



LemayMichaud

111, rue Saint-Pierre, Québec QC G1K 4A6

PROJECT

MULTI HOUSING - ORLÉANS  
3479 ST. JOSEPH BOULEVARD  
OTTAWA, QC

CLIENT

ISABEL CHARBONNEAU  
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CONSULTANT

## SITE PLAN

SCALE :

REVISIONS

| No | DATE       | DESCRIPTION                  |
|----|------------|------------------------------|
| 1  | 2020-05-10 | EMIS POUR COORDINATION       |
| 2  | 2020-05-26 | EMIS POUR INFORMATION        |
| 3  | 2020-06-25 | EMIS POUR INFORMATION        |
| 4  | 2020-06-30 | EMIS POUR INFORMATION        |
| 5  | 2020-08-16 | EMIS POUR INFORMATION        |
| 6  | 2022-04-05 | EMIS POUR INFORMATION        |
| 7  | 2022-06-24 | EMIS POUR INFORMATION        |
| 8  | 2022-04-20 | EMIS POUR INFORMATION        |
| 9  | 2022-07-05 | EMIS POUR INFORMATION        |
| 10 | 2023-07-06 | EMIS POUR COORDINATION       |
| 11 | 2023-07-14 | EMIS POUR COORDINATION       |
| 12 | 2023-12-06 | EMIS POUR COORDINATION       |
| 13 | 2024-06-26 | EMIS POUR INFORMATION        |
| 14 | 2024-12-20 | SUBMISSION PHASE 3 CITY - V2 |
| 15 | 2025-05-07 | SUBMISSION PHASE 3 CITY - V3 |

SEAL



NOTES

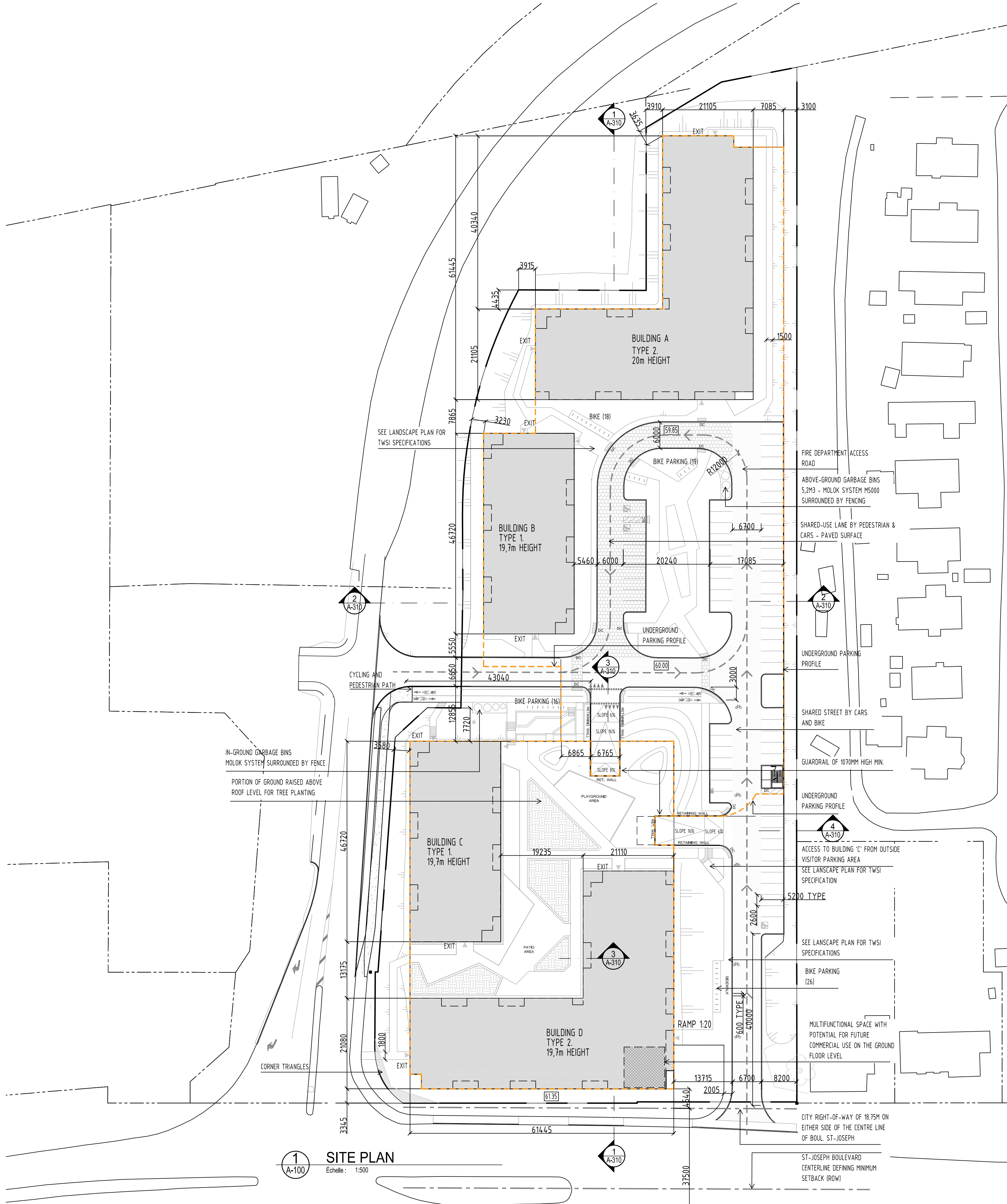
IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL MEASUREMENTS AND DIMENSIONS ON SITE PRIOR TO PROCEEDING WITH THIS WORK.  
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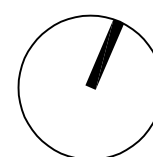
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### LÉGENDE

