.C. 2012, ANY MUNICIPAL BY LAWS & ALL OTHER APPLICABLE CODES

CONSULTANTS:

DEVELOPER:	DRAFTING:	ENGINEERING 2:	STRUCTURAL ENGINEERING:	SURVEYING:	ARBORIST:
NCTL GROUP	EVOLUTION DESIGN & DRAFTING	KOLLARD & ASSOCIATES INC.	TCL STRUCTURAL ENGINEERS	FARLEY SMITH & DENIS SURVEYING LTD.	DENDRON FORESTRY SERVICES
65 SHIRLEY BROOK DR.	134 BOULDINNAIS GROVE	210 PRESCOTT ST	PTRIEVISAN@TREVITECHENGINEERING.COM	30 COLONNADE RD.	101 SPENCER ST.
KANATA, ON, K2K 3M8	STITTSVILLE, ON, K2V 0S8	KEMPTVILLE, ON, K0G 1J0	613-218-7297	NEPEAN, ON, K2E 7J6	OTTAWA, ON, K1Y 2P5
ARCHITECT:	ENGINEERING 1:	STORM WATER MANAGMENT:	PLANNER:	GRADING/SERVICING DESIGN:	
JIRI SKOPEK	REMISZ CONSULTING ENGINEERS LTD.	ARCH-NOVA DESIGN INC.	MODULINK, PLANNING & DESIGN	TL MAK ENGINEERING CONSULTANTS LTD.	
165 KENILWORTH AVE.	57 AURIGA DR., SUITE 102	45 BANNER RD.	CJALKOTZY@MODULINK.CA	1455 YOUVILLE DR.	
TORONTO, ON, M4L 3S7	OTTAWA, ON, K2E 8B2	NEPEAN, ON, K2H 8X5	613-869-4965	OTTAWA, ON, K1C 6Z7	

CITY OF OTTAWA - SITE PLAN CONTROL
(D07-12-25-0076) Plan Number (19304)

NO.	REVISION	DATE
13	LANDSCAPE DESIGN COORDINATION v.2	SEPTEMBER 3, 2025
12	LANDSCAPE DESIGN COORDINATION	AUGUST 29, 2025
11	SPC SITE PLAN CITY COMMENTS APPLIED	AUGUST 29, 2025
10	TREES REV TO MATCH LANDSCAPE DESIGN	MAY 15, 2025
9	SITE PLAN CONTROL REQUESTS APPLIED	APRIL 30, 2025
8	CLIENT/CITY CHANGES APPLIED	MARCH 11, 2025

MODEL:
342,344,348,350 QUEEN MARY STREET
8 ROW TOWNHOUSE BLOCK
3 UNITS/ROW
OTTAWA, ON

Evolution DESIGN & DRAFTING

DRAWING TITLE
SITE PLAN

DATE DRAWN: MARCH 4, 2024	SCALE: 1: 100
DRAWN BY: MV	FILE NAME: #23-00106
CHECKED BY: JS	DWG. NO. A0.1