|                                       |           |
|---------------------------------------|-----------|
| LOT BOUNDARY                          | ---       |
| GREEN AREA                            | [Pattern] |
| RAISED GREEN AREA                     | [Pattern] |
| PARKING PROFILE                       | ---       |
| PROPOSED BUILDING                     | [Pattern] |
| PAVED GROUND AREA                     | [Pattern] |
| MID-BOULEVARD LINE AND PROTECTION ROW | ---       |
| MID-ACCESS ROAD MEDIAN                | ---       |
| FIRE SERVICE ACCESS                   | ---       |
| TACTILE PAVING                        | [Pattern] |
| DEPRESSED CURB                        | DC        |



### PROJECT'S STATISTICS

|                 |           |
|-----------------|-----------|
| NUMBER OF UNITS |           |
| BUILDING A:     | 103 UNITS |
| BUILDING B:     | 60 UNITS  |
| BUILDING C:     | 60 UNITS  |
| BUILDING D:     | 103 UNITS |
| TOTAL:          | 326 UNITS |

|             |           |
|-------------|-----------|
| UNIT TYPES  |           |
| 1 BEDROOM:  | 172 UNITS |
| 2 BEDROOMS: | 154 UNITS |

|                          |                                                       |
|--------------------------|-------------------------------------------------------|
| LOT AREA                 |                                                       |
| % OF GREEN AREA ON SITE: | 36.6% (6 533 M <sup>2</sup> / 17 813 M <sup>2</sup> ) |
| % OF BUILT-UP AREA:      | 32.45% (5 782.8 / 17 813 M <sup>2</sup> )             |
| GROSS FLOOR AREA :       | 23 082.35 M <sup>2</sup>                              |

|                                   |                                                      |
|-----------------------------------|------------------------------------------------------|
| AMENITY AREAS                     |                                                      |
| OUTDOOR AREA:                     | 920 M <sup>2</sup>                                   |
| BALCONY:                          | 1 025.5 M <sup>2</sup>                               |
| INDOOR COMMON AREA                | 178.5 M <sup>2</sup>                                 |
| (GROUND FLOOR OF BUILDINGS A & D) |                                                      |
| TOTAL:                            | 2 124 M <sup>2</sup> (1 956 M <sup>2</sup> REQUIRED) |

|                                                                    |  |
|--------------------------------------------------------------------|--|
| WASTE MANAGEMENT                                                   |  |
| CONTAINER VOLUMES OUTSIDE                                          |  |
| GARBAGE: 5 M <sup>3</sup> x2 BIN                                   |  |
| PAPER: 5 M <sup>3</sup> x2 BIN                                     |  |
| GLASS, METAL, PLASTIC: 3 M <sup>3</sup> x 2BINS                    |  |
| ORGANIC MATTER: 1,3 M <sup>3</sup> x1BIN + 3 M <sup>3</sup> x 1BIN |  |

|                           |                                          |
|---------------------------|------------------------------------------|
| PARKING SPACES            |                                          |
| UNDERGROUND SPACES:       | 375 SPACES<br>(391 REQUIRED - 20 SPACES) |
| NUMBER OF OUTDOOR SPACES: | 65 SPACES (65 REQUIRED)                  |
| TOTAL:                    | 440 SPACES                               |

|                            |                           |
|----------------------------|---------------------------|
| BIKE PARKING               |                           |
| NUMBER OF OUTDOOR SPACES:  | 80 SPACES                 |
| NUMBER OF BASEMENT SPACES: | 86 SPACES                 |
| TOTAL:                     | 166 SPACES (163 REQUIRED) |

### APPLICABLE REGULATIONS

ZONING PROVISIONS: GM13(434)(H)20)

|                                |                                                                                                                                            |
|--------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| MINIMUM AREA:                  | NO MINIMUM                                                                                                                                 |
| MINIMUM LOT WIDTH:             | NO MINIMUM                                                                                                                                 |
| FRONT YARD SETBACK:            | MINIMUM 3 M                                                                                                                                |
| INTERIOR SIDE YARD SETBACK:    | MINIMUM 3 M                                                                                                                                |
| REAR YARD SETBACK:             | 7.5 M / NO MINIMUM                                                                                                                         |
| MINIMUM NUMBER OF STOREYS:     | 2                                                                                                                                          |
| MAXIMUM BUILDING HEIGHT:       | 20 M                                                                                                                                       |
| MINIMUM LANDSCAPE SPACE WIDTH: | MINIMUM 3 M                                                                                                                                |
| RESIDENTIAL PARKING:           | 12 SPACES PER UNIT REQUIRED (AREA C) REDUCED BY 10% OR 20 SPACES, WHICHEVER IS LESS, IF ALL SPACES ARE UNDERGROUND.<br>0.2 SPACES PER UNIT |

|                                    |                                                  |
|------------------------------------|--------------------------------------------------|
| VISITOR PARKING:                   |                                                  |
| REQUIRED (AREA C)                  |                                                  |
| MIN. DIMENSIONS OF PARKING SPACES: | 2.6 M X 5.2 M<br>2.6 M X 6.7 M (PARALLEL SPACES) |
| DRIVEWAY FOR UNDERGROUND PARKING:  | MAX. 6.7 M / MIN. 6 M                            |
| MIN. NUMBER OF BICYCLE PARKING:    | 0.5 PER DWELLING UNIT                            |
| RECREATION AREA:                   | 6 M <sup>2</sup> PER DWELLING UNIT               |

### ADDITIONAL PROVISIONS FOR PLANNED UNIT DEVELOPMENT

|                                          |       |
|------------------------------------------|-------|
| MIN. PRIVATE ROAD WIDTH:                 | 6 M   |
| MIN. DISTANCE BETWEEN BUILDING AND ROAD: | 1.8 M |
| MIN. SEPARATION BETWEEN BUILDINGS:       | 3 M   |

PARKING:  
IN ADDITION TO PROVIDING PARKING IN ACCORDANCE WITH ARTICLE 100 OF THIS REGULATION, PARKING IN A PLANNED UNIT DEVELOPMENT MAY BE LOCATED ANYWHERE WITHIN THE DEVELOPMENT, WHETHER THE DEVELOPMENT PARCELS WITHIN THE PLANNED UNIT DEVELOPMENT ARE SEPARATED OR NOT